



**LEGEND**

- Subject Land
- Residential R30
- Residential R40
- Public Open Space
- Noise Wall
- Designated Garage Location
- Subject to additional noise mitigation measures
- POS Interface Requirements

**LOCAL DEVELOPMENT PLAN**  
**LOT 6 MATISON STREET & LOTS 9 & 1792 HOLMES 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 260m<sup>2</sup>).
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**

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

**Noise**

5. 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 January 2018), unless varied otherwise and approved by the City. Two storey development may be subject to further acoustic and associated requirements.

**POS Interface Requirements**

6. Lots with a boundary to an area of public open space, as noted on the LDP plan, shall provide:
  - Fencing that is a maximum height of 1.8m with a maximum 1.2m high solid portion and visually permeable above to the maximum height.
  - Two major openings from a habitable room that faces the public open space.
  - Boundary walls directly abutting Public Open Space are not permitted.

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.

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 Coordinator Development Services  
 Date **19 September 2023**  
 PF23/00012



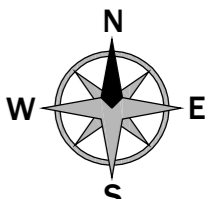
**LOCAL DEVELOPMENT PLAN**  
 LOT 6 MATISON STREET & LOTS 9 & 1792 HOLMES STREET  
 SOUTHERN RIVER  
 City of Gosnells



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