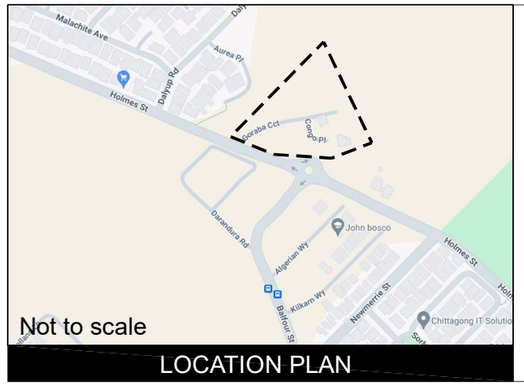


LOCATION PLAN

LEGEND

- Subject Land
- Lots not capable of development until adjoining vegetation has been cleared
- Crossover Location
- No Vehicular Access
- Bin Pads (Lots 804, 805, 810 & 811)
- Lots Subject to Bushfire Management Plan
- Noise Wall to be constructed by the developer in accordance with an approved Noise Management Plan
- Lots subject to Quiet House Design Standards, in accordance with an approved Noise Management Plan



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 where it meets:

GENERAL

1. The deemed-to-comply provisions of the R-Codes, and any other alternative deemed-to-comply provisions constained in the City's Residential Development Policy.

2. All lots on this LDP must comply with the requirements of an approved Bushfire Management Plan and any subsequent Bushfire Attack Level Assessment.

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.

For Manager, Development Services — 10/1/2025 — Date — PF24/00010

LOCAL DEVELOPMENT PLAN

LOT 3 (No. 170) HOLMES STREET
SOUTHERN RIVER

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PIA Planning Institute Australia
CPP CERTIFIED PRACTISING PLANNER

SCALE: 1:1000 @ A3
DATE: 16th DECEMBER 2024
FILE: 1731_16.12.2024.dwg
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N W E S

INCORPORATED ANNEXURE B

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