








LEGEND

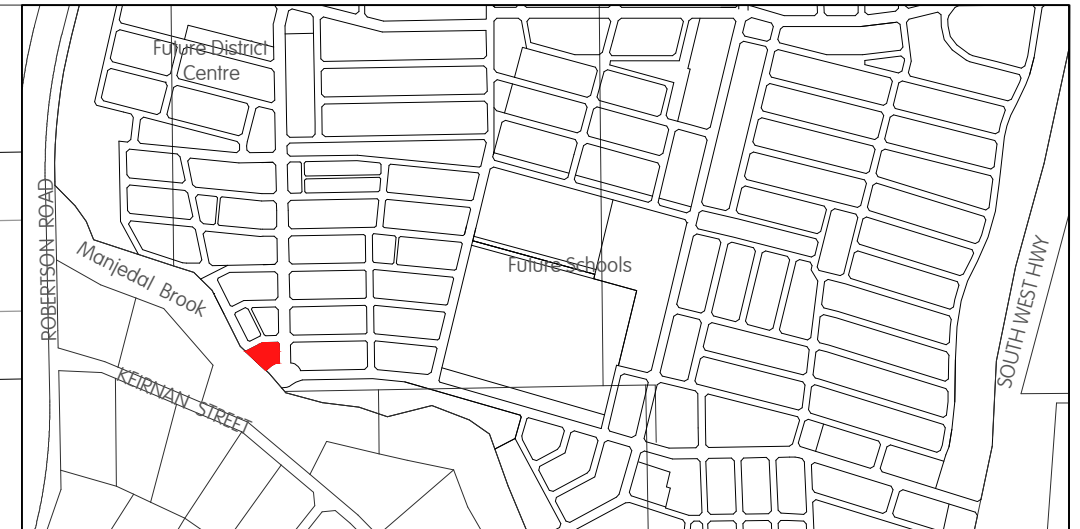
-  DENSITY CODE
-  DWELLING SETBACKS
-  NO VEHICLE ACCESS
-  BUILDING ORIENTATION
-  ROAD CARRIAGEWAY
-  BUSHFIRE ATTACK LEVEL 12.5/19/29
(refer fire management building guidance for further details)

ENDORSEMENT TABLE

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

Authorised Officer 

Date **24/04/2015**



LOCATION PLAN  Subject area

Local Development Plan Provisions

1. The Residential Density Code for each lot is as per the Residential Density Code Plan.
- Scheme and Residential Design Code Variations**
2. The requirements of the Residential Design Codes are varied as follows.
 3. All other requirements of the Residential Design Codes shall be complied with.
 4. 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.
 5. Planning Approval is only required where variations to the provisions of this LDP are sought.
 6. 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

7. Averaging of setbacks is not permitted.
8. At least one habitable room must be located to provide overlooking and surveillance in accordance with building orientation.
9. A verandah or portico must have a minimum boundary setback of 0.5m.
10. Where building orientation is specified, fences shall be visually permeable above 1.2m in height.
11. Corner dwellings and fencing must address the both frontages in accordance with provisions 8, 9 and 10 (as applicable) for not less than 4.5m of the secondary frontage.
12. Garages with direct frontage to a street must be setback 1.0m behind the dwelling building line.

Open Space Requirements

13. A minimum open space requirement of 35% of the site area shall be provided.

Design Elements: Bushfire Protection

14. Dwelling on the subject lots shall be constructed in accordance with Australian Standard AS-3959, including
 - a. Setbacks,
 - b. Notifications, and/or
 - c. Construction Standards
 As identified in the Bushfire Management Plan

Servicing

15. A bin pad must be provided for each dwelling to the satisfaction of the Shire. .

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E	UPDATED TEXT	150218	RF	Rdu
D	PLAN MODS	141112	RF	Rdu
C	TEXT MODS	141014	RF	Rdu
B	VARIOUS MODS	140820	RF	Rdu
A	BASE PLAN	140326	RF	Rdu
REV	DESCRIPTION	YYMMDD	DRAWN	APPR'D

INDICATIVE LOCAL DEVELOPMENT PLAN - LOT 210

Whitby
Shire of Serpentine-Jarrahdale

REF NO.	DRAW NO.	REV.
GOG WHI	RD1 401	E

DISCLAIMER: ISSUED FOR DESIGN INTENT ONLY. ALL AREAS AND DIMENSIONS ARE SUBJECT TO DETAIL DESIGN AND SURVEY