



Amendment No.	Summary of Amendment	Date endorsed by Local Government
	Approved OCM038/04/17	24/04/2017
	Amended OCM053/06/18	25/06/2018
	Amended 23 May 2019 - PA19/50	23/05/2019
	Amended 25 Nov 2022 - PA22/27	25/11/2022

### Legend

- Extent of Local Development Plan
- R20 Subject Lots
- R30 Subject Lots
- R60 Subject Lots
- Dwelling Orientation
- No Vehicle Access Permitted
- X Designated Garage Location

## 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) (as amended) 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 2467-2473	1.5m	3.5m	<ul style="list-style-type: none"> <li>Averaging is not permitted to minimum.</li> <li>A porch, balcony, verandah or the equivalent may project not more than 1.0m into the primary street setback area for 100% of the frontage at any level.</li> </ul>
	Dwelling	Lots 2455, 2458 & 2694	2.0m	N/A	<ul style="list-style-type: none"> <li>Averaging is not permitted to minimum.</li> </ul>
	Dwelling	All lots (except Lots 2455, 2458 & 2694)	4.0m	N/A	<ul style="list-style-type: none"> <li>Averaging is not permitted to minimum.</li> </ul>
	Garage (laneway access not applicable)	All lots (except Lots 2455, 2458 & 2694)	4.5m	N/A	<ul style="list-style-type: none"> <li>Averaging is not permitted to minimum.</li> </ul>
Secondary Street	Dwelling	All lots (including side boundary to laneway for lots 2466 & 2474)	1.0m	N/A	<ul style="list-style-type: none"> <li>Averaging is not permitted to minimum.</li> </ul>
Laneway (and laneway inunction where applicable)	Garage or Carport	All laneway lots	0.5m	N/A	<ul style="list-style-type: none"> <li>Averaging is not permitted to minimum.</li> </ul>
	Rear of dwelling	All laneway lots	1.0m	N/A	<ul style="list-style-type: none"> <li>Averaging is not permitted to minimum.</li> </ul>

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 Driveways may be located closer than 6m to a street corner or the point at which a carriageway begins to deviate on Lots 2467 and 2473.

2.3 Access to on-site car parking spaces is to be provided from the primary street frontage for lots 2466 and 2474.

**3 BOUNDARY SETBACK REQUIREMENTS**

Setbacks	Lots Applicable	Requirements
Buildings on boundary (other than Street boundaries)	Lots 2455, 2458 & 2964	<ul style="list-style-type: none"> <li>Buildings built up to one side boundary are permitted for a total maximum 2/3 length of boundary.</li> <li>Walls not higher than 3.5m.</li> <li>Walls with an average height of 3.0m or less.</li> </ul>
	R60 Lots (Lots 2467-2473)	<ul style="list-style-type: none"> <li>Both side boundaries permitted.</li> <li>Maximum total length determined by front (Primary Street) and rear setbacks.</li> </ul>

**4 OPEN SPACE REQUIREMENTS**

Open Space Provision	Lots Applicable	Minimum	Requirements
	R20 Lots	40%	<ul style="list-style-type: none"> <li>Outdoor Living Area (OLA) shall be located to maximise northern or eastern solar access.</li> </ul>
	R30 Lots	35%	
	R60 Lots	20%	<ul style="list-style-type: none"> <li>OLA shall be located to maximise northern or eastern solar access.</li> <li>Minimum OLA area of 24m<sup>2</sup> with a minimum dimension of 4.0m and directly accessible from a habitable room.</li> </ul>

**5 LANDSCAPING REQUIREMENTS**

5.1 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 2150, 2179, 2449-2451, 2460-2461, 2699-2700.	45%
	Lots 2149, 2408, 2420, 2442-2448, 2452, 2455-2459, 2462-2466, 2474-2480, 2692, 2694-2698, 2701-2704.	50%
	Lots 2467-2473.	60%

5.2 Rear open space shall consist of at least 1/3 soft landscaping.

5.3 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.

**6 BUILDING FORM REQUIREMENTS**

Lots Applicable	Requirements
R60 Lots (Lots 2467-2473)	<ul style="list-style-type: none"> <li>Where single storey development is proposed, a minimum 30 course plate height is required for the front elevation.</li> <li>For all R60 lots, a verandah structure shall be provided to the primary street elevation.</li> <li>R60 lots on this LDP are exempt from R-Code provisions determining solar access and visual privacy.</li> </ul>

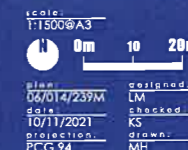


**REVISED LOCAL DEVELOPMENT PLAN - ICARIA STAGE 8**  
**The Glades, Byford**  
 An LWP Byford Syndicate Pty Ltd Project



**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: *[Signature]*  
 Date: 25/11/2022



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