



LEGEND

- Local Development Plan Boundary
- Designated Driveway Location
- Designated Garage Location
- Subject to additional noise mitigation measures
- Access restrictions
- Residential R25
- Residential R40

LOCAL DEVELOPMENT PLAN
LOTS 2, 23 & 24 HOLMES STREET & LOT 1 & 1600 BALFOUR STREET, SOUTHERN RIVER

This Local Development Plan has been prepared pursuant to Clause 52 (1)(a) of the Planning and Development (Local Planning Schemes) Regulations 2015 - Schedule 2 - Deemed Provisions and the Residential Design Codes (R-Codes), and in place of a planning approval for a Single House where it meets:

i. The Deemed-to-comply provisions of the R-Codes, and any other alternative Deemed-to-Comply provisions contained in the City's Residential Development Policy.

General

1. The acceptable development requirements of the Residential Design Codes (as amended), and the City of Gosnells Town Planning Scheme No. 6 (as amended) are required to be satisfied, except where this local development plan provides for variations.

2. Development approval is not required, but a Building Permit is required, for construction of a compliant dwelling on any lot within the area covered by this Local Development Plan (including lots with a land area less than 260m²).

3. Consultation with the adjoining or other landowners is not required to achieve a variation to the Residential Design Codes as provided for by this Local Development Plan.

Garages and Driveways

4. Garages and corresponding driveways are to be located as designated by this LDP. The City of Gosnells may, at its discretion, vary the location of the garages and driveways.

5. No direct vehicle access is permitted from Lots 1, 14, 15, 34, 35 and 55 Holmes Street.

Noise

6. Dwellings on Lots identified as being 'subject to additional noise mitigation measures' are to be constructed in accordance with the requirements of Quiet House Design Package A, as per the Noise Management Plan prepared by Herring Storer Acoustics (dated December 2016), unless varied otherwise and approved by the City. Two storey development may be subject to further acoustic advice and associated requirements.

Street Setbacks

7. Lots subject to an R25 density coding are permitted to have a reduced street setback of 4m.

Open Space

8. Lots subject to an R25 density coding with a lot size of less than 350sqm shall provide an outdoor living area (OLA) with an area of 10% of the lot size or 20m², whichever is greater, directly accessible from a primary living space of the dwelling and located behind the street setback area. At least 70% of the OLA must be uncovered and includes areas under eaves which adjoin uncovered areas. The OLA has a minimum 3m length or width dimension. No other R-Codes site cover standards apply.



The provisions of this Local Development Plan are enforced through the following legislation:
 Clause 56 of the Planning and Development (Local Planning Schemes) Regulations 2015 - Schedule 2 - Deemed Provisions.
 Section 214 of the Planning and Development Act 2005 - Directions by responsible authority regarding unauthorised development.

APPROVAL
 Pursuant to Clause 52(1)(a) of the Planning and Development (Local Planning Schemes) Regulations 2015 - Schedule 1 - Deemed Provisions this Local Development Plan is hereby approved.

PF21/00026

Coordinator Planning Implementation

16 March 2022

Date

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 LOTS 2, 23 & 24 HOLMES STREET & LOT 1 & 1600 BALFOUR STREET
 SOUTHERN RIVER
 City of Gosnells



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