

- LEGEND**
- Local Development Plan Boundary
 - Designated Driveway Location
 - Designated Garage Location
 - Quiet House Design - Package A

**LOCAL DEVELOPMENT PLAN
LOTS 2, 23 & 24 HOLMES STREET & LOT 1 & 1600 BALFOUR STREET, SOUTHERN RIVER**

This Local Development Plan has been prepared pursuant to Clause 7.6 of the City of Gosnells Town Planning Scheme No. 6 (TPS No. 6) and the Residential Design Codes (R-Codes), and in place of a planning approval for a single house and/or grouped dwelling where it meets:

- i. The Deemed-to-comply provisions of the R-Codes.
- ii. The Column B standards under Local Planning Policy 1.1.1 - Residential Development.

General

1.0 The requirements of the R-Codes, TPS No. 6 and City of Gosnells Local Planning Policies must be satisfied in all matters, except where this Local Development Plan provides for the following variations as per Local Planning Policy 1.1.1 - Residential Development.

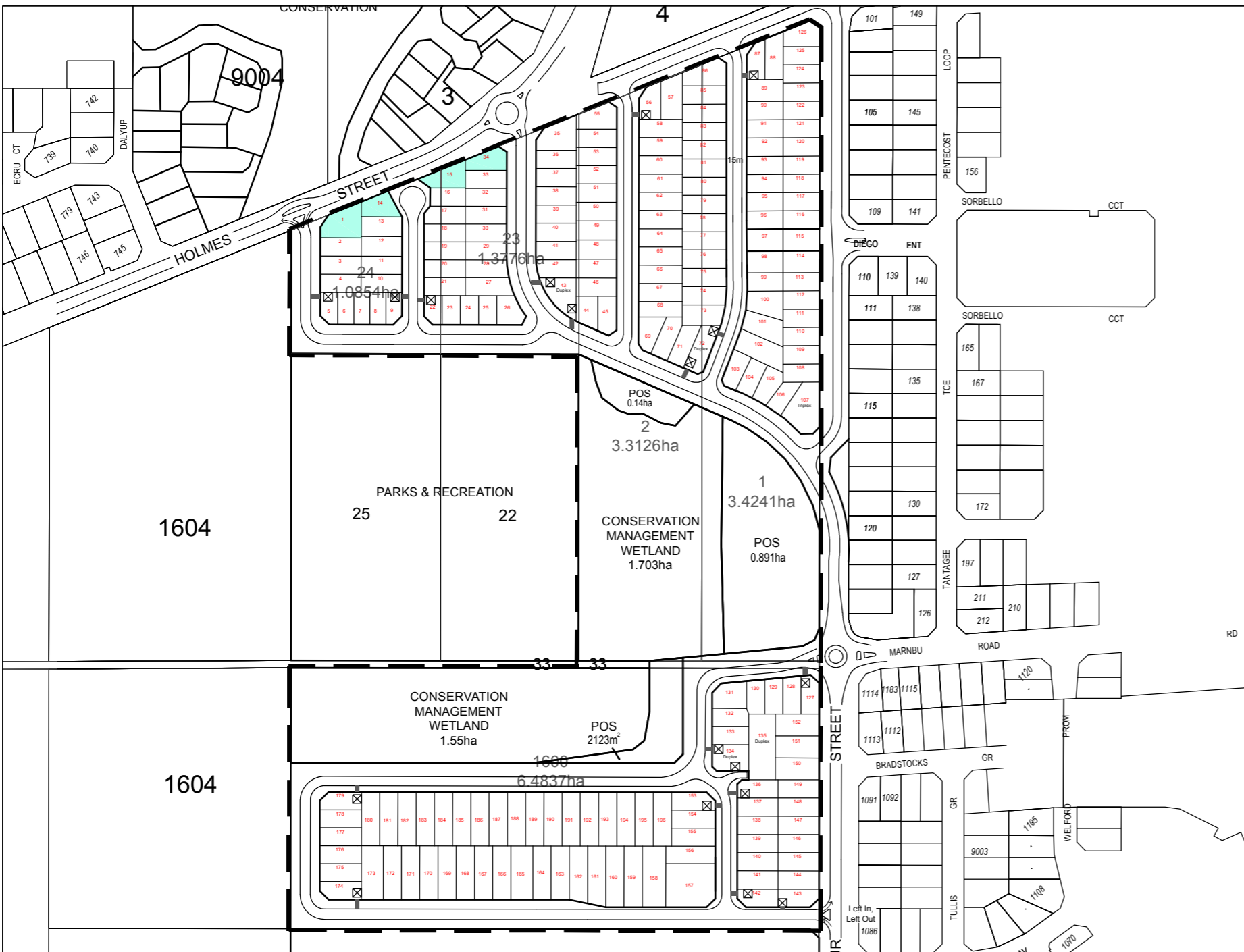
2.0 Consultation with adjoining or other landowners to achieve a variation to the R-Codes and/or Local Planning Policy 1.1.1 is not required for any development where consistent with this Local Development Plan.

Garages and Driveways

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

Noise

4.0 Lots 1, 14, 15 & 34 may be affected by noise from Holmes Street and as such, dwellings are to be constructed to comply with the "Quiet House Design" Package A requirements as outlined under the Implementation Guidelines for State Planning Policy 5.4 - Road and Rail Noise.



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 Planning Implementation

Date

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 LOTS 2, 23 & 24 HOLMES STREET & LOT 1 & 1600 BALFOUR STREET
 SOUTHERN RIVER
 City of Gosnells



SCALE: 1:3500 @ A3
 DATE: 30th JUNE 2020
 FILE: 563_30.06.2020.dwg
 DRAW: - SB
 CHECKED: -



**DYNAMIC PLANNING
AND DEVELOPMENTS**

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