

| LEGEND                                 | SETBACKS  | GARAGES & VEHICLE ACCESS     |
|--|---|------------------------------|
| --- LDP Boundary                       | - - - 3.0m Minimum Front Setbacks (Dwellings)                 | ☒ Designated Garage Location |
| — Subject Property Boundaries          | - · - · 1.5m Minimum Secondary Street Setback (Dwellings)     | — No Vehicle Access          |
| 569 Proposed Lot Numbers               | - - - 1.0m Minimum Rear Laneway Setback (Dwellings & Garages) |                              |
| Ⓡ Density Code                         | - - - 4.5m Minimum Primary Street Setback (Garages)           |                              |
| → Dwelling Orientation                 | - · - · 3.0m Minimum Setback to Public Open Space (Dwellings) |                              |
| ⋯ Uniform / Visually Permeable Fencing |   |                              |

### LOCAL DEVELOPMENT PLAN R-CODE VARIATIONS

#### 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 satisfied.

#### VISUAL AMENITY AND STREETScape REQUIREMENTS

4. Averaging of setbacks is not permitted.
5. The primary frontage must contain at least one major opening to a habitable room 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 (R25-R40 lots).
7. 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).
8. Dwelling on corner lots and those directly abutting public open space must address both primary and secondary streets and public open space. The secondary street and public open space facades must include a 4.5m return with detail matching the primary street elevations (i.e. colours, materials, windows, eaves detailing), and a major opening to a habitable room.
9. 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.
10. Fencing fronting public open space shall be uniform and visually permeable.
11. 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.
12. 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.
13. 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.
14. Primary dwelling access is to be taken from the frontage defined by the building orientation depicted on the plan.

| Amendment No. | Summary of Amendment | Date endorsed by Local Government |
|---------------|----------------------|-----------------------------------|
|               |                      |                                   |

SOURCE: HATCH ROBERTSDAY

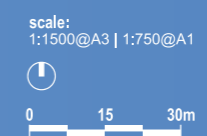
## Revised Local Development Plan - Stage 3D & 5A (LDP 21)

Whitby Town

A Golden Group Project

**DRAFT**

| 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   | _____ |



plan: 24/024/040  
date: 02/10/2024  
aerial: -

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