

LEGEND

- Subject Property Boundaries
- - - Setback (minimum)
- ← Building Orientation
- (R30) Density Code
- No Vehicle Access
- 569 Proposed Lot Numbers
- ✱ BAL Assessment is Required to Determine the Appropriate BAL Rating

GARAGE LOCATION
MIN SETBACK REQUIRED



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 not project more than 1.5m into the street setback area.

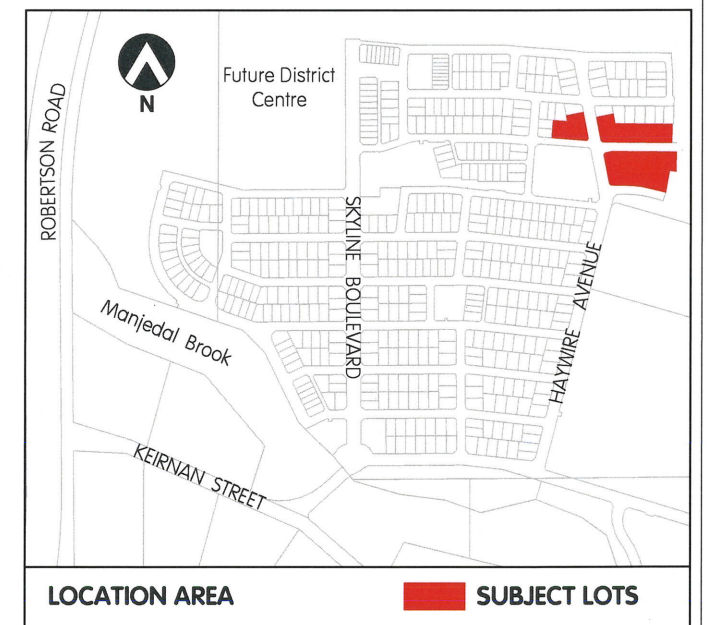
7. Dwellings on Corner Lots must address both primary and secondary streets. The secondary street must include a 4.5m return includes detail matching the primary street elevation (i.e. colours, materials, windows, eaves) and a major opening from a habitable room. Fencing must be permeable above 1.2m not to obstruct the 4.5m secondary street return.
8. 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.
9. All other garages with direct frontage to a street must be setback 1.0m behind the dwelling building line.

10. 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.
11. Minimum 50% of the primary street setback is to be soft landscaping.

OPEN SPACE REQUIREMENTS

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

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



LOCATION AREA

SUBJECT LOTS

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

21 February 2020
Date

CADASTRAL INFORMATION
SOURCE: MNG
YYMDD: 190409
DWG REF: 94009lots-9999an
PROJECTION: PCG94

AERIAL PHOTOGRAPHY
SOURCE:
YYMDD:



| REV | DESCRIPTION | YYMDD | DRAWN | APPRD |
|-----|-------------------------|--------|-------|-------|
| C | ADDITIONAL SETBACK EDIT | 200122 | HH | EH |
| B | ADD NOTES + SETBACKS | 190514 | SB | EH |
| A | BASE GOGWHI RD1 414G | 190508 | SB | EH |

LOCAL DEVELOPMENT PLAN - STAGE 3 (LDP 14)
Lots 535-539, 559-561, 569-589 Whitby
Shire of Serpentine-Jarrahdale

REV NO. DRAW NO. REV.
GOG WHI RD1 416 C