



LEGEND

Lots Subject to this LDP

Residential

Rural

Visually Permeable Fence

Existing Dwelling

Proposed Asset Protection Zone

Indicative Building Area

Indicative Asset Protection Zone

Building Exclusion Zone

APPLICATION OF LOCAL DEVELOPMENT PLAN

General Provisions

- The requirements of the Shire of Serpentine-Jarrahdale's Local Planning Scheme No. 3 (LPS3) and the Residential Design Codes Volume 1 (R-Codes) apply to all lots unless otherwise varied by this Local Development Plan (LDP).

Fencing

- Fencing associated with Lot 1 overlooking the POS shall be uniform and permeable above 1.2m in height to allow for passive surveillance of the adjoining POS.

Bushfire

- An Asset Protection Zone (APZ) shall be provided as identified on the LDP and in accordance with the provisions of the BMP (Bushfire West/Version C/February 2022).
- The indicative building area and APZ on Lot 30 will be subject to the final location of any proposed dwelling.

APPROVAL

The Local Development Plan has been approved by the Shire of Serpentine-Jarrahdale under Schedule 2, Clause 52 of the Planning and Development (Local Planning Scheme) Regulations 2015.

16 December 2025

Signature

Date

LOCATION MAP

# LOCAL DEVELOPMENT PLAN

Lot 12 (No. 100) and Lot 14 (No. 88) Richardson Street, SERPENTINE

Date	15/12/25
Drawn	NP
Checked	LK
Base Data	Pre-cal 08/10/25
Projection	PCG94
Plan No.	24574-07
Rev.	C
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