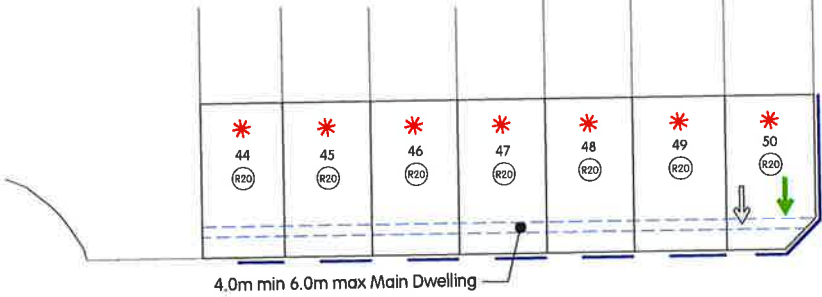


**Endorsement Table**  
 Local Development Plan approved pursuant to Clause 5.18.5.1 (c) of Town Planning Scheme No 2

*[Signature]*  
 Authorised Officer

24/09/2015  
 Date



- LOCAL DEVELOPMENT PLAN PROVISIONS**
- The Residential Density Code for each lot is as per the Residential Density Code Plan.
- SCHEME & RESIDENTIAL DESIGN CODE VARIATIONS**
- The requirements of the Residential Design Codes shall be complied with.
  - All other requirements of the Residential Design Codes shall be complied with.
  - Consultation with adjoining or other landowners to achieve a variation to the R Codes, in accordance with the Local Development Plan (LDP), is not required.
  - Planning approval is not required, but a Building Permit is required, for the construction of a dwelling on any lot within the area covered by the LDP except where variations to the provisions of the LDP are sought.
  - Minor variations to the requirements of the Residential Design Codes and this LDP may be approved by the Shire of Serpentine-Jarrahdale.
- VISUAL AMENITY AND STREETScape REQUIREMENTS**
- Averaging of setbacks is not permitted for minimum setback requirements on the primary, secondary or rear setbacks.
  - Dwellings are required to suitably address the primary frontages to maximise visual surveillance.
  - At least one habitable room must overlook the primary frontage.
  - A verandah or portico (subject to the Building Code of Australia) may project not more than 1.5m into the Primary Street setback.
  - Fencing of the primary frontage must be low with a maximum height of 1.2m above the natural ground level.
  - Fencing of the corner truncation and secondary frontage must be low or visually permeable from 1.2m above the natural ground level for a length of 5.5m from the corner truncation.
  - Corner dwellings must address the secondary street frontage with a suitable level of detail in the manner consistent with the primary street frontage for the first 4.5m behind the primary frontage setback.
  - Garage must be setback 1.0m behind the dwelling building line.
  - For corner lots less than 16m in width, where access is proposed from the primary frontage, building may be set back up to 2.5m behind the garage provided that a portico, verandah or other entry feature, not less than 2.5m wide, is proposed within 750mm of the building line of the garage.
- OPEN SPACE REQUIREMENTS**
- A minimum open space requirement of 40% of the site area shall be maintained for each dwelling where the outdoor living area is generally orientated to maximise northern or eastern solar access.
  - Buildings shall generally be orientated to maximise northern or eastern solar access.
- SERVICING**
- For each dwelling a bin pad shall be provided in a location designated by the Shire of Serpentine-Jarrahdale.
  - Clothes lines shall be screened such that they are not visible from any street or public space.
  - Solar hot water systems are to be integrated with the design of the roof.

- LEGEND**
- (R20) Density Code
  - Subject Lot Boundary
  - Lot Boundary
  - Dwelling Setbacks
  - Building Orientation
  - No Vehicle Access
  - Garage Orientation
  - Bushfire Attack Level 12.5



robertsday.com.au planning.design.place



**AERIAL PHOTOGRAPHY**  
 SOURCE: YMMWDD:  
**CADASTRAL INFORMATION**  
 SOURCE: YMMWDD:  
 DWG REF: 140813  
 PROJECTION:

|     |                       |        |       |        |
|-----|-----------------------|--------|-------|--------|
| P   | GARAGE & VEHICLE MODS | 150910 | RF    | RDU    |
| O   | PLAN MODS             | 150904 | RF    | RDU    |
| N   | ADDED PROV 15 & 16    | 150703 | RF    | RDU    |
| M   | LEGEND MODS           | 140828 | RF    | RDU    |
| L   | TEXT MODS             | 140827 | RF    | RDU    |
| K   | DENSITY CODE          | 140821 | RF    | RDU    |
| J   | TEXT MODS             | 140813 | RF    | RDU    |
| REV | DESCRIPTION           | YMMWDD | DRAWN | APPR'D |

LOCAL DEVELOPMENT PLAN - STAGE 1 (LDP 3)  
**Lots 44-50 & 183-189 Whitby**  
 Shire of Serpentine-Jarrahdale

REF NO. **GOG WHI** DRAW NO. **RD1 404** REV. **P**