



Amendment No.	Summary of Amendment	Date endorsed by Local Government

## Local Development Plan R-Code Variations

- SCHEME AND RESIDENTIAL DESIGN CODE VARIATIONS**
  - Town Planning Scheme No 2 and the Residential Design Codes are varied as described in these notations.
  - The requirements of Town Planning Scheme No 2 and the Residential Design Codes shall be satisfied in all other matters.
  - Planning approval is not required, but a Building Permit is required, for the construction of a dwelling on any lot within the area covered by the Local Development Plan (LDP) (including lots with a land area less than 260m<sup>2</sup>) except where variations to the provisions of the LDP are sought.
  - 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 2455, 2458 & 2483	2.0m	N/A	• Averaging is not permitted to minimum.
	Dwelling	All lots (except Lots 2455, 2458 & 2483)	4.0m	N/A	• Averaging is not permitted to minimum.
	Garage (laneway access not applicable)	All lots (except lots 2455, 2458 and 2483)	4.5m	N/A	• Averaging is not permitted to minimum.
Secondary Street	Dwelling	All lots (including side boundary to laneway for lots 2466 & 2474)	1.0m	N/A	• Averaging is not permitted to minimum.

- 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.

3 BOUNDARY SETBACK REQUIREMENTS		
Setbacks	Lots Applicable	Requirements
Buildings on boundary (other than Street boundaries)	Lot 2455, 2458 & 2483	<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>

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.
	R30 Lots	35%	

- LANDSCAPING REQUIREMENTS**
  - 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, 2449-2451, 2460-2461, 2526.	45%
	Lots 2149, 2151-2152, 2219, 2408, 2420, 2442-2448, 2452, 2455-2459, 2462-2466, 2474-2481, 2483-2491	50%

- Rear open space shall consist of at least 1/3 soft landscaping.
- 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
- Designated Garage Location



## 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:

Date: 01/05/17



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