



PLAN 1



Local Development Plan R-Code Standards

The standards in this Local Development Plan (LDP) constitute variations to the requirements of the Residential Design Codes (R-Codes) and Local Planning Scheme No. 17 (LPS 17). The requirements of the R-Codes and LPS 17 shall be satisfied in all other matters.

1. Consultation with adjoining and/or nearby landowners to achieve a variation to the R-Codes, in accordance with the provisions of this LDP will not be required.
2. There is no average front setback requirement for all lots subject to this LDP.
3. Building envelopes are subject to the constraints of retaining walls, access and services. The landowner is to consult their builder or structural engineer where necessary.
4. A verandah (subject to the Building Code of Australia) may project not more than one metre into the front setback area. Subject to constraints of retaining wall, access and services.
5. For corner lots, the crossover/garage is to be located the maximum distance from the truncation as possible (subject to engineering constraints).
6. Vehicle turning to comply with Australian Standards AS2890 to allow vehicles to exit the lot in a forward gear.

LEGEND

- Lot Boundary
- No Vehicle Access
- Dwelling Orientation
- Dwelling Setbacks
- Driveway/ Shared Access Easement
- Designated Garage Location
- Nil Setback

The development guidelines as shown have been adopted by Council and signed by the Delegated Authority.

[Signature]

Principal Planner/ Co-ordinator Statutory Planning

27 FEB 2018

Date

Cos Ref.

LDP/31/2017

CADASTRAL INFORMATION

SOURCE: WHEELANS
YMW00 131037
DWG REF: wabum-13107
PROJECTION: PG04

AERIAL PHOTOGRAPHY

SOURCE: YMW00

D DRIVEWAY LENGTH/UPDATED
C UPDATED GARAGES
B UPDATED SETBACKS
A BASE PLAN/EIA VIN RD 3058
REV DESCRIPTION
190223 HH EV
171026 HH EV
171024 HH EV
171024 HH EV
YMW00 DRAWN APPRO

1:750
0 metres

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