

### LEGEND

- LOCAL DEVELOPMENT PLAN BOUNDARY
- RESIDENTIAL R15
- RESIDENTIAL R30
- FOOTPATH
- DESIGNATED GARAGE LOCATION
- DESIGNATED CROSSOVER AND REVERSING BAY LOCATIONS
- NO VEHICLE ACCESS PERMITTED
- 100m WIDE BUSHFIRE ATTACK LEVEL ASSESSMENT AREA
- LOTS WITHIN 100m OF "CLASSIFIED VEGETATION" AND SUBJECT TO A BUSHFIRE ATTACK LEVEL ASSESSMENT. REFER FIRE MANAGEMENT PLAN AND ANY SUBSEQUENT BUSHFIRE ATTACK LEVEL ASSESSMENTS.
- LOTS WITHIN 100m OF "CLASSIFIED VEGETATION" AND SUBJECT TO A BUSHFIRE ATTACK LEVEL ASSESSMENT UNTIL SUCH TIME THAT THE ADJOINING LAND IS CLEARED. REFER FIRE MANAGEMENT PLAN AND ANY SUBSEQUENT BUSHFIRE ATTACK LEVEL ASSESSMENTS.
- NOISE ATTENTION - 'PACKAGE A' DEEMED TO SATISFY CONSTRUCTION STANDARDS REQUIRED. REFER LDP PROVISION 3a.

### LDP PROVISIONS

The provisions addressed below and accompanying plan relate to the WAPC approved subdivision development of Lot 1 Abernethy Road, Byford (WAPC Ref 153027).

- All requirements, other than those as detailed within this LDP, of the *Shire of Serpentine-Jarrahdale Town Planning Scheme No.2 (TPS2)* and *State Planning Policy 3.1 Residential Design Codes (R-Codes)* shall be satisfied.
- Access and Garages**
  - Designated garage and crossover locations apply to some lots as identified on the LDP; this referencing the side of the lot to which the garage must be located. Designated garage locations do not prescribe boundary walls. All other garage locations are subject to the location of infrastructure services, footpaths and Estate landscaping, fencing and retaining.
  - Designated 'reversing bay' locations apply to some lots, as identified on the LDP. 'Reversing Bays' shall not be modified without written approval from the Shire and shall be maintained to facilitate forward vehicle access onto San Simeon Boulevard.
- Noise Management**
  - 'Package A - Deemed to Satisfy Construction Standards' are required, as identified on the LDP, for lots affected by Abernethy Road traffic noise.
- Bushfire Management**
  - All lots within the '100m wide BAL application area', as identified on the LDP Plan, must comply with the requirements of the approved Fire Management Plan or any subsequent Bushfire Attack Level Assessment, which may be incorporated as part of the building permit application.

### ENDORSEMENT TABLE

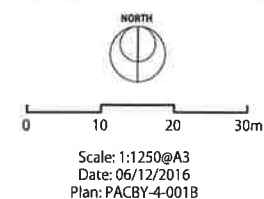
Local Development Plan approved pursuant to Clause 5.18.5.1(c) of Town Planning Scheme No.2.

Authorised Officer: Date: 06/12/16

# LOCAL DEVELOPMENT PLAN

Lot 1 Abernethy Road, Byford

A Peet Limited Project



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