LEGEND

- DAP Boundary
- 1.5m Second Storey Setback
- Recommended garage location
- Designated garage location
- Building Envelope
- Primary Dwelling Orientation
- Secondary Dwelling Orientation

PROVISIONS

The provisions addressed below relate to Lot 569 Lychee Place, *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.

Any development other than a single house requires planning approval.

R-CODE VARIATIONS
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 (ii)	6.0m
Secondary Street	1.0m	
Side	1.0m (iii)	
Second storey	1.5m min. where depicted on plan	

(i) Outdoor living areas to be located on a northern or eastern boundary where practicable for solar access.
(ii) Porticos and front verandahs are permitted to a minimum setback of 2.0m.
(iii) Side Setbacks:
Zero lot line is permitted on one side boundary to a maximum height of 3.5m with an average of 3.0m for 2 / 3 the length of the balance of the boundary.

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

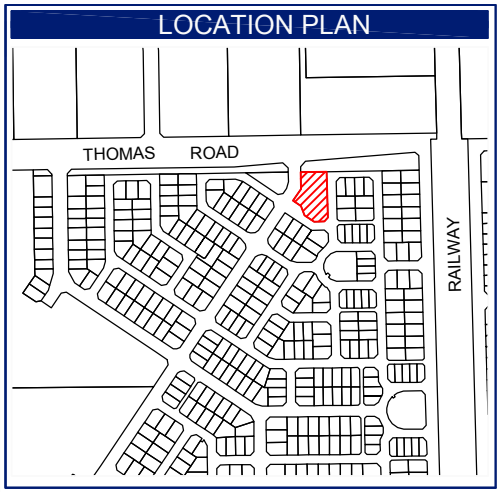
ENDORSEMENT

THIS PLAN HAS BEEN APPROVED BY THE SHIRE ON THE

.....IN ACCORDANCE WITH CLAUSE 5.18.5.1(c) OF THE SHIRE OF SERPENTINE/JARRAHDALE TOWN PLANNING SCHEME No. 2

SIGNED

16/05/13
Date



0 10m
Scale 1:750 @ A4

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NOTE: Pavements and footpaths shown diagrammatically only

DETAILED AREA PLAN
LOT 569 LYCHEE PLACE
BYFORD

GRAY & LEWIS
LAND USE PLANNERS
Suite 5, 2 Hardy Street
South Perth, WA 6151
T (08) 9474 1722
F (08) 9474 1172
perth@graylewis.com.au