



GENERAL PROVISIONS

THE REQUIREMENTS OF THE SHIRE OF SERPENTINE - JARRAHDALE TPS No. 2 AND THE RESIDENTIAL DESIGN CODES (R-Codes) APPLY UNLESS OTHERWISE PROVIDED FOR BELOW.

COMPLIANCE WITH THIS LOCAL DEVELOPMENT PLAN (LDP) DOES NOT REMOVE THE NEED FOR PLANNING APPROVAL.

LDP PROVISIONS

- 1.0 ZONING AND LAND USE PERMISSIBILITY
 - 1.1 LOT 906 IS DESIGNATED MIXED USE UNDER THE APPROVED REDGUM NORTH LOCAL STRUCTURE PLAN. THE PERMITTED USES ARE AS PER TABLE 1 - ZONING TABLE OF TPS No. 2
 - 1.2 RETAIL FLOOR SPACE IS RESTRICTED TO 150m² NLA.
- 2.0 SETBACKS
 - 2.1 SPECIFIC STREET SETBACKS APPLY AS DEFINED BELOW:

THOMAS ROAD	MINIMUM 3.0m
KARDAN BOULEVARD	MINIMUM NIL
PINGARING COURT	MINIMUM NIL
PINDIPINDI LOOP	MINIMUM 3.0m
- 3.0 ORIENTATION, ACCESS AND FAÇADES.
 - 3.1 GROUND FLOOR ELEVATIONS OF BUILDINGS FRONTING KARDAN BOULEVARD AND PINGARING COURT SHALL BE GLAZED FOR A MINIMUM OF 50% OF THE BUILDING FRONTAGE. WINDOWS FACING KARDAN BOULEVARD AND PINGARING COURT SHALL BE UNOBSTRUCTED AT ALL TIMES.
 - 3.2 WHERE TILT UP PRECAST CONCRETE OR SIMILAR IS PROPOSED FOR EXTERNAL WALLS, THE DESIGN SHALL PROVIDE COMPONENTS OF DETAILED CHANGES IN COLOUR, TEXTURE AND/OR PATTERN AND USE OF GLAZING.
 - 3.3 BUILDING HEIGHT SHALL BE NO GREATER THAN 9m.
- 4.0 LANDSCAPING
 - 4.1 SETBACKS SHALL BE APPROPRIATELY LANDSCAPED TO THE SATISFACTION OF THE SHIRE. SIGNAGE MAY BE APPROVED WITHIN THIS SETBACK SUBJECT TO APPROVAL BY THE SHIRE.
 - 4.2 LANDSCAPING WITHIN PARKING AREAS SHALL COMPRISE OF LOW HEDGING AND SHRUBS AND TREES THAT PROVIDE SCREENING OF CARS WHILST STILL FACILITATE CLEAR VISIBILITY FOR SURVEILLANCE AND SAFE PEDESTRIAN MOVEMENTS THROUGH THE SITE.
- 5.0 SERVICE AREAS AND EQUIPMENT
 - 5.1 ALL EXTERNAL SERVICES, SUCH AS AIR CONDITIONING EQUIPMENT, HOT WATER UNITS, SATELLITE DISHES, EXHAUST VENTS ETC. MUST BE SIMILAR COLOUR TO THE ROOF AND SCREENED FROM VIEW FROM ADJACENT STREETS AND / OR THE PUBLIC DOMAIN.
 - 5.2 ALL SERVICING AREAS (e.g. BIN STORAGE) AND LOADING DOCKS SHALL BE INCORPORATED INTO THE DESIGN AND APPROPRIATELY SCREENED AND LOCATED AWAY FROM RESIDENTIAL DWELLINGS TO ENSURE POTENTIAL NOISE AND ODOUR IMPACTS ARE MINIMISED.
- 6.0 RESIDENTIAL USE
 - 6.1 RESIDENTIAL DEVELOPMENT SHALL NOT BE PERMITTED ON THE GROUND FLOOR.
 - 6.2 R80 DENSITY APPLIES TO THE SUBJECT SITE.

LEGEND:

- EXTENT OF LOCAL DEVELOPMENT PLAN
- LANDSCAPING
- VEHICULAR ACCESS
- FOOTPATH AND PEDESTRIAN ACCESS
- NO VEHICLE ACCESS
- PRIMARY BUILDING ORIENTATION
- INDICATIVE CAR PARKING AND CIRCULATION AREA

NOTE
 Pavements diagrammatic only

THIS PLAN HAS BEEN APPROVED BY THE SHIRE ON THE 11/11/16
 IN ACCORDANCE WITH SCHEDULE 2, PART 6, CLAUSE 52 OF THE PLANNING AND DEVELOPMENT (LOCAL PLANNING SCHEME) REGULATIONS 2015
 AUTHORISED OFFICER:

LOCAL DEVELOPMENT PLAN (DETAILED AREA PLAN) No.21
 REDGUM BROOK ESTATE
 MIXED USE SITE LOT 906 PINGARING COURT, BYFORD
 SHIRE OF SERPENTINE - JARRAHDALE
 PREPARED FOR THOMAS ROAD DEVELOPMENTS LTD
 DATE: 24th OCTOBER 2015 THE DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS COMMISSIONED AND IN ACCORDANCE WITH THE TERMS OF ENGAGEMENT FOR THE COMMISSION. UNAUTHORISED USE OF THIS DOCUMENT IN ANY FORM WHATSOEVER IS PROHIBITED.



Suite 5, 2 Herdy Street
 South Perth, WA 6151
 T (08) 9474 1722
 F (08) 9474 1172
 perth@graylewis.com.au