

Byford Meadows

LOCAL DEVELOPMENT PLAN (LDP) 2 - STAGE 2, BYFORD MEADOWS



Legend	
	Extent of Local Development Plan
	Minimum 3m primary street building setback line
	Designated garage location
	Primary frontage
	R25

- 2.1 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, garages can be built to one side boundary at a minimum 4.5m street setback (other than Lot 268 which can be built at 3.5m) to the primary street or 1.5m to the secondary street where applicable for lots 234, 237, 251, 275, 284, 285, 289 without neighbour consultation.
- 2.3 Garage door to Lot 268 is permitted up to 60% of lot frontage.
- 2.4 Where designated garage locations are identified, driveway/crossover locations and access to lots from the street at these locations (or as close thereto as is practicable) are deemed to be compliant.

3. Boundary Setback Requirements

Setbacks	Lots Applicable	Requirements
Buildings on boundary (other than street boundaries)	All lots	<ul style="list-style-type: none"> Walls not higher than 3.5m with an average of 3m or less, can be built up to a total maximum 2/3 the length of the balance of the lot boundary behind the front setback, to one side boundary. Walls not higher than 3.5m with an average of 3m or less, can be built on second side boundary for purpose of garage/store only – 9.0m maximum length.

4. 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

- a. An uncovered outdoor living area can be reduced to 1/3, to maximise covered and usable outdoor living area.

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

Authorised Officer *Jay* Date 10/7/2015

Local Development Plan R-Code Variations

1. Scheme and Residential Design Code Variations

This LDP applies to all lots with Stage 2 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. Streetscape Setbacks

Setbacks	Lots Applicable	Minimum	Averaging
Primary Street	Building	234 - 289 Except 268	3.0m 2.0m Averaging is not permitted Averaging is not permitted
	Garage	All lots Except 268	4.5m 3.5m Averaging is not permitted to minimum Averaging is not permitted to minimum
Secondary Street	Building	234, 237, 251, 275, 284, 285, 289	1.0m Averaging is not permitted to minimum
	Garage	All lots	1.5m Averaging is not permitted to minimum