



Amendment No.	Summary of Amendment	Date endorsed by Local Government

Legend

- Extent of Local Development Plan
- R20 Subject Lots
- R30 Subject Lots
- Designated Garage Location
- Visually Permeable Fencing (by developer)
- No Vehicle Access Permitted
- Noise Wall (2.4m)
- Notification on Certificate of Title advising the lot may be affected by road traffic noise from future Tonkin Highway extension, Orton Road and the lots will be subject to quiet house design as required by the Subdivision Acoustic Assessment
- Bushfire Attack Level (BAL) applies
- Primary Dwelling Orientation
- Secondary Dwelling Orientation

Local Development Plan R-Code Variations

- 1 SCHEME AND RESIDENTIAL DESIGN CODE VARIATIONS**
- 1.1 The provisions of the Shire of Serpentine Jarrahdale Town Planning Scheme No. 2 and State Planning Policy 7.3 Residential Design Codes Volume 1 (R-Codes) are varied as detailed within this Local Development Plan (LDP).
 - 1.2 All other requirements of the Town Planning Scheme No. 2 and R-Codes shall be satisfied in all other matters.
 - 1.3 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 STREETScape REQUIREMENTS

Setbacks	Lots Applicable	Minimum	Maximum	Averaging	
Primary Street	Dwelling	Lots 2124-2125, 2130-2138 & 2142-2145	2.0m	N/A	• Averaging is not permitted to minimum.
	Dwelling	All lots (except 2124-2125, 2130-2138 & 2142-2145)	4.0m	N/A	• Averaging is not permitted to minimum.
	Dwelling	Lots 2105-2120 & 4000-4003	3.0m	N/A	• Averaging is not permitted to minimum.
	Garage	All lots (except 2124-2125, 2130-2138 & 2142-2145)	4.5m	N/A	• Averaging is not permitted to minimum.
Secondary Street	Dwelling	All lots	1.0m	N/A	• Averaging is not permitted to minimum.

- 2.1 Dwellings are required to suitably address all adjacent street frontages to maximise visual surveillance. All visible house elevations (from building line to erected fence) from the secondary street shall feature a suitable level of detail in a manner consistent with the primary street elevation.
- 2.2 Unless otherwise specified, driveway access to a garage for corner lots may be provided from the primary or secondary street frontage.
- 2.3 The placement of crossovers from Lots 2210, 2211, 2212 & 2213 shall not impact the root protection zone (as defined by AS 4970 – Protection of trees on development sites) of any remnant vegetation on the road reserve and where practicable within lot boundaries.

3 BOUNDARY SETBACK REQUIREMENTS

Setbacks	Lots Applicable	Requirements
Buildings on boundary (other than Street boundaries)	Lots 2105-2120, 2124-2125, 2130-2138 & 2142-2145 & 4000-4003	<ul style="list-style-type: none"> • Buildings built up to one side boundary are permitted for a total maximum 2/3 length of boundary. • Walls not higher than 3.5m. • Walls with an average height of 3.0m or less.

4 SPECIAL PROVISIONS FOR LOTS ADJACENT TO PUBLIC OPEN SPACE

Setbacks	Lots Applicable	Minimum	Maximum	Averaging	
Public Open Space (POS)	Building siding onto POS	Lots 2201 & 2218	1.5m	N/A	• Averaging is not permitted to minimum.

- 4.1 For Lots 2105-2112, 2201 & 2218, dwellings shall have one or more major opening(s) to a habitable room facing and allowing unobstructed views of the POS.

5 OPEN SPACE REQUIREMENTS

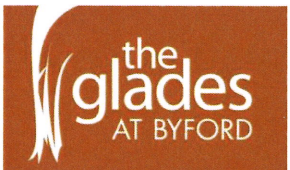
Open Space Provision	Lots Applicable	Minimum	Requirements
	R20 Lots	40%	• Outdoor Living Area (OLA) shall be located to maximise northern or eastern solar access.
	R30 Lots	35%	

- 6 LANDSCAPING REQUIREMENTS**
- 6.1 The front setback area, excluding the area of any verandah or porch, shall consist of soft landscaping in accordance with the following minimum requirements:

Soft Landscaping	Lots Applicable	Minimum
	Lots 2106-2107, 2117-2118, 2120, 2126 & 2142-2143 & 4000-4003	45%
	Lots 2105, 2108-2116, 2119, 2124-2125, 2127-2138, 2144-2145, 2201-2218 & 2267-2271	50%

- 6.2 Rear open space shall consist of at least 1/3 soft landscaping.
- 6.3 The provision of street trees and front and verge landscaping shall be supplied by the Developer in accordance with a landscape plan prepared to the satisfaction of the Shire of Serpentine – Jarrahdale.

- 7 DESIGN ELEMENTS: BUSHFIRE PROTECTION**
- 7.1 For lots with an identified Bushfire Attack Level (BAL) rating, dwellings on the subject lots shall be considered in accordance with Australian Standard AS-3959, including:
 - a. Setbacks,
 - b. Notifications, and/or
 - c. Construction Standards
 As identified in the Bushfire Management Plan (BMP).



LOCAL DEVELOPMENT PLAN - ICARIA STAGE 11
 The Glades, Byford
 An LWP Byford Syndicate Pty Ltd Project



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: *L. D. Morris*
 Date: 6 May 2020

Scale: 1:1500@A3
 0m 10m 20m
 Date: 05/01/2020
 12/02/2020
 PC'S 94
 Taylor Burrell Barnett Town Planning and Design
 Level 7, 160 St Georges Terrace, Perth WA 6000
 e: admin@tbbplanning.com.au
 p: (08) 9226 4276

© Copyright Taylor Burrell Barnett. All rights reserved. No part of this document may be reproduced in any form or by any other means, electronic, mechanical, photocopying, microcopying or recording, without permission in writing from Taylor Burrell Barnett. All areas and dimensions displayed are subject to detail survey.