

LOCALITY PLAN 1:10000



LEGEND

- Designated garage locations
- Building orientation
- Designated vehicle crossover location
- Local Development Plan Area

Note: Pavement diagrammatic only

LOCAL DEVELOPMENT PLAN PROVISIONS

- R-Coding**
- The R-Coding R25 density codes applies to all lots contained within this Local Development Plan (LDP)
- Town Planning Scheme No.2 and Residential Design Code variations**
- The requirements of the Residential Design Codes are varied as shown on the LDP.
 - The requirements of the Residential Design Codes and Town Planning Scheme shall be satisfied in all other matters.
 - The erection of a single house on a lot contained within this LDP, which satisfies the requirements of this LDP, is exempt from the requirements to obtain development approval
- Streetscape Setbacks**
- All lots within the LDP area shall have a 4 metre average Primary Street setback.
- Garages, Vehicular Access, and Driveways**
- The crossover locations for Lots 8, 23, 32, 36, 37 should be as depicted on this LDP. The precise alignment and location of all crossovers depicted on the LDP must be to the satisfaction of the Shire of Serpentine Jarrahdale.
- Open Space Requirements**
- All lots within the LDP area shall have a minimum open space provision of 40%
- Fencing**
- Uniform fencing shall be provided along the boundaries of Lot 8 abutting San Simeon Boulevard and Lot 36 abutting Larsen Road.
- Notification of Prospective Purchasers**
- The developer is required to give prospective purchasers a complete copy of all the requirements of this Local Development Plan.

ENDORSEMENT TABLE

Local Development Plan approved pursuant to Schedule 2, Part 6, clause 52 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

Authorised Officer

Date 14/09/2020



LOCAL DEVELOPMENT PLAN 1:750



SCALE 1:750, 1:10000 @ A3
 DATE 2 September 2020
 FILE 200902 6664 LDP Plan.dwg
 REVISION 5/AL/Final/02.09.2020
 4/AL/Final/26.08.2020



LOCAL DEVELOPMENT PLAN

LOT 9002 (84) Larson Road
 BYFORD, WA

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