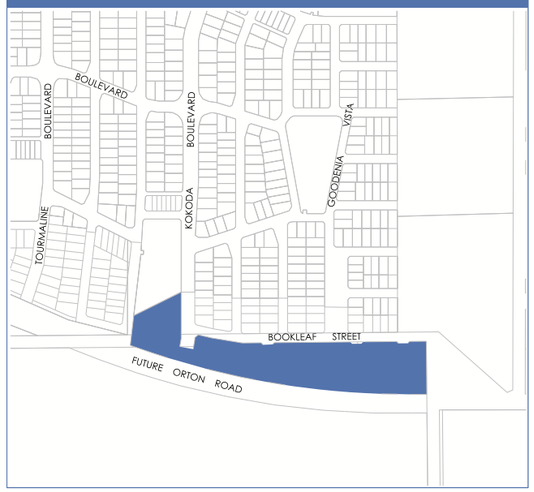
Location Plan



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 (R25-R60) 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 18, 32, 52, 53, 54	3.0m	N/A	• Averaging is not permitted to minimum.
	Dwelling	All remaining R25 lots	4.0m	N/A	• Averaging is not permitted to minimum.
	Garage	All lots (Except Lots 18, 32, 52, 53, 54)	4.5m	N/A	• Averaging is not permitted to minimum.
Secondary Street	Dwelling	All 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 is meets the street.

3 BOUNDARY SETBACK REQUIREMENTS

Setbacks	Lots Applicable	Requirements
Buildings on boundary (other than Street boundaries)	R25 Lots	• Buildings built up to one side boundary are permitted for a total maximum 2/3 length of boundary. • Buildings built up to second side boundary are permitted for a total maximum 1/3 length of boundary.

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

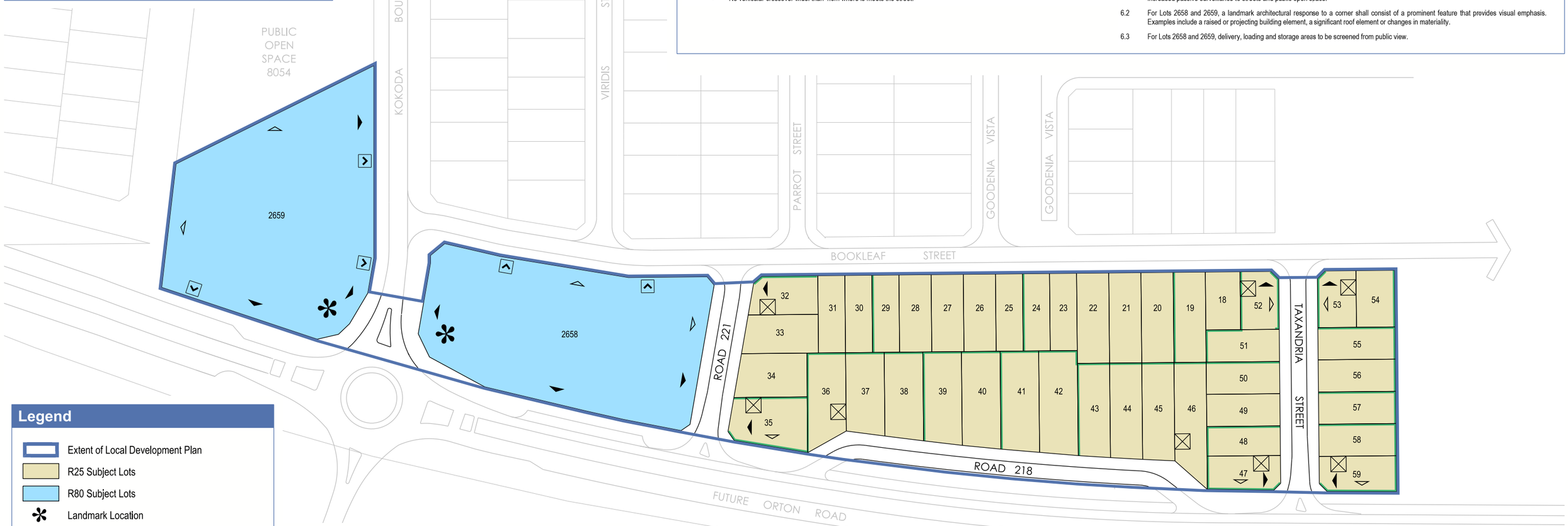
5.3 The provision of street trees and front and verge landscaping shall be supplied by the Developer in accordance with a landscape plan prepared to the satisfaction of the Shire of Serpentine – Jarrahdale.

6 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)

Amendment No.	Summary of Amendment	Date endorsed by Local Government

the glades AT BYFORD

LOCAL DEVELOPMENT PLAN - ICARIA STAGES 13 and 14
The Glades, Byford
An LWP Byford Syndicate Pty Ltd Project

DRAFT

LWP bringing communities to life

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 10 20m
plan: 06/014/352
date: 4/08/2023
projection: PCG 94
designed: KS
checked: FF
drawn: MH

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