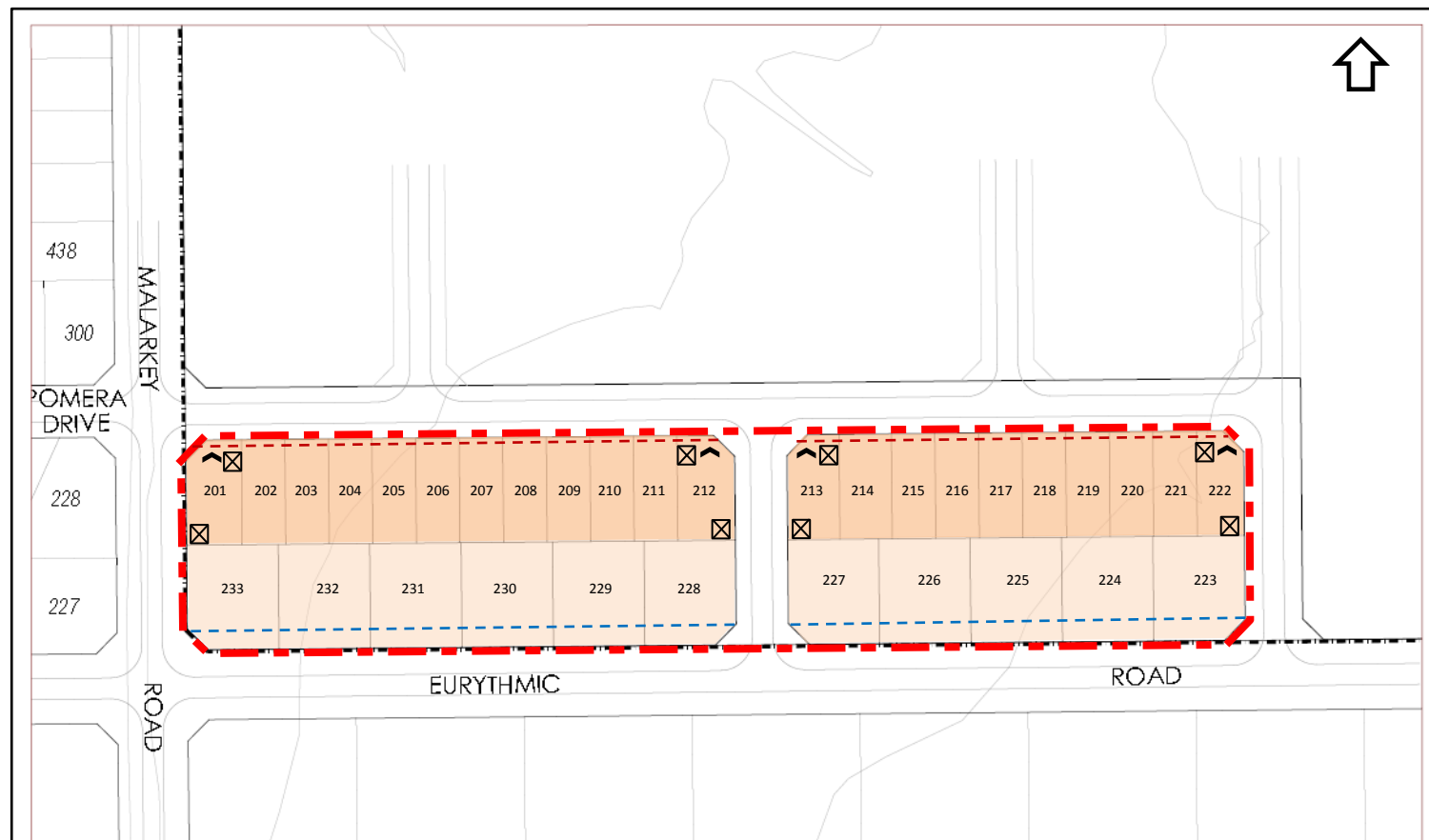


Byford Meadows

LOCAL DEVELOPMENT PLAN (LDP) 1 - STAGE 1, BYFORD MEADOWS



Legend	
	Extent of Local Development Plan
	Minimum 3m primary street building setback line
	Minimum 5m primary street building setback line
	Preferred garage location
	Primary frontage
	R25
	R12.5

- 3.1 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.
- 3.2 For all lots, garages can be built to one side boundary at a minimum 4.5m street setback to the primary street or 1.5m to the secondary street where applicable for lots 201, 212, 213, 222 without neighbour consultation.
- 3.3 For corner lots, where the major dwelling entry door (front door) is oriented toward the secondary street, secondary street setbacks still apply.

4. Boundary Setback Requirements

Setbacks	Lots Applicable	Requirements
Buildings on boundary (other than street boundaries)	201 - 222	<ul style="list-style-type: none"> 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 purpose of garage/store only – 9.0m maximum length.
Rear Boundary	223 - 233	<ul style="list-style-type: none"> Minimum 3.0m rear setback.

5. Open Space Requirements

Open Space Provision	Lots Applicable	Minimum	Requirements	Outdoor Living Area (Roof Cover)
	R25	40%	<ul style="list-style-type: none"> Outdoor Living Area (OLA) shall be located to maximise northern or eastern solar access. 	Minimum 1/3 uncovered
	R12.5	50%		Minimum 1/2 uncovered

- a. An uncovered outdoor living for lots coded R25 and R12.5 be reduced to 1/3 and 1/2, respectively, to maximise covered and usable outdoor living area.

6. Incidental Development Requirements

- 6.1 For Lots 201-222, a storeroom a minimum of 4m² floor area shall be integrated into the dwelling and/or garage (i.e. under the same roof) and constructed of the same materials with a minimum internal dimension of 800mm.

Local Development Plan R-Code Variations

1. SCHEME AND RESIDENTIAL DESIGN CODE VARIATIONS

This LDP applies to all lots with Stage 1 of the Byford Meadows estate.

Unless otherwise defined on this LDP, all development shall be in accordance with the Shire of Serpentine Jarrahdale Town Planning Scheme No. 2, the Residential Design Codes, and the Byford Meadows Local Structure Plan.

Unless otherwise varied on this LDP, the relevant density provisions of the Residential Design Codes apply to all lots subject to this LDP. The Residential Design Codes do not apply where varied below.

Compliance with the provisions of this LDP negates the need for planning approval for lots of 260m² or less.

2. R-CODING

Lots Applicable	R-Code Density
Lots 201 - 222	R25
Lots 223 - 233	R12.5

3. Streetscape Setbacks

Setbacks	Lots Applicable	Minimum	Maximum (with exception to corner lots)	Averaging	
Primary Street	Building	201 - 222	3.0m	4.0m	Averaging is not required
	Building	223 - 233	5.0m	6.0m	Averaging is not required
	Garage	All lots	4.5m	N/A	Averaging is not permitted to minimum
Secondary Street	Building	201, 212, 213, 222	1.0m	N/A	Averaging is not permitted to minimum
	Garage	All lots	1.5m	N/A	Averaging is not permitted to minimum

Endorsement Table
 Local Development Plan approved pursuant to Clause 5.18.5.1 (c) of Town Planning Scheme No. 2

Authorised Office *Karuna Rupasingha* SJ1730 Date 11/03/2015