



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. 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 16.0m 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. Vehicle crossovers are deemed to be permitted on corner lots wherever vehicle access is allowed.
- 11. 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.
- 12. Minimum 50% of the primary street setback is to be soft landscaping.

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

4.5m



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.

L. Dymova
 Authorised Officer

16/07/2021
 Date

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

AERIAL PHOTOGRAPHY
 SOURCE:
 YYYYMMDD:

HATCH | RobertsDay



A BASE GOGWHI RD1 418C 210419 SB RDU
 REV DESCRIPTION YYYYMMDD DRAWN APPRD

REF NO. DRAW NO. REV.
GOG WHI RD1 419 A

LOCAL DEVELOPMENT PLAN - STAGE 3B (LDP 15B)
Lots 479, 511, 525, 530, 531, 534, 543 and 562, Whitby
 Shire of Serpentine-Jarrahdale