

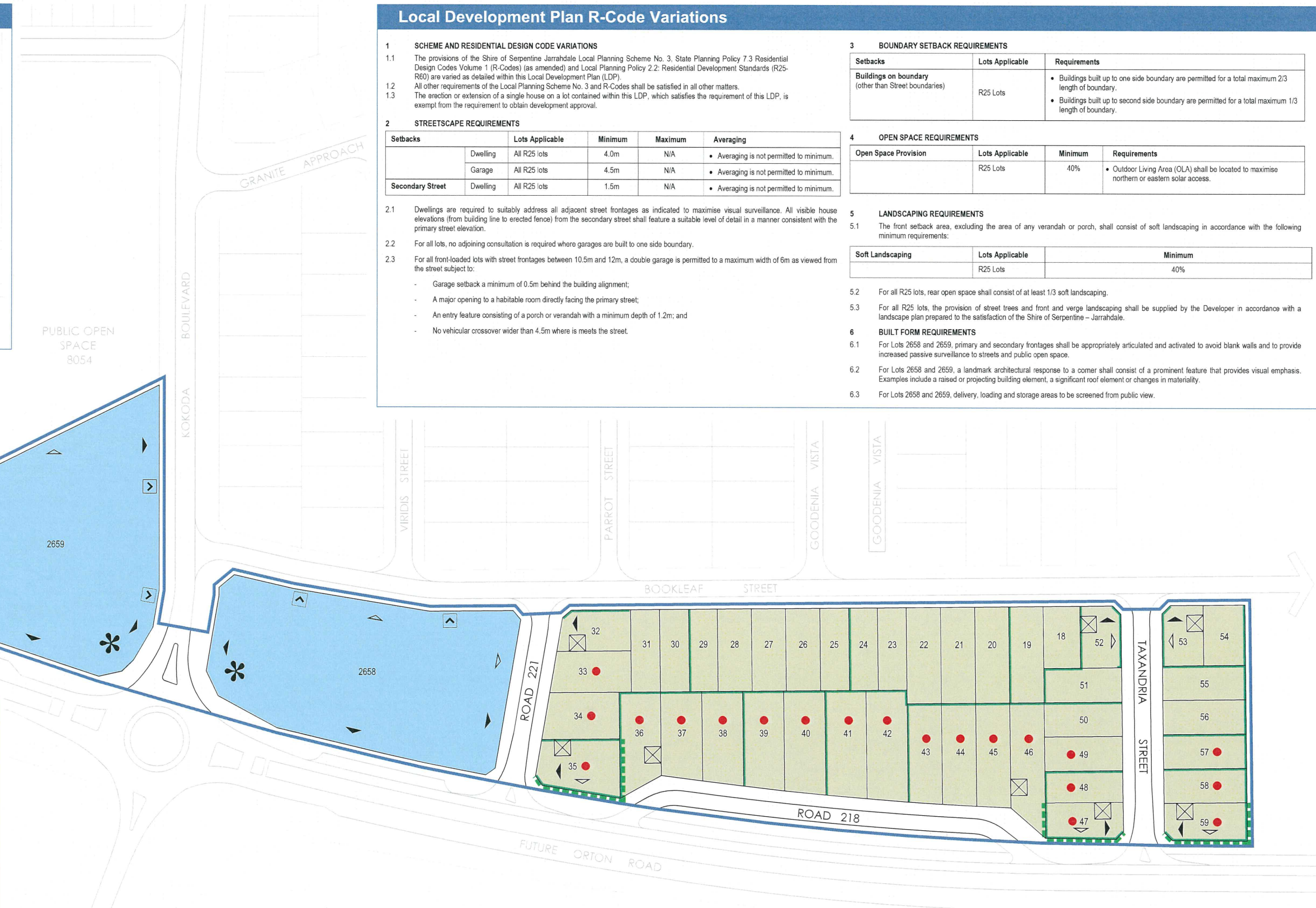


## Local Development Plan R-Code Variations

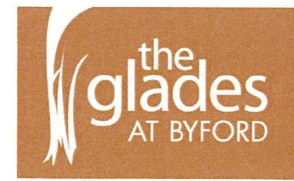
- 1 SCHEME AND RESIDENTIAL DESIGN CODE VARIATIONS**
- 1.1 The provisions of the Shire of Serpentine Jarrahdale Local Planning Scheme No. 3, State Planning Policy 7.3 Residential Design Codes Volume 1 (R-Codes) (as amended) and Local Planning Policy 2.2: Residential Development Standards (R25-R60) are varied as detailed within this Local Development Plan (LDP).
- 1.2 All other requirements of the Local Planning Scheme No. 3 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                                |  |
|-------------------------|-----------------|--------------|---------|--|--|
| Dwelling                | All R25 lots    | 4.0m         | N/A     | • Averaging is not permitted to minimum. |  |
| Garage                  | All R25 lots    | 4.5m         | N/A     | • Averaging is not permitted to minimum. |  |
| <b>Secondary Street</b> | Dwelling        | All R25 lots | 1.5m    | N/A                                      | • Averaging is not permitted to minimum. |
- 2.1 Dwellings are required to suitably address all adjacent street frontages as indicated 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 lots, no adjoining consultation is required where garages are built to one side boundary.
- 2.3 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.
- 3 BOUNDARY SETBACK REQUIREMENTS**
- | Setbacks   | Lots Applicable | Requirements  |
|--|-----------------|---|
| Buildings on boundary (other than Street boundaries) | R25 Lots        | <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>• Buildings built up to second side boundary are permitted for a total maximum 1/3 length of boundary.</li> </ul> |
- 4 OPEN SPACE REQUIREMENTS**
- | Open Space Provision | Lots Applicable | Minimum | Requirements   |
|----------------------|-----------------|---------|--|
|                      | R25 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 |
|------------------|-----------------|---------|
|                  | R25 Lots        | 40%     |
- 5.2 For all R25 lots, rear open space shall consist of at least 1/3 soft landscaping.
- 5.3 For all R25 lots, 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 BUILT FORM REQUIREMENTS**
- 6.1 For Lots 2658 and 2659, primary and secondary frontages shall be appropriately articulated and activated to avoid blank walls and to provide increased passive surveillance to streets and public open space.
- 6.2 For Lots 2658 and 2659, a landmark architectural response to a corner shall consist of a prominent feature that provides visual emphasis. Examples include a raised or projecting building element, a significant roof element or changes in materiality.
- 6.3 For Lots 2658 and 2659, delivery, loading and storage areas to be screened from public view.

### Legend

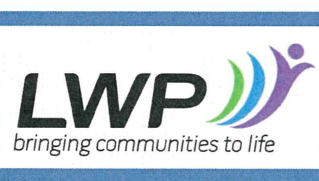
- Extent of Local Development Plan
- R25 Subject Lots
- R80 Subject Lots
- Landmark Location
- Designated Garage Location
- Vehicular Access Point (Indicative Location Only)
- Primary Frontage
- Secondary Frontage
- Retaining Wall (by developer)
- Noise Wall
- Notification on Certificate of Title advising the lot may be affected by road traffic noise from future Orton Road Extension and the lots will be subject to quiet house design as required by the Subdivision Acoustic Assessment prepared by Lloyd George Acoustics, dated 2 November 2023, revision A (Reference 23108469-01).



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



**LOCAL DEVELOPMENT PLAN - ICARIA STAGES 13 and 14**  
**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. Dignam*

Date: 25/1/2024

Scale: 1:1500 @ A3

0m 10m 20m

Plan: 06/014/3528  
 Date: 23/01/2024  
 Projection: PCG 94

Assigned: KS  
 Checked: FF  
 Drawn: CR

**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 means, electronic, mechanical, photocopying, recording or otherwise, without permission in writing from Taylor Burrell Barnett. All marks and drawings are subject to detail survey.