

200

199

399

400

401

### LOCAL DEVELOPMENT PLAN PROVISIONS

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

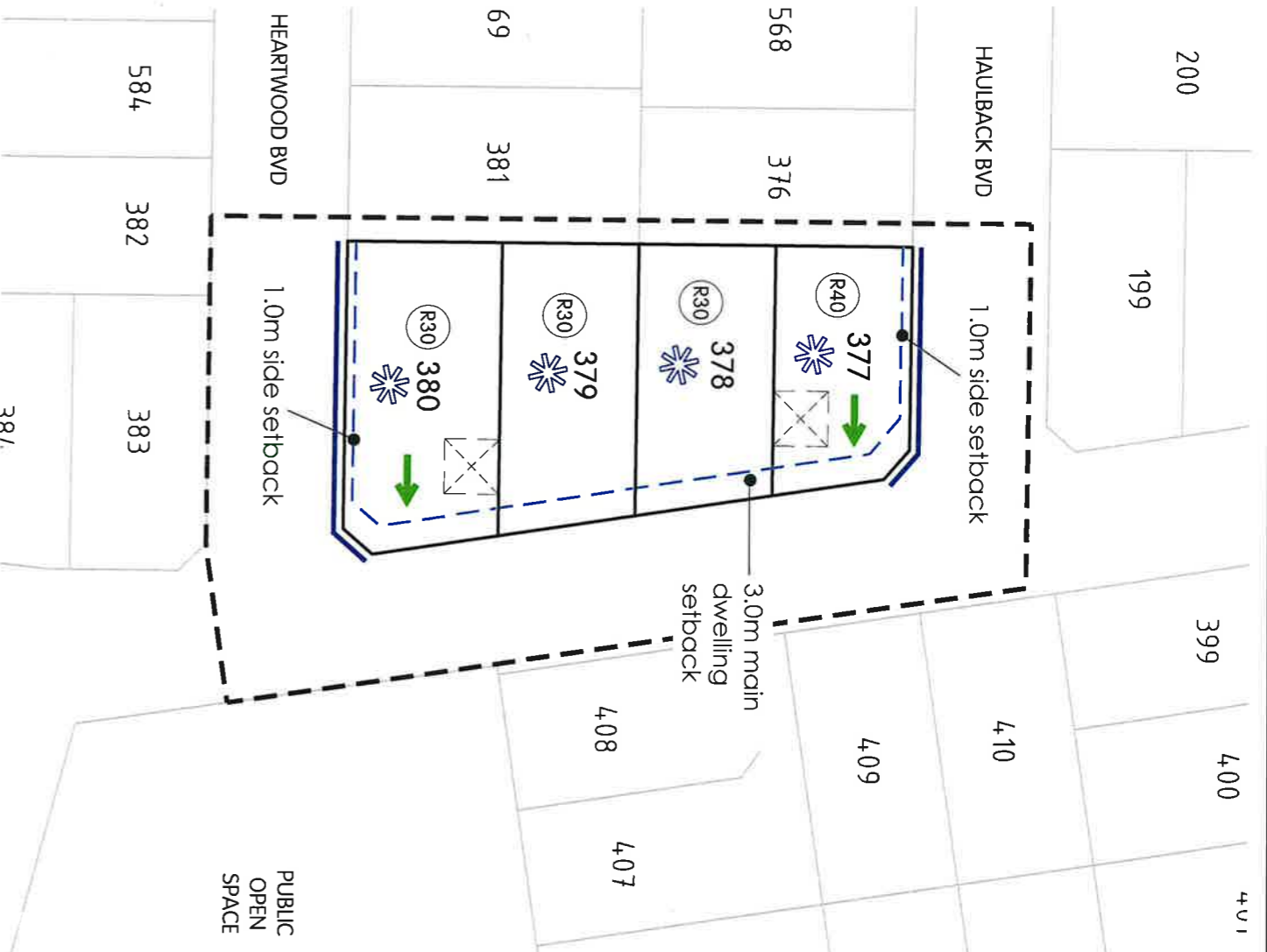
### SCHEME & RESIDENTIAL DESIGN CODE VARIATIONS

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 street 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.
8. Front fencing within the primary street setback area is to be a maximum height of 900mm above natural ground level, measured from the primary street side of the front fence. For the 4.5m secondary street return on corner lots, fencing must be visually permeable from 900mm above natural ground level.
9. 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.
10. All other garages with direct frontage to a street must be setback 1.0m behind the dwelling building line.
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 soft landscaping required within the front setback is 40% for all lots.



### LEGEND

- Subject Property Boundaries
- Setback (minimum)
- Building Orientation
- Density Code
- No Vehicle Access
- Proposed Lot Numbers
- BAL Assessment is Required to Determine the Appropriate BAL Rating
- Designated Garage Location (4.5m minimum setback)



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.

*Approved at the Ordinary Council Meeting held on 11 April 2022. OCM075/04/22*

*[Signature]*  
Authorised Officer

Date *21/07/2022*

**CADASTRAL INFORMATION**  
 SOURCE: MNG  
 YWMDD: 200825  
 DWG REF: 94009lots-9999db\_PCG94  
 PROJECTION: PCG94  
**AERIAL PHOTOGRAPHY**  
 SOURCE: NA  
 YWMDD: NA

**HATCH** | RobertSDay

SIZE A4 1:1000

0 10 20 30 40 50 metres

LOCAL DEVELOPMENT PLAN - STAGE 4 (LDP 18)  
 Lots 377-380, Whitty  
 Shire of Serpentine-Jarrahdale

REF NO. DRAW NO. REV.  
**GOG WHI RD1 432 C**