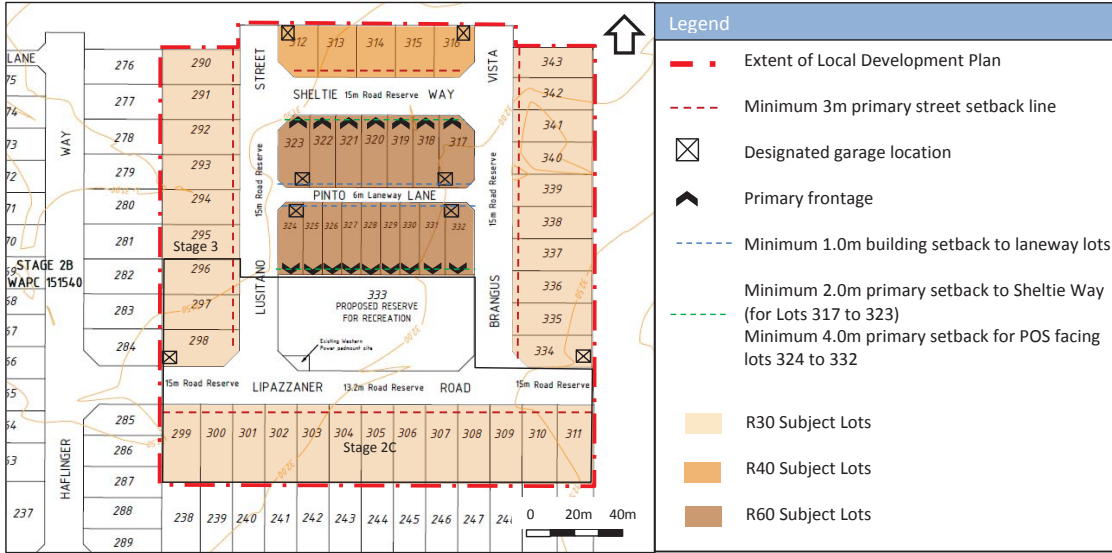


Byford Meadows

LOCAL DEVELOPMENT PLAN (LDP) 3 - STAGES 2C & 3, BYFORD MEADOWS



Local Development Plan as Per R-MD Codes – Minor Variation

- Scheme and Residential Design Code Variations**
 - Variations to the Town Planning Scheme No.2 and R-Codes are noted within this LDP.
 - Unless otherwise defined on this LDP, all development is to be in accordance with the Shire of Serpentine Jarrahdale Town Planning Scheme No. 2, Residential Design Codes, and the Byford Meadows Local Structure Plan.
 - Planning approval is not required, but a building permit is required, for the construction of a dwelling on any lot with the area covered by the LDP (including lots with a land area less than 260m²) except where variations to the LDP are sought.

2. Streetscape Setbacks

Setbacks		Lots Applicable	Minimum	Averaging
Primary Street	Building	R30 (Lots 290 - 311, 334 – 343) R40 (Lots 312 – 316)	3.0m 3.0m	No Averaging permitted No Averaging permitted
	Garage	R30 (Lots 290 - 311, 334 – 343) R40 (Lots 312 – 316)	4.5m 3.5m	No Averaging permitted No Averaging permitted
Laneway	Garage	R60 (Lots 317 -323, 324 – 332)	0.5m	No Averaging permitted
	Laneway Setback	R60 (Lots 317 -323, 324 – 332)	1.0m	No Averaging permitted
	Secondary Street	R60 (Lots 317, 323, 324, 332)	1.0m	No Averaging permitted

- All visible house elevations from the secondary street shall feature similar materials, colours and articulation consistent with the primary street elevation.
 - For all R30 and R40 lots, garages can be built to one side boundary in accordance with the front setback requirements.
 - Where designated garage locations are identified the driveway/crossover locations and access are required in these locations or as close thereto as is practicable and is deemed to be compliant.
- 3. Boundary Setback Requirements**

Setbacks	Lots Applicable	Requirements
Buildings on boundary (other than street boundaries)	R60 (Lots 317 - 332)	Buildings built to both side boundaries are permitted in accordance with the wall height and length of the R-Codes.

4. Open Space Requirements

Open Space Provision	Lots Applicable	Requirements
	All R30	35%
	All R40	35%
	All R60	40%

5. Landscaping

- The front setback area, excluding the area of any verandah or porch, shall consist of at least 40% soft landscaping of which no more than 50% shall comprise of turf.
- Rear outdoor living areas shall be at least 1/3 soft landscaping.

6. Building Materials

- Dwelling frontages to the primary street to comprise of at least two different wall materials, textures or finishes.

This Local Development plan has been approved by the Shire of Serpentine Jarrahdale in accordance with clause 52 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

Coordinator Planning Services
Shire of Serpentine Jarrahdale

Date **13 January 2017**