



LOCAL DEVELOPMENT PLAN PROVISIONS

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

SCHEME & RESIDENTIAL DESIGN CODE VARIATIONS

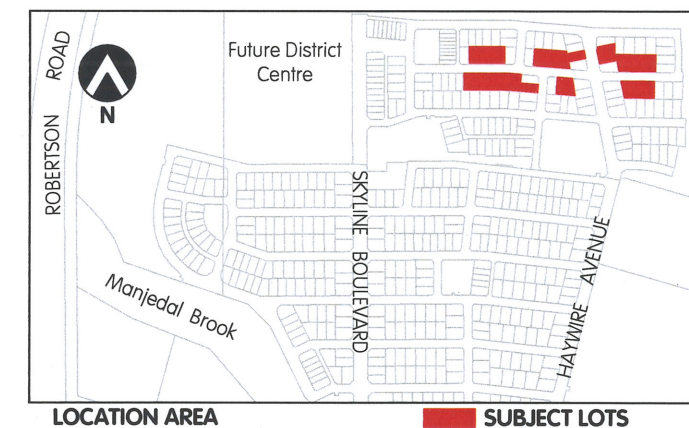
- 2. The requirements of the Residential Design Codes are varied as follows.
- 3. All other requirements of the Residential Design Codes shall be complied with.

VISUAL AMENITY AND STREETScape REQUIREMENTS

- 4. Averaging of setbacks is not permitted.
- 5. A verandah or portico (subject to the Building Code of Australia) may not project more than 1.5m into the street setback area.
- 6. All garages with direct frontage to a street must be setback 1.0m behind the dwelling building line.
- 7. 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.
- 8. Minimum 50% of the primary street setback is to be soft landscaping.

LEGEND

- Subject Property Boundaries
- - - Setback (minimum)
- (R30) Density Code
- 569 Proposed Lot Numbers
- ✱ BAL Assessment is Required to Determine the Appropriate BAL Rating



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

19/04/2021
 Date

CADASTRAL INFORMATION
 SOURCE: MNG
 YYMMDD: 200710
 DWG REF: 94009pr-197n
 PROJECTION: PCG94

AERIAL PHOTOGRAPHY
 SOURCE:
 YYMMDD:

HATCH | RobertsDay



LOCAL DEVELOPMENT PLAN - STAGE 3B (LDP 15)
Lots 474-478, 480, 512-515, 524, 526-529, 532, 533, 544, 545, 555-558 & 563-565, Whitby
 Shire of Serpentine-Jarrahdale

E	REMOVE CORNER LOTS	210416	SB	Rdu
D	REMOVE LOT 473. PROV MOD	210406	SB	Rdu
C	MOD TO LOT 534 GARAGE	201221	SB	KV
REV	DESCRIPTION	YYMMDD	DRAWN	APPR'D

REF NO. **GOG WHI** DRAW NO. **RD1 418** REV. **E**