



LEGEND	
	1.5m SETBACK
	COMMUNAL STREET
	CARPORT/GARAGE LOCATION
	DUPLEX SITE
STANDARD SITE 149	
REAR LOADED SITES 24	
DUPLEX SITES 11 (22)	
TOTAL 195	

SCALE 1:1000 @A1



LOCAL DEVELOPMENT PLAN  
EDENLIFE LIFESTYLE COMMUNITY - BYFORD  
LOT 59, 60 & 71 BRIGGS ROAD AND LOT 62 THOMAS ROAD, BYFORD

**LDP PROVISIONS**  
The provisions of the Shire of Serpentine Jarrahdale Local Planning Scheme No. 3 (LPS3) and State Planning Policy 7.3 Residential Design Codes Volume 1 (R-Codes) are varied as detailed within this LDP.

**Residential Design Code**  
- All lots to be developed in accordance with R30 density coding unless otherwise stipulated within this LDP.

**Streetscape**  
- Dwellings & carports shall be orientated towards the communal street and shall have a minimum 1.5m setback (to supporting columns/structure) from the communal street.  
- An unenclosed porch, balcony, verandah or the equivalent shall have a minimum 1.5m setback from the communal street.  
- Solid side fencing shall not exceed 1.8m above the natural ground line, tapering to a height of 1.2m towards the street and no closer than 1.5m to the road.

**Design Elements**  
- Garage doors to the front of carports/garages are only permitted where they are setback a minimum of 1.5m or greater from the communal street, and shall be automatic lifting.

**Boundary Setbacks**  
- Side and rear boundary setbacks (including carports and enclosed garages) may be a minimum of 1m from lot boundaries where development achieves the Deemed-to-comply provisions of Clause 5.4.1 (Visual privacy) and 5.4.2 (Solar access for adjoining sites) of the R-Codes (as amended).

**Incidental Development**  
- All dwellings are required to have an allocated storage shed with a minimum area of 4m<sup>2</sup>. The sheds are to comply with the outbuilding provisions of the R-Codes Volume 1.

**Rear Loaded Home Sites**  
- Clothes drying areas may be visible from the primary frontage provided they:  
- are set back a minimum of 6m from the front lot boundary;  
- are set back behind the building line of the dwelling.

**Additional Provisions**  
- Lots identified as being partially within Bushfire Attack Level (BAL) – 29 zone require all structures to be set back behind the blue dashed line marked on the site plan, in accordance with AS 3959:2018.

**Approval**  
This LDP has been approved by the Shire of Serpentine Jarrahdale under clause 52 of the Planning and Development (Local Planning Schemes) Regulations 2015

*H. Brien*

3 February 2025

AUTHORISED OFFICER

DATE

RICHARD HAMMOND ARCHITECT  
22.01.25  
LOCAL DEVELOPMENT PLAN RevC  
FOR EDENLIFE COMMUNITIES PTY LTD



PA23/849