



LOCAL DEVELOPMENT PLAN PROVISIONS

SCHEME AND RESIDENTIAL DESIGN CODE VARIATIONS

Unless provided for below, the provisions of the Shire of Serpentine-Jarrahdale Local Planning Scheme No.3 (**LPS3**), the Doley Road Precinct Local Structure Plan (**LSP**), the Residential Design Codes Volume 1 (**R-Codes**) and Local Planning Policy 2.2: Residential Development Standards (**LPP2.2**) are applicable. This Local Development Plan (**LDP**) operates in conjunction with the requirements of the R-Codes and LPP2.2 by applying additional controls or by varying the 'deemed-to-comply' requirements. Where this LDP varies any requirements of the R-Codes or LPP2.2, compliance will be deemed to constitute 'deemed-to-comply' and development approval is not required.

Vehicular access

1. The lots subject of this LDP are permitted to take access from the primary street.

Garage location

2. Garages are to be located where identified on this LDP.

Garage width

3. No maximum garage width applies to Lot 215, subject to the following criteria:

- a. The garage is to be attached to the dwelling; and
- b. The garage is to be at least 0.5m behind the dwelling alignment, with the dwelling maintaining visual connectivity to the primary street.

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

Authorised Officer

m.legrange

Date

10/06/2026



LOCAL DEVELOPMENT PLAN
24 Patens Grove, BYFORD

NOTE: Base Data supplied by MNG
Areas and dimensions shown are subject to final survey calculations.

A	6/4/2026	Initial Issue
Revision	Date	Item

- LEGEND**
- R25 CODED LOTS SUBJECT TO THIS LOCAL DEVELOPMENT PLAN
 - DESIGNATED DOUBLE GARAGE LOCATION
 - RETAINING WALL (EXISTING)

Ladybug Twenty Three Pty Ltd	:	CLIENT
A3@1:750	:	SCALE
6 April 2026	:	DATE
23-186-LDP-001	:	PLAN No
A	:	REVISION
A.S.	:	PLANNER
B.L	:	DRAWN

