LOCAL DEVELOPMENT PLAN - RESIDENTIAL DESIGN CODE VARIATIONS

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, 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; and/or
iii) This Local Development Plan.

1. Dwelling Setbacks and Open Space:
   a. Front setbacks shall achieve an average of 3.75 metres.
   b. A minimum of 40% open space is permitted.

2. Outdoor Living Area:
   a. 36m² minimum area required, if less than 50% open space provided.

3. Vehicular Access:
   a. Vehicular Access may be provided from the Primary Street, if preferred, where a secondary access is present.

LOCATION PLAN - EXISTING LOTS

The provisions of the Local Development 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 52(1)(a) of the Planning and Development (Local Planning Schemes) Regulations 2015 - Schedule 2 - Deemed Provisions this Local Development Plan is hereby approved

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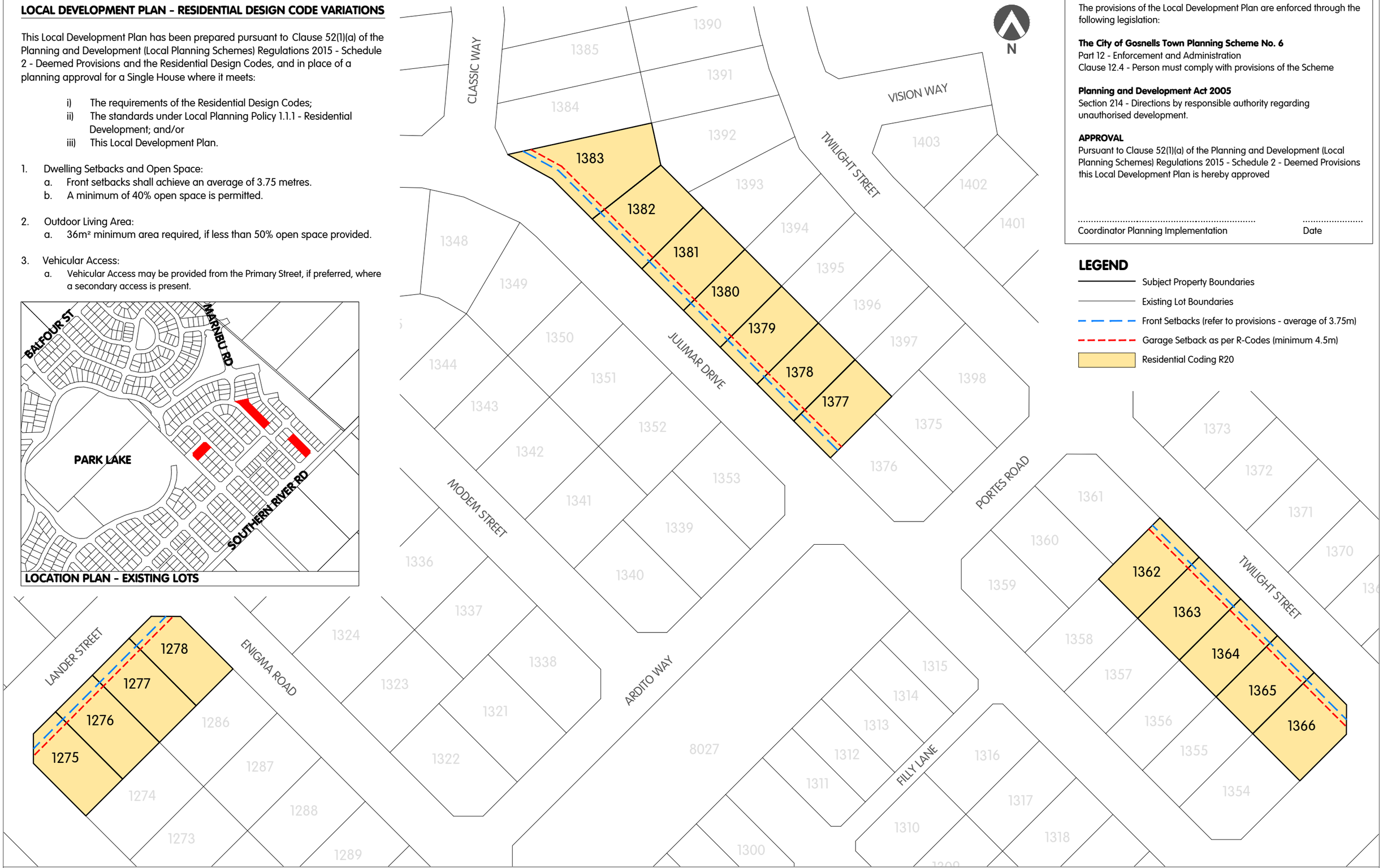
Coordinator Planning Implementation Date

LEGEND

- Subject Property Boundaries
- Existing Lot Boundaries
- Front Setbacks (refer to provisions - average of 3.75m)
- Garage Setback as per R-Codes (minimum 4.5m)
- Residential Coding R20



CADASTRAL INFORMATION
SOURCE: MNG
YYMMDD: 150826
DWG REF: 93916lots-9999p
PROJECTION: PCG94

1:1000 SIZE A3
0 metres 10 20 30 40 50

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LOCAL DEVELOPMENT PLAN
Lots 1275-1278 Lander St, 1362-1366 Enigma Rd & 1377-1383 Julimar Dve, Southern River
City of Gosnells

REV	DESCRIPTION	YYMMDD	DRAWN	APPR'D
C	VEHICULAR ACCESS	160204	ED	ER
B	OLA & AV. SETBACK	160203	ED	ER
A	ISSUED TO CITY	151126	SB	ED

REF NO. **ESD SOU** DRAW NO. **RD1 406** REV. **C**

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