



**LOCAL DEVELOPMENT PLAN PROVISIONS**  
**SCHEME & RESIDENTIAL DESIGN CODE VARIATIONS**

- The Residential Density Code for each lot is as per the Residential Density Code Plan.
- The requirements of the Residential Design Codes are varied as follows.
- All other requirements of the Residential Design Codes shall be complied with.
- Planning Approval is only required where variations to the provisions of this LDP are sought.

**VISUAL AMENITY AND STREETSCAPE REQUIREMENTS**

- Averaging of setbacks is not permitted.
- At least one habitable room must be located to provide overlooking and surveillance in accordance with building orientation.
- A verandah or portico (subject to the Building Code of Australia) may project not more than 1.5m into the dwelling setback.
- Where building orientation is specified, fences shall be visually permeable above 1.2m in height.
- Corner dwellings and fencing must address the both frontages in accordance with provisions 8, 9 and 10 (as applicable) for not less than 4.5m of the secondary frontage.
- Garages with direct frontage to a street must be setback 1.0m behind the dwelling building line.
- For corner lots less than 16m in width, where access is proposed from the primary frontage, building 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.
- Driveways may be located closer than 6m to the corner or the point at which the carriageway begins to deviate on lots 322, 331, 333, and 335.

**OPEN SPACE REQUIREMENTS**

- For all lots a minimum open space requirement is 40%, where the dwelling has two or more habitable rooms with major openings orientated to maximise northern or eastern solar access.

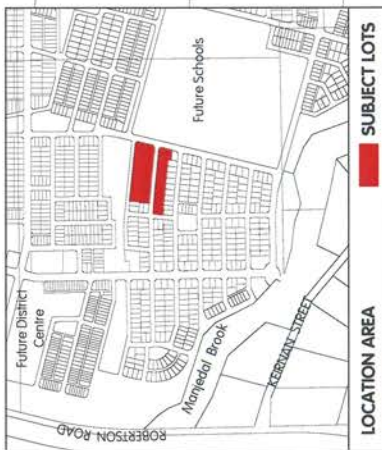
**LEGEND**

- Subject Site
- Subject Lot Boundary
- Surrounding Lot Boundaries
- Dwelling Setbacks
- Nominated Nil Setback
- Density Code
- Garage Orientation
- Building Orientation
- No Vehicle Access
- BAL Applies

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

*P. Murray*  
 Authorised Officer

5/12/16  
 Date



**LOCATION AREA**

**SUBJECT LOTS**

1:1000  
 metres

TEXT CHANGES  
 F. REVISIONS  
 D. DATE REMOVED  
 C. ADDED PROVISION  
 REV. DESCRIPTION

14129 HH  
 14130 HH  
 14015 HH  
 15122 HH  
 YMMDD DRAWN\_APPFD

LOCAL DEVELOPMENT PLAN - STAGE 2C (LDP 11)  
 Lots 321 - 344, 349 - 358 & 427 - 431 **Whitby**  
 Shire of Serpentine-Jarraldale

REF. NO. **GOG WHI**  
 DRAW NO. **RD1 411**  
 REV. **F**

DISCLAIMER: ISSUED FOR DESIGN INTENT ONLY. ALL AREAS AND DIMENSIONS ARE SUBJECT TO DETAIL DESIGN AND SURVEY