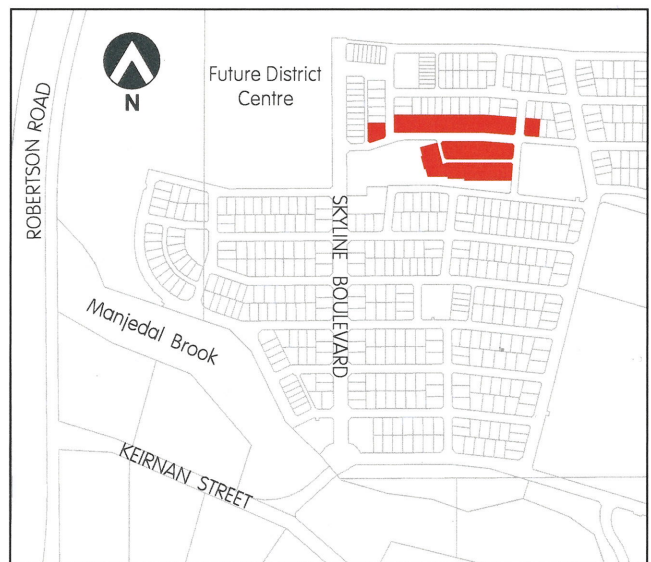




- LEGEND**
- Subject Property Boundaries
 - - - Setback (minimum)
 - ← Building Orientation
 - (R30) Density Code
 - No Vehicle Access
 - Nominated nil Setbacks
 - Visually Permeable Fencing Above Retaining Wall
 - 488 Proposed Lot Numbers
 - ☼ BAL Assessment is Required to Determine the Appropriate BAL Rating
 - DX Duplex Lot

GARAGE LOCATION

MIN SETBACK	REQUIRED
0.5m	
1.0m	
4.5m	



LOCATION AREA ■ **SUBJECT LOTS**

LOCAL DEVELOPMENT PLAN PROVISIONS

1. The Residential Density Code for each lot is as per the Residential Density Code Plan.

SCHEME & 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 shall be complied with.

VISUAL AMENITY AND STREETScape REQUIREMENTS

4. Averaging of setbacks is not permitted.
5. At least one habitable room must be located to provide overlooking and surveillance in accordance with building orientation.
6. A verandah or portico (subject to the Building Code of Australia) may project not more than 1.5m into the dwelling setback.

7. Where building orientates to public open space, fencing must be visually permeable.
8. Dwellings on Corner Lots must address both primary and secondary streets. The secondary street must include a 4.5m return includes detail matching the primary street elevation (i.e. colours, materials, windows, eaves) and a major opening from a habitable room. Fencing must be permeable above 1.2m not to obstruct the 4.5m secondary street return.
9. For corner lots less than 16m in width, where access is proposed from the primary frontage, building may be set back up to 2.5m behind the garage provided that a portico, verandah or other entry feature, not less than 2.5m wide, is proposed within 750mm of the building line of the garage.

10. All other garages with direct frontage to a street must be setback 1.0m behind the dwelling building line.
11. 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.
12. Street trees are proposed on all streets 12.0m or wider. Refer to landscape plans for details of planned street trees to avoid conflict with vehicular crossovers.

SERVICING

13. For all rear-loaded lots, a bin pad must be provided for each dwelling to the satisfaction of the Shire.

OPEN SPACE REQUIREMENTS

14. For all lots a minimum open space requirements are as follows:

R Code	Minimum Open Space
R25	45%
R30	40%
R40	35%

SOFT LANDSCAPING

15. For lots 605 - 611 and Lot 599, minimum 50% of the primary street setback is to be soft landscaping.
16. For lots 593 - 598 and lots 600 - 602, minimum 40% of primary street setback is to be soft landscaping

Endorsement Table

Local Development Plan approved pursuant to Schedule 2, Part 6 Clause 52 of the Planning and Development (Local Planning Schemes) Regulations 2015.

[Signature]
 Authorised Officer

22/11/2019
 Date

CADASTRAL INFORMATION
 SOURCE: MNG
 YYMMDD: 171027
 DWG REF: 94009lots-9999ad.dwg
 PROJECTION: PCG94

AERIAL PHOTOGRAPHY
 SOURCE:
 YYMMDD:



SIZE A3 1:1000
 0 metres 10 20 30 40 50

REV	DESCRIPTION	YYMMDD	DRAWN	APPR'D
H	EDIT TEXT CHANGES	191107	II	RDU
G	VARIOUS UPDATES	181127	HH	EV
F	VARIOUS UPDATES	181107	HH	EV

LOCAL DEVELOPMENT PLAN - STAGE 3A (LDP 12)
Lots 481-493, 465, 466, 540, 541 & 590, 591, 593-602, 605-613 Whitby
 Shire of Serpentine-Jarrahdale

REF NO. **GOG WHI** DRAW NO. **RD1 414** REV. **H**

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