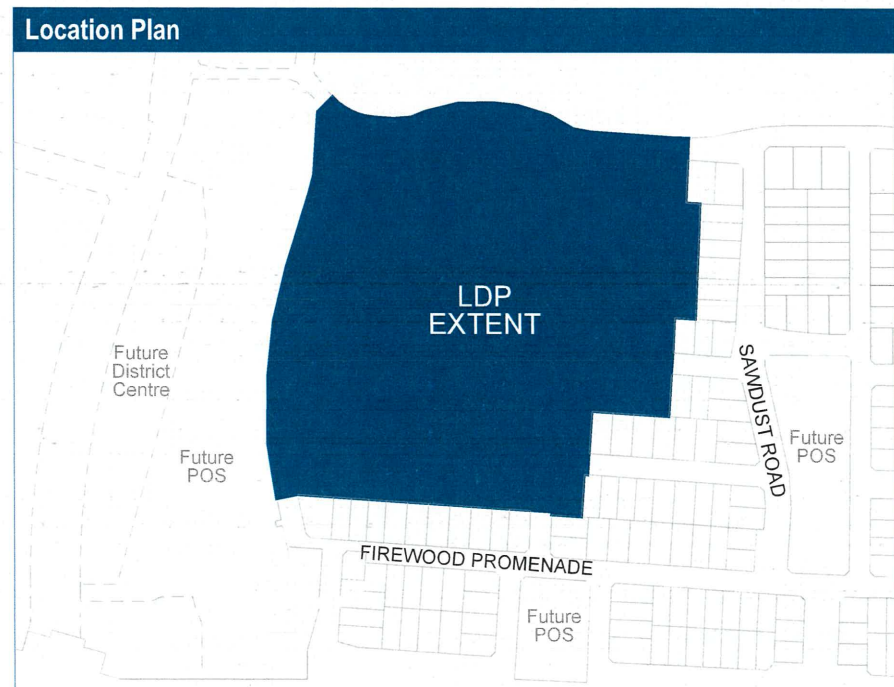




- ### Local Development Plan R-Code Variations
- #### 1 SCHEME AND RESIDENTIAL DESIGN CODE VARIATIONS
- The provisions of the Shire of Serpentine Jarrahdale Local Planning Scheme No. 3, State Planning Policy 7.3 Residential Design Codes Volume 1 (R-Codes) (as amended) and Local Planning Policy 2.2: Residential Development Standards (R25-R60) are varied as detailed within this Local Development Plan (LDP).
 - All other requirements of the Local Planning Scheme No. 3 and R-Codes shall be satisfied in all other matters.
 - 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
- Averaging of setbacks is not permitted.
 - Dwellings on corner lots must address both primary and secondary streets. The secondary street façade 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. Fencing for the 4.5m secondary street return on corner lots must be visually permeable above 900mm.
 - 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.
 - 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.
 - Crossovers for Lots 905-909 shall be built in the locations and design as generally depicted on the plan, as to avoid existing trees and to allow a coordinated space for streetscape landscaping in a wider verge for this portion of Jinker Avenue.
 - Primary dwelling access is to be taken from the frontage defined by the frontage orientation depicted on the plan.



Legend

Extent of Local Development Plan	Retaining Walls (by developer)
R20 Subject Lots	Designated Garage Location
R30 Subject Lots	Primary Frontage
R40 Subject Lots	Secondary Frontage
	Existing Trees for Retention

TBB Planning T (08) 9226 4276 E admin@tbbplanning.com.au tbbplanning.com.au	Scale 1:1500@A3 1:750@A1	Date 11/07/2025	Plan 24/024/050E	Drawn CR	Approved ED
Grid PCG 94					

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
Date 14/7/2025

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- Stages 5C & 5D

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