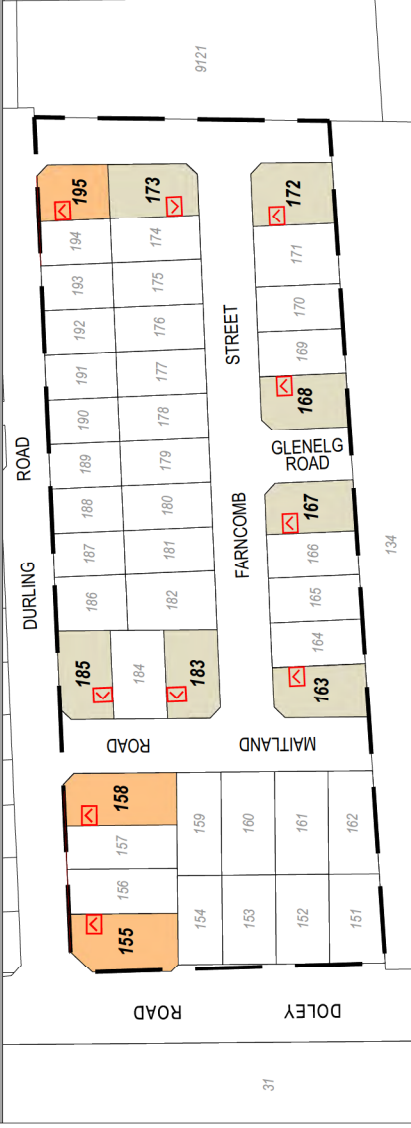


# BEENYUP GROVE LOCAL DEVELOPMENT PLAN No. 2

Enlargement 'A' (WAPC 160952) 1:1,500@A3



## SCHEME AND RESIDENTIAL DESIGN CODE VARIATIONS

The provisions listed below and accompanying plan relate to WAPC subdivision approval references 160952 and 163451.

Unless provided for below, the provisions of the Shire of Serpentine Jarrahdale Local Planning Scheme No. 3, the Residential Design Codes (R-Codes) and Shire of Serpentine - Jarrahdale Local Planning Policy 2.2: Residential Development Standards (R25-R60) (LPP 2.2) apply.

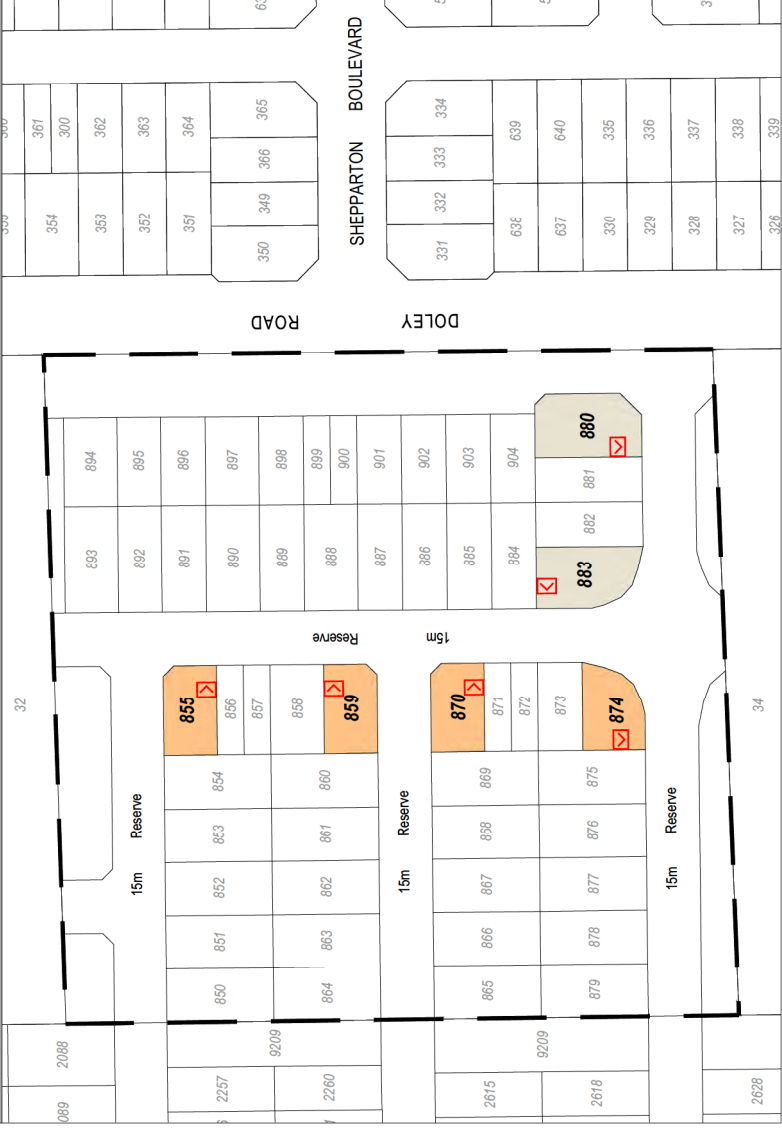
Where a development standard is specifically stipulated within this LDP, that standard prevails over the requirements of LPP 2.2, the R-Codes and any other requirements of LPS 3. The requirements of the R-Codes shall generally prevail, with the R-Codes and LPS 3 to be satisfied in all other matters.

Single Houses that are entirely compliant with the provisions of this LDP, the Shire's Local Planning Policy 2.2: Residential Development Standards (R25-R60), and any relevant deemed-to-comply provisions of the R-Codes, do not require development approval.

## Garage Locations & Vehicle Access

- Garage locations shall be in accordance with the locations identified on this LDP.
- Vehicle access for corner lots within the LDP area is permitted to be from either the primary or secondary street

Enlargement 'B' (WAPC 163451) 1:1,500@A3



## Location Plan (Not to scale)



## Legend

- LDP Area
- Lots subject to LDP
- R25
- R40
- Mandatory Garage Location

Local Development Plan approved pursuant to Schedule 2, Part 5, cl. 52 of the Planning and Development (Local Planning Schemes) Regulations 2015

*Heather O'Brien*

Authorised Officer  
Shire of Serpentine - Jarrahdale

Date 22 July 2024

