

**LEGEND**

- DAP Boundary
- Building Envelope
- 1.5m Second Storey Setback
- Zero Lot Line

**PROVISIONS**

The provisions addressed below relate to the neighbourhood node corner Larson Road and Plaistowe Boulevard, *Byford Central*

Unless otherwise approved by the Shire of Serpentine- Jarrahdale, all dwellings, outbuildings and garages/carports shall be constructed within the nominated building envelopes as depicted on the Plan.

Retail floorspace NLA shall be limited to 75m<sup>2</sup> for each street corner.

Any development other than a single house requires planning approval.

The following standards represent variations to the R-Codes and operate as Acceptable Development requirements.

**GENERAL PROVISIONS**

R-Coding	R30	
Minimum Open Space	40%	
Building Setbacks	Minimum	Maximum
Primary Street	3.0m *	6.0m
Secondary Street	1.0m	
Side	Refer Provisions Below**	
Second storey	1.5m min. where depicted on plan	

\* Porticos and front verandahs are permitted to a minimum setback of 2.0m

\*\* Side Setbacks:

- (i) Zero lot line is permitted on side boundaries wherever depicted on the plan.

**BUILDING FACADE**

Zero lot line walls shall not project beyond the front facade of the dwellings.

**ADVICE NOTES**

1. Ground level floor to ceiling heights should be a minimum of 3.5m where 2 storey commercial use is proposed.
2. 1 additional car parking bay shall be provided for each lot, or the land equivalent for future construction.
3. Pedestrian shelter in the public realm should be considered.
4. Two storey development to provide for ground floor commercial/non-residential and upper floor residential uses is encouraged.
5. Built form is to be robust enough to allow conversion in the future to a use consistent with the intended form and function of a neighbourhood node.

**ENDORSEMENT**

This Detailed Area Plan has been endorsed by Council under Clause 9.14.3(d) of Town Planning Scheme No. 2

Director of Development Services - Shire of Serpentine-Jarrahdale

18/7/11 Date

1.0m SETBACK TO SECONDARY STREET

PLAIMAR

RAMBLE

Padmount Site

338

Preferred use residential  
331

DRAINAGE EASEMENT

Proposed Lot 1  
Preferred use residential duplex

333

Proposed Lot 2  
Preferred use commercial and residential

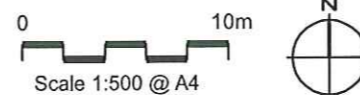
BOULEVARD

PLAISTOWE



3.0m MINIMUM FRONT SETBACK

SECOND STOREY SETBACK  
1.5m MINIMUM



NOTE: Pavements and footpaths shown diagrammatically only

DETAILED AREA PLAN No. 10  
PLAISTOWE BOULEVARD  
NEIGHBOURHOOD NODE  
**BYFORD CENTRAL**

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