Legend

- Extent of Local Development Plan
- R20 Subject Lots
- R25 Subject Lots
- R30 Subject Lots
- R40 Subject Lots
- Retaining Walls (by developer)
- Designated Garage Location
- Primary Frontage
- Secondary Frontage

Location Plan

Local Development Plan R-Code Variations

1 SCHEME AND RESIDENTIAL DESIGN CODE VARIATIONS

1.1 The provisions of the Shire of Serpentine Jarrahdale Local Planning Scheme No. 3, Residential Design Codes Volume 1 (R-Codes) and Local Planning Policy 2.2: Residential Development Standards (R25-R60) are varied as detailed within this Local Development Plan (LDP).

1.2 All other requirements of the Local Planning Scheme No. 3 and R-Codes shall be satisfied in all other matters.

1.3 The erection or extension of a single house on a lot contained within this LDP, which satisfies the requirement of this LDP, is exempt from the requirement to obtain development approval.

2 VISUAL AMENITY AND STREETSCAPE REQUIREMENTS

2.1 Averaging of setbacks is not permitted.

2.2 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.

2.3 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. Fencing for the 4.5m secondary street return on corner lots must be visually permeable above 900mm.

2.4 For corner lots less than 16.0m in width, where access is proposed from the primary frontage, dwellings may be setback 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.

2.5 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.

2.6 Primary dwelling access is to be taken from the frontage defined by the frontage orientation depicted on the plan.

Endorsement Table:

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

Authorised Officer: L Drijvoim

Date: 12/02/2026

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Scale	Date	Plan	Drawn
1:1500@A3 1:750@A1	15/01/2026	24/024/055C	CR
		Grid	**Approved**
		PCG 94	ED

0 7.5 15 22.5 30

N

Local Development Plan (LDP) 24 - Stages 5E & 5F

WHITBY TOWN
A Golden Group Project

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