

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

*D. S.*  
 Authorised Officer

19/04/2024  
 Date



**LEGEND**

- - - LDP Boundary
- - - Subject Property Boundaries
- 569 Proposed Lot Numbers
- (R30) Density Code
- ← Dwelling Orientation
- ..... Uniform / Visually Permeable Fencing

**SETBACKS**

- - - 3.0m Minimum Front Setbacks (Dwellings)
- - - 1.5m Minimum Secondary Street Setback (Dwellings)
- - - 1.0m Minimum Rear Laneway Setback (Dwellings & Garages)
- - - 4.5m Minimum Primary Street Setback (Garages)

**GARAGES & VEHICLE ACCESS**

- ☒ Designated Garage Location
- - - No Vehicle Access

**LOCAL DEVELOPMENT PLAN PROVISIONS**

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

**SCHEME & RESIDENTIAL DESIGN CODE VARIATIONS**

- The requirements of the Residential Design Codes are varied as follows.
- All other requirements of the Residential Design Codes shall be satisfied.

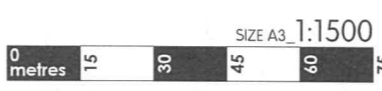
**VISUAL AMENITY AND STREETScape REQUIREMENTS**

- Averaging of setbacks is not permitted.
- The primary frontage must contain at least one major opening to a habitable room in accordance with building orientation.
- A verandah or portico (subject to the Building Code of Australia) may not project more than 1.5m into the street setback area (R25-R40 lots).
- A verandah or portico (subject to the Building Code of Australia) may not project more than 1.0m into the street setback area (R50 lots)
- Dwellings on Corner Lots must address both primary and secondary streets. The secondary street facade must include a 4.5m return with detail matching the primary street elevation (i.e. colours, materials, windows, eaves detailing), and a major opening to a habitable room.

- Front fencing within the primary street setback area is to be a maximum height of 900mm above natural ground level, measured from the dwelling side of the front fence. For the 4.5m secondary street return on corner lots, fencing must be visually permeable above 900mm.
- Fencing fronting public open space shall be uniform and visually permeable.
- For corner lots less than 16m in width, where access is proposed from the primary frontage, dwellings 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.
- All other garages accessed from the primary street must be set back 1.0m behind the dwelling building line, or 4.5m from the front boundary, whichever is greater.
- Street trees are proposed on all streets 12.0m or wider. Refer to landscape plans for details of planned street trees. Vehicle crossovers shall be located to avoid conflict with street trees.
- Primary dwelling access is to be taken from the frontage defined by the building orientation depicted on the plan.

**CADASTRAL INFORMATION**  
 SOURCE: MNG  
 YYMMDD: 230817  
 DWG REF: 94009lots-9999bu\_PCG94  
 PROJECTION: PCG94

**AERIAL PHOTOGRAPHY**  
 SOURCE: N/A  
 YYMMDD: N/A



F	CHANGES TO GARAGES	230110	TG	RDU
E	SHIRE COMMENTS	231108	TD	RDU
D	SHIRE COMMENTS	231030	TD	RDU
C	ADD LOTS / GARAGES	230905	TD	RDU
B	LDP AREA	230807	TD	RDU
REV	DESCRIPTION	YYMMDD	DRAWN	APPR'D

LOCAL DEVELOPMENT PLAN - STAGE 3D (LDP 21)  
**Lots 482, 598 and 601 Whitby**  
 Shire of Serpentine-Jarrahdale

REF NO. DRAW NO. REV.  
**GOG WHI RD1 435 F**