



LOCATION AREA ■ SUBJECT LOTS

Local Development Plan Provisions

- The Residential Density Code for each lot is as per the Residential Density Code Plan.
 - The requirements of the Residential Design Codes are varied as follows.
 - 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 only required where variations to the provisions of this 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.
- Scheme and Residential Design Code Variations**
- Averaging of setbacks is not permitted.
 - At least one habitable room must be located to provide overlooking and surveillance in accordance with building orientation.
 - A verandah or portico (subject to the Building Code of Australia) may project not more than 1.5m into the dwelling setback.
 - Where building orientation is specified, fences shall be visually permeable above 1.2m in height.
 - 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.
- Visual Amenity and Streetscape Requirements**
- Open Space Requirements
 - A minimum open space requirement is as follows, to be maintained for each dwelling where buildings are generally oriented to maximise northern or eastern solar access
 - R20 and R25 Lots: 40%
 - R30 Lots: 35%
- Design Elements: Bushfire Protection**
- Dwelling on lots with an identified Bushfire Attack Level shall be in accordance with Australian Standard AS-3959, including
 - Setbacks,
 - Notifications, and/or
 - Construction Standards
 As identified in the Bushfire Management Plan
- Servicing**
- A bin pad must be provided for each dwelling to the satisfaction of the Shire.
- Nil Setback Boundaries**
- For boundaries with a nominated nil setback, the minimum ground floor setback shall be nil to the maximum extent determined by front and rear setbacks.

LEGEND

- Subject Site
- Subject Lot Boundary
- Surrounding Lot Boundaries
- Dwelling Setbacks
- Nominated Nil Setback
- R20 Density Code
- Designated Garage Location
- Preferred Garage Location
- ← Building Orientation
- No Vehicle Access

BUSHFIRE ATTACK LEVEL

- * BAL 12.5
- * BAL 19

Endorsement Table

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

Authorised Officer

Date

robertsday.com.au *planning.design.place*



C	BAL MODS	150318	RF	RDu
B	ADDITIONAL GARAGES	150316	RF	RDu
A	LOCAL DEVELOPMENT PLAN	150313	RF	RDu
REV	DESCRIPTION	YYMMDD	DRAWN	APPR'D

LOCAL DEVELOPMENT PLAN - STAGE 2 (LDP 9)
Lots 252, 286- 294, 306-311 & 426 Whitby
Shire of Serpentine-Jarrahdale

REF NO. **GOG WHI** DRAW NO. **RD1 409** REV. **C**

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