

**Location Plan**



**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, State Planning Policy 7.3 Residential Design Codes Volume 1 (R-Codes) (as amended) and Local Planning Policy 2.2: Residential Development Standards (R2-60) 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	
<b>Primary Street</b>	Dwelling	Lots 88, 89, 2639, 2644-2647, 2648-2650	3.0m	N/A	• Averaging is not permitted to minimum.
	Dwelling	All lots (except 88, 89, 2639, 2644-2647, 2648-2650)	4.0m	N/A	• Averaging is not permitted to minimum.
	Garage	All lots (except 88, 89, 2639, 2644-2647, 2648-2650)	4.5m	N/A	• Averaging is not permitted to minimum.
<b>Secondary Street</b>	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 For Lots 63-67 & 112-115, dwellings shall have one or more major opening(s) to a habitable room facing and allowing unobstructed views of the public open space (POS).
- 3 BOUNDARY SETBACK REQUIREMENTS**

Setbacks	Lots Applicable	Requirements
<b>Buildings on boundary</b> (other than Street boundaries)	Lots 88, 89, 2644-2647	<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
	R25 Lots	40%	• Outdoor Living Area (OLA) shall be located to maximise northern or eastern solar access.
	R40 Lots	35%	
- 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 62, 63, 73, 74, 80, 81, 83, 84, 85, 86, 88, 89, 92, 93, 94, 95, 97, 98, 103, 105, 106, 107, 109, 118, 120, 121, 122, 124, 2639, 2640, 2641, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2745, 2746, 2749, 2750, 2753 & 2754	45%
	Lots 60, 61, 64, 65, 66, 67, 68, 69, 70, 71, 72, 75, 76, 78, 79, 82, 87, 90, 91, 96, 99, 100, 101, 102, 104, 108, 110, 111, 112, 113, 114, 115, 116, 117, 119, 123, 125, 126, 2642, 2643, 2744, 2747, 2748, 2751, 2752 & 2755	50%
  - 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.

Amendment No.	Summary of Amendment	Date endorsed by Local Government

**Legend**

- Extent of Local Development Plan
- R25 Subject Lots
- R40 Subject Lots
- Retaining Wall (by developer)
- Designated Garage Location
- Bin Presentation Pad for Lots 2752-2755 (notional location - Subject to detail design)



**REVISED LOCAL DEVELOPMENT PLAN - ICARIA STAGES 9B, 10B & 13**  
**The Glades, Byford**  
 An LWP Byford Syndicate Pty Ltd Project

DRAFT



**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	_____

Scale: 1:1500 @ A3  
 0m 10m 20m

prepared: 06/014/300B  
 date: 18/07/2023  
 project: PCG-94  
 designed: KS  
 checked: FF  
 drawn: MH

**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.