

LEGEND

- Subject Land
- 10m setback to Service Commercial Zone lots
- Gas Mitigation System (2m front setback, 0.75m from rear boundary)
- Long Term Gas Verification Wells
- Service Commercial
- Residential R20
- Bio Pockets - No paving to cover Bio Pockets
- Sewer Easement 2.5m Wide (starts 15.m from front boundary and ends 4m from front boundary)

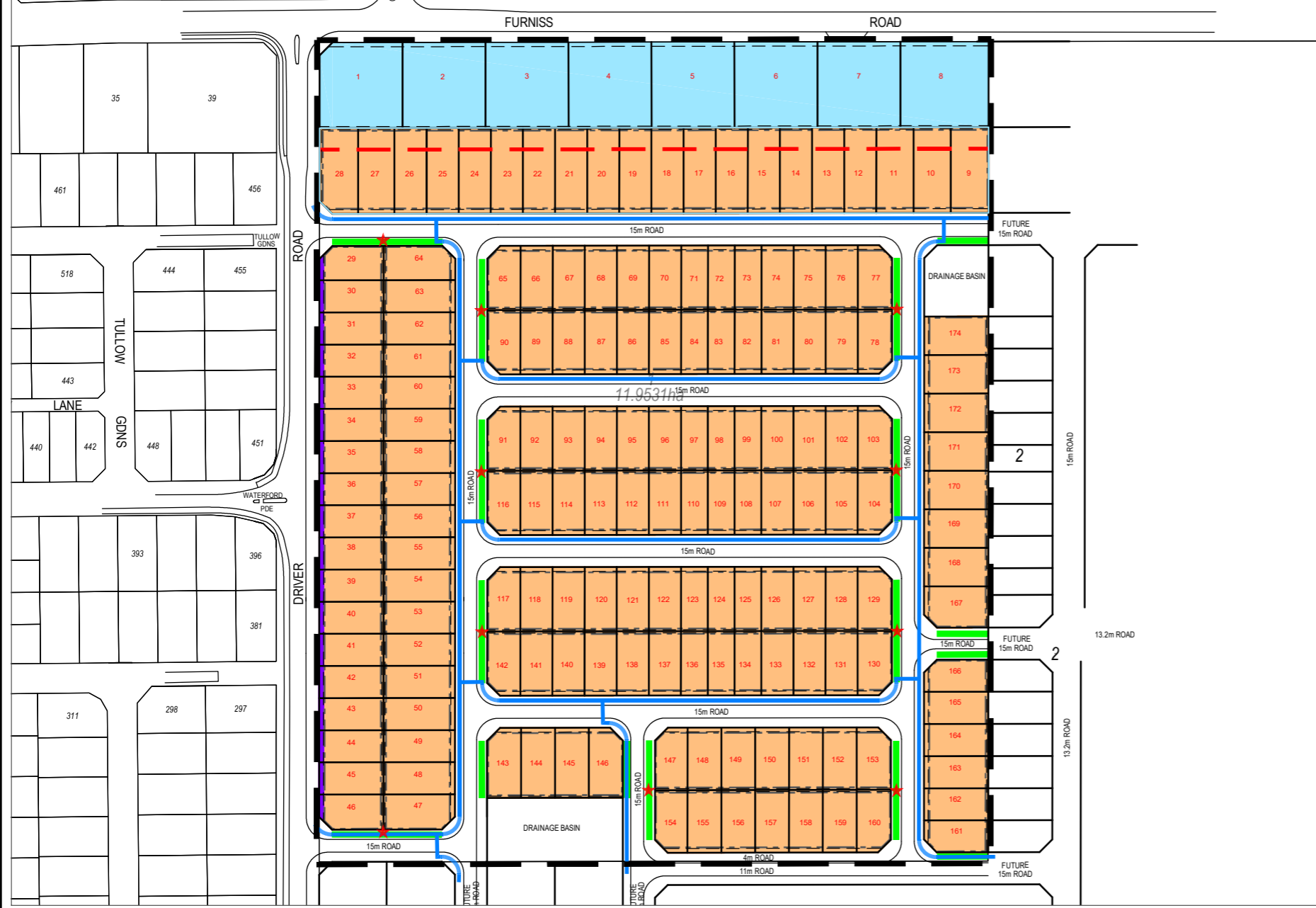
**LOCAL DEVELOPMENT PLAN
LOT 1 (No. 115) FURNISS ROAD, DARCH**

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

- No excavation is to occur below a depth of 2.2m. Gas mitigation is located 2.2m from finished level.
- No bore are permitted.
- No verges are to be paved.
- Buildings are not permitted within 2m of the front boundary and 0.75m of the rear boundary.
- Buildings are not permitted within 1m of the secondary street boundary of Lot 28.



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.

Coordinator Development Services

Date

**LOCAL DEVELOPMENT PLAN
LOT 1 (No. 115) FURNISS ROAD
DARCH**

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