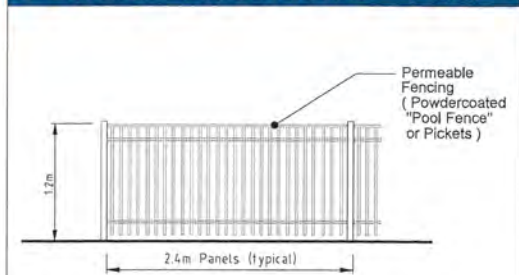


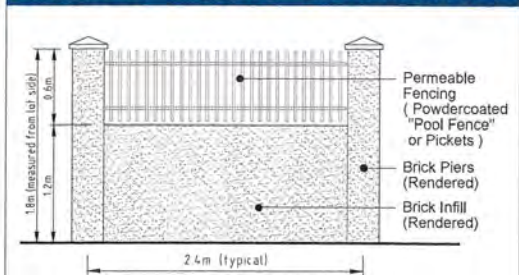
LOCATION PLAN N.T.S.



TYPICAL PERMEABLE FENCE FRONTING POS

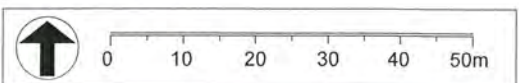


TYPICAL PERMEABLE FENCE - SIDE BOUNDARY



Local Development Plan adopted by:
 Council
 Delegated Authority 49: Detailed Area Plans
 as per Res. 257, 13/6/06
 Manager Planning Implementation
 Co-ordinator Planning Implementation

Signature: *[Signature]* Date: 25/2/15
 CPI



LDP PROVISIONS

This Local Development Plan has been prepared in place of planning approval for single lot development where it meets:

- i) The requirements of the Residential Design Codes.
- ii) The standards of performance criteria as stated in the City of Gosnells Local Planning Policy LPP 1.1.1 - Residential Development Policy.
- iii) This Local Development Plan.

The acceptable development requirements of the WAPC Residential design Codes (as amended), Town Planning Scheme No. 6 (as amended) and City of Gosnells Policies are required to be satisfied except where this Local Development Plan provides for variations.

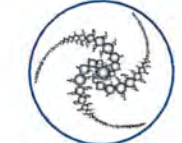
- Access**
1. All lots with access to rear laneways shall obtain vehicular access from the laneway only.
 2. The preferred location of the carports, garages and crossovers shown on this LDP may be varied in relation to the adopted LDP where change in location does not detrimentally affect streetscape, solar orientation and vehicle accessibility.
- Dwelling Orientation**
1. The design of dwellings shall include a primary/front style elevation orientated in the direction of the arrow/s shown on the LDP. The primary/front elevation shall contain the main entry/front door and at least one major opening overlooking the Public Open Space, except lot 95 which shall face the Cul-de-Sac road.
- Fencing**
1. Fencing shall comply with Local Planning Policy 4.10 - Subdivision and Development Abutting Public Spaces.
 2. Estate fencing adjoining private lots and POS shall be maintained as visually permeable by the applicable landowner.
 3. Fencing along a secondary street frontage shall be visually permeable above 1.2m for at least two thirds of its length (fencing needs to take into consideration Provision No. 1 under Dwelling Orientation above - i.e. a visually permeable section needs to be in front of applicable major openings overlooking a secondary street).
- Other Provisions**
1. Front verandahs, pergolas, patios or the like at the front of a dwelling shall be constructed as an integral part of the dwelling and be constructed in the same materials as the dwelling.
 2. A variation to Open Space may be achieved in accordance with the City's Local Planning Policy 1.1.1 - Residential Development.

LOCAL DEVELOPMENT PLAN
 Lots 1749 Bradley Street, SOUTHERN RIVER

LEGEND

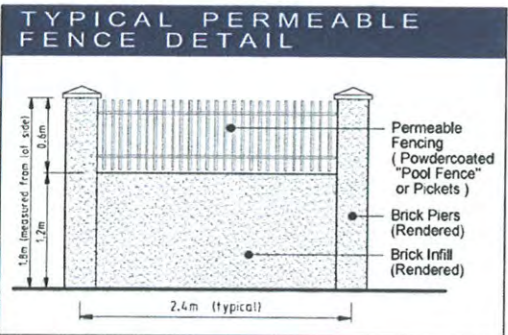
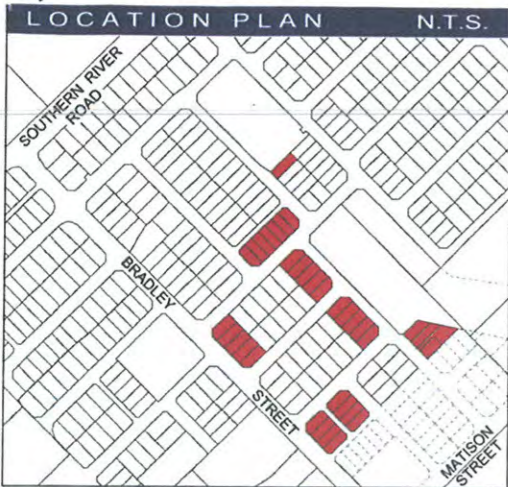
- LDP boundary
- Development area
- No vehicle access
- Visually permeable controlled fencing
- Preferred double garage location / crossover
- Building orientation to Public Open Space or Road - as shown

MAMMOTH NOMINEES PTY LTD : CLIENT
 1:1000 @ A3 : SCALE
 9 February 2015 : DATE
 CCE-0012-LDP (DAP) - Lot1749 : PLAN No
 B : REVISION
 F.F. : PLANNER
 W.J. : DRAWN
 C.H. : CHECKED



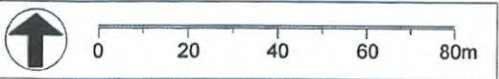
CATALYST
 ACN 163 557 926
 ABN 16 163 557 926
 18 Chiswick Street,
 Wembley Downs, WA, 6019
 T 0439 988 476

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Local Development Plan adopted by:
 Council
 Delegated Authority 49: Detailed Area Plans
 as per Res. 257, 13/6/06
 Manager Planning Implementation
 Co-ordinator Planning Implementation

[Signature] CPI 30/4/14
 Signature Date



- ### LDP PROVISIONS
- This Local Development Plan has been prepared in place of planning approval for single lot development where it meets:
- The requirements of the Residential Design Codes.
 - The standards of performance criteria as stated in the City of Gosnell's Local Planning Policy LPP 1.1.1 - Residential Development Policy.
 - This Local Development Plan.
- The acceptable development requirements of the WAPC Residential design Codes (as amended), Town Planning Scheme No. 6 (as amended) and City of Gosnell's Policies are required to be satisfied except where this Local Development Plan provides for variations.
- Access**
- All lots with access to rear laneways shall obtain vehicular access from the laneway only.
 - The preferred location of the carports, garages and crossovers shown on this LDP may be varied in relation to the adopted LDP where change in location does not detrimentally affect streetscape, solar orientation and vehicle accessibility.
- Dwelling Orientation**
- The design of dwellings shall include a primary/front style elevation orientated in the direction of the arrow/s shown on the LDP. The primary/front style elevation shall consist of at least one major opening overlooking the primary street and where applicable POS and/or a secondary street.
- Fencing**
- Estate fencing adjoining private lots shall be maintained as visually permeable by the applicable landowner.
 - Fencing along a secondary street frontage shall be visually permeable above 1.2m for at least two thirds of its length (fencing needs to take into consideration Provision No. 1 under Dwelling Orientation above - i.e. a visually permeable section needs to be in front of applicable major openings overlooking a secondary street).
- Letter Boxes**
- All letter boxes shall address the primary Street.
- Other Provisions**
- Front verandahs, pergolas, patios or the like at the front of a dwelling shall be constructed as an integral part of the dwelling and be constructed in the same materials as the dwelling.
 - Minimum Total Open Space (% of site) = 41%, allowing for 59% as Development Site Coverage.

LOCAL DEVELOPMENT PLAN

Lots 1746 - 1748 Bradley Street, SOUTHERN RIVER

- ### LEGEND
- LDP boundary
 - Development area
 - No vehicle access
 - Visually permeable controlled fencing
 - Preferred double garage location / crossover
 - Building orientation to primary street
 - ⇨ Building orientation to secondary street

T.M. Bazzo : CLIENT
 1:400 @ A3 : SCALE
 15 February 2014 : DATE
 CCE-0012-LDP (DAP) : PLAN No
 D : REVISION
 F.F. : PLANNER
 W.J. : DRAWN
 C.H. : CHECKED



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