

LOCATION AREA

■ SUBJECT LOTS

**Endorsement Table**

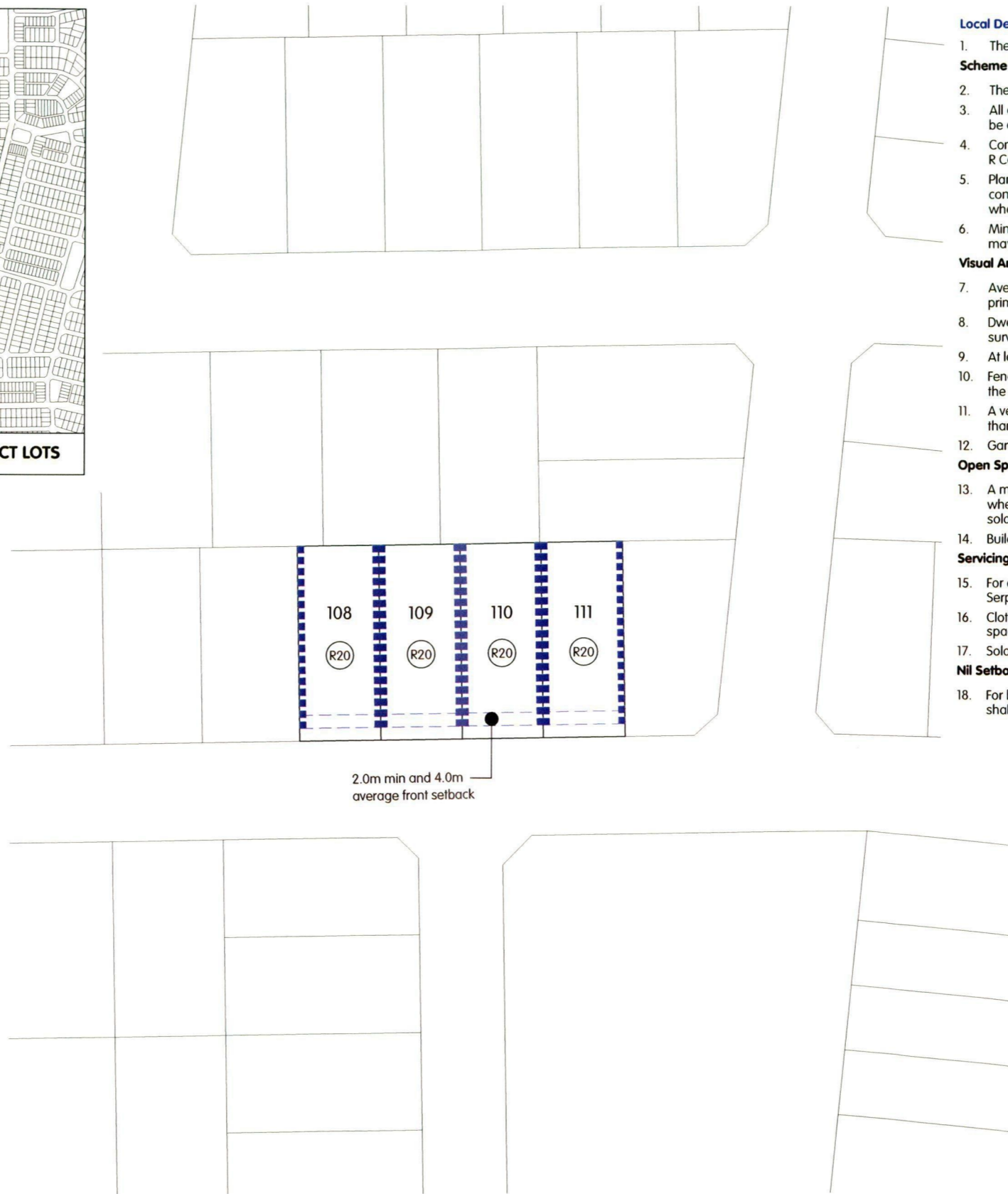
Local Development Plan approved pursuant to Clause 5.18.5.1 (c) of Town Planning Scheme No 2

*Jes*  
Authorised Officer

SJ1050-02

22 October 2014

Date



**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 and Local Structure plan 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 not required, but a Building Permit is required, for the construction of a dwelling on any lot within the area covered by the LDP except where variations to the provisions of the 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 for minimum setback requirements on the primary, secondary or rear setbacks.
8. Dwellings are required to suitably address the primary frontages to maximise visual surveillance.
9. At least one habitable room must overlook the primary frontage.
10. Fencing of the primary frontage must be low with a maximum height of 1.2m above the natural ground level.
11. A verandah or portico (subject to the Building Code of Australia) may project not more than 1.5m into the Primary Street setback.
12. Garage must be setback 1.0m behind the dwelling building line.

**Open Space Requirements**

13. A minimum open space requirement of 35%, shall be maintained for each dwelling where the outdoor living area is generally orientated to maximise northern or eastern solar access.
14. Buildings shall generally be orientated to maximise northern or eastern solar access.

**Servicing**

15. For each dwelling a bin pad shall be provided in a location designated by the Shire of Serpentine - Jarrahdale.
16. Clothes lines shall be screened such that they are not visible from any street or public space.
17. Solar hot water systems are to be integrated with the design of the roof.

**Nil Setback Boundaries**

18. 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**

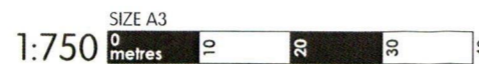
- R20 Density Code
- Subject Lot Boundary
- Lot Boundary
- Dwelling Setbacks
- Nominated Nil Setback



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**AERIAL PHOTOGRAPHY**  
SOURCE: NA  
YYMMDD: NA

**CADASTRAL INFORMATION**  
SOURCE: Mc Mullen Nolan  
YYMMDD: 140618  
DWG REF: 94009 - 37 - 1  
PROJECTION: PCG94



REV	DESCRIPTION	YYMMDD	RF	RDu
A	BASE PLAN	140904	RF	RDu
		YYMMDD	DRAWN	APPR'D

LOCAL DEVELOPMENT PLAN - STAGE 1 (LDP 6)

**Lots 108 - 111 Whitby**

Shire of Serpentine-Jarrahdale

REF NO. **GOG WHI** DRAW NO. **RD1 407** REV. **A**

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