



Detailed Area Plan - Residential Design Code Variations

This Detailed Area Plan has been prepared pursuant to Clause 7.6 of the City of Gosnells Town Planning Scheme No. 6 and the Residential Design Codes, and in place of a planning approval for a single house where it meets:

- i) The requirements of the Residential Design Codes
- ii) The standards under Local Planning Policy 1.1.1 - Residential Development.

The requirements of the Residential Design Codes (R-Codes), City of Gosnells Town Planning Scheme No. 6 and relevant City of Gosnells Local Planning Policies must be satisfied in all matters, except where this Detailed Area Plan (DAP) provides for the following variations:

- Open space provision within R20 areas will be reduced in accordance with provisions of the City of Gosnells Local Planning Policy 1.1.1 Residential Development.
- Consultation with adjoining or other landowners to achieve a variation to the R-codes, in accordance with the approved DAP, is not required.

LEGEND

- Subject Property Boundaries
- Existing Lot Boundaries
- Designated Garage Locations
- Residential Coding R20

The provisions of the Detailed area plan are enforced through the following legislation:

The City of Gosnells Town Planning Scheme No. 6
Part 12 - Enforcement and Administration
Clause 12.4 - Person must comply with provisions of the Scheme

Planning and Development Act 2005
Section 214 - Directions by responsible authority regarding unauthorised development.

APPROVAL
Pursuant to Clause 7.6.1(c) of Town Planning Scheme No. 6 this Detailed Area Plan is hereby approved

Coordinator Planning Implementation

Date 12/11/14



robertsday.com.au planning.design.place

SIZE A2
1:2000

CADASTRAL INFORMATION
SOURCE: MAPS
YTMWDD: 130313
DWG REF: 93916pr-391
PROJECTION: PCG94

A BASE PLAN
REV DESCRIPTION
141003 YTMWDD RF DRAWN ER APPRD

DETAILED AREA PLAN - LANE GARDENS
Southern River, City of Gosnells

REF NO. DRAW NO. REV.
ESD SOU RD1 403 A

DISCLAIMER: ISSUED FOR DESIGN INTENT ONLY. ALL AREAS AND DIMENSIONS ARE SUBJECT TO DETAIL DESIGN AND SURVEY