

## 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) and Local Planning Policy 2.2: Residential Development Standards (R25-R60) (LPP 2.2) are varied as detailed within this Local Development Plan (LDP).
- 1.2 All other requirements of the Town Planning Scheme No. 2, LPP 2.2 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 2232-2233, 2235-2236, 2299-2313, 2347-2357, 2373-2388 & 2481-2483	4.0m	N/A	• Averaging is not permitted to minimum.
	Garage	All lots	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.
	Garage	Lots 2246 & 2251	1.5m	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 For all front-loaded lots with street frontages between 10.5m and 12m, a double garage is permitted to a maximum width of 6m as viewed from the street subject to:
- Garage setback a minimum of 0.5m behind the building alignment;
  - A major opening to a habitable room directly facing the primary street;
  - An entry feature consisting of a porch or verandah with a minimum depth of 1.2m; and
  - No vehicular crossover wider than 4.5m where it meets the street.
- 2.3 Lots with a frontage less than 10.5m or not compliant with Clause 2.2, require single or tandem garaging.

### 3 BOUNDARY SETBACK REQUIREMENTS

Setbacks	Lots Applicable	Requirements
Buildings on boundary (other than Street boundaries)	R40 lots	<ul style="list-style-type: none"> <li>• Buildings built up to both side boundaries subject to:                             <ul style="list-style-type: none"> <li>- 2/3 length to one side boundary;</li> <li>- 1/2 max length to second side boundary for wall height 3.5m or less</li> </ul> </li> </ul>

### 4 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.










### 5 LANDSCAPING REQUIREMENTS

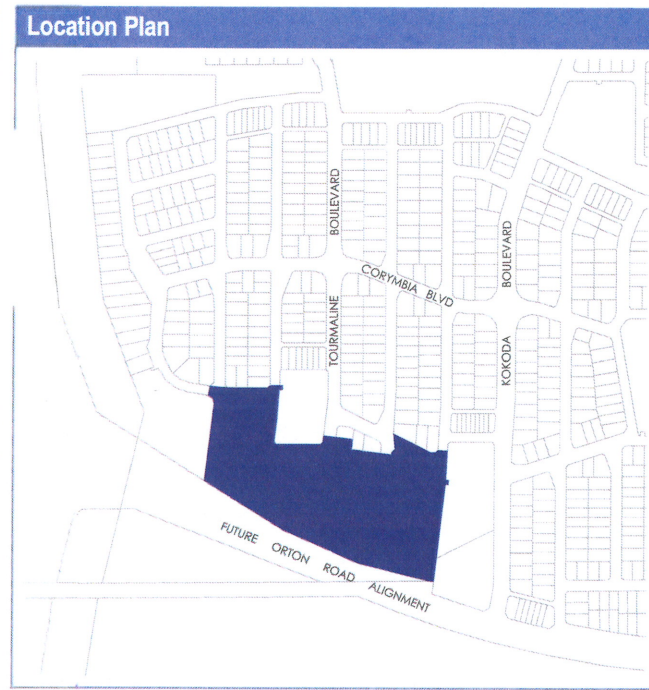
- 5.1 The front setback area, excluding the area of any verandah or porch, shall consist of soft landscaping in accordance with the following minimum requirements:

Soft Landscaping	Lots Applicable	Minimum
	All lots	40%

- 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.

### Legend

-  Extent of Local Development Plan
-  R20 Subject Lots
-  R30 Subject Lots
-  R40 Subject Lots
-  Designated Garage Location
-  Retaining Walls (by developer)
-  Noise Wall (2.4m)
-  Primary Frontage
-  For implications relating to road traffic noise, refer to the approved Acoustic Assessment prepared by Herring Storer Acoustics dated March 2015 (Reference: 17151-10-13191) specifying Quiet House Design Package A as required



## Local Development Plan - Icaria Stages 12A & 12B

THE GLADES, BYFORD

An LWP Byford Syndicate Pty Ltd Project

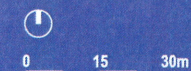


#### ENDORSEMENT TABLE

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 9/2/2023

scale: 1:1500@A3 | 1:750@A1



plan: 06/014/326G

date: 06/02/2023

Taylor Burrell Barnett Town Planning & 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. ALL AREAS AND DIMENSIONS DISPLAYED ARE SUBJECT TO DETAIL SURVEY.