

- LEGEND**
- Subject Land
 - Lots not capable of development until adjoining vegetation has been cleared
 - BAL-29 Bushfire Attack Level Rating
 - Crossover Location
 - No Vehicular Access
 - Bin Pads (Lots 804, 805, 810 & 811)
 - Lots Subject to Bushfire Management Plan
 - Noise Wall
 - Lots subject to Quiet House Design Standards

LOCAL DEVELOPMENT PLAN
LOT 3 (No. 170) 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 and Grouped Dwelling where it meets:

BUSHFIRE

- Lots subject to a BAL rating will be required to have a notification registered on the certificate of title that states 'this land is within a bushfire prone area as designated by an Order made by the Fire and Emergency Services Commissioner and is subject to a Bushfire Management Plan. Additional planning and building requirements may apply to development on this land'.

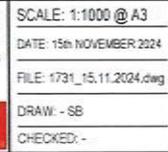
The provisions of this Local Development Plan are enforced through the following legislation:
 Clause 56 of the Planning and Development (Local Planning Schemes) Regulations 2015 - Schedule 2 - Deemed Provisions
 Section 214 of the Planning and Development Act 2005 - Directions by responsible authority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

Executive Manager Engineering & Development Services Date



LOCAL DEVELOPMENT PLAN
LOT 3 (No. 170) HOLMES STREET
SOUTHERN RIVER

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SCALE: 1:1000 @ A3
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