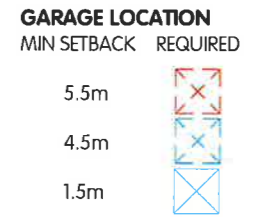




- LEGEND**
- LDP Boundary
 - Subject Property Boundaries
 - - - 1.0m Minimum Main Dwelling Side Setback
 - ← Building Orientation
 - (R30) Density Code
 - No Vehicle Access
 - 569 Proposed Lot Numbers
 - ✱ BAL Assessment is Required to Determine the Appropriate BAL Rating
 - - - Dwelling setback (minimum as annotated)
 - - - 5.5m garage setback



LOCATION AREA ■ **SUBJECT LOTS**

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 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 16m 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. Unless otherwise depicted, all other garages with direct frontage to a street must be setback 1.0m behind the dwelling building line, or 4.5m from

- the front boundary, whichever is greater.
10. Street trees are proposed on all streets 10.0m or wider. Refer to landscape plans for details of planned street trees to avoid conflict with vehicular crossovers.
11. Minimum 50% of the primary street setback is to be soft landscaping.

CADASTRAL INFORMATION
SOURCE: MNG
YYMMDD: 220318
DWG REF: 94009pr-197v
PROJECTION: PCG94

AERIAL PHOTOGRAPHY
SOURCE:
YYMMDD:

HATCH | RobertsDay



E	GARAGE SETBACK, PROV 10	220727	TD	RDU
D	REMOVAL PROVISION 12	220609	TG	RDU
C	STYLING, SETBACK, NOTE 9 + 12	220517	SJ	EH
REV	DESCRIPTION	YYMMDD	DRAWN	APPR'D

LOCAL DEVELOPMENT PLAN - STAGE 3C (LDP 19)
Lots 481, 483-491, 494, 517, 540, 541,
590-597, 599, 600, 602-607 and 646 Whitby

Shire of Serpentine-Jarrahdale
REF NO. **GOG WHI** DRAW NO. **RD1 433** REV. **E**

Endorsement Table

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

S. Dymov
Authorised Officer

02/08/2022
Date