

Local Development Plan

This Local Development Plan (LDP) has been prepared pursuant to Clause 52(1)(c) 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:

- The requirements of the Residential Design Codes
- Local Planning Policy 11 - Residential Development
- This Local Development Plan.

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

Consultation with adjoining or other landowners is not required to achieve a variation to the R-Codes as provided for by this LDP.

Interface with Public Open Space

- For lots with frontage less than 7.5m in width, single storey dwellings shall incorporate at least one major opening to habitable room(s) facing the Public Open Space (POS).
- For lots with frontage less than 7.5m in width, two storey dwellings shall incorporate at least two major openings to habitable rooms facing the Public Open Space (POS).
- For lots with frontage greater than 7.5m in width, dwellings shall incorporate at least two major openings to habitable rooms facing the Public Open Space (POS).
- Fencing abutting POS shall be in accordance with Local Planning Policy 4.10 - Subdivision and Development Abutting Public Areas for those lots shown in this LDP.
- Any visually permeable uniform fencing, retaining, stairwells and gates installed by the developer adjacent to the POS reserve shall not be modified without the prior approval of the City of Gosnells.

- Dwellings on lots identified in this LDP as requiring 'Quiet House Design' are to be constructed in accordance with the Western Australian Planning Policy Statement of Planning Policy 5.4 - Road and Rail Noise 'Quiet House Design Package A' to achieve an acceptable level of noise mitigation, unless varied otherwise and approved by the City of Gosnells.

Dwelling Design

- Dwellings to generally be orientated as shown in this LDP through orientation of the dwelling main entrance in the direction specified.

Lot Boundary Setbacks

- All dwellings are to be setback a minimum of 10m from the POS reserve.
- Garages and carports are to be setback a minimum of 0.5m to the laneway.
- For all R60 lots abutting the POS reserve, single storey development is permitted with a nil (zero) setback along both side boundaries for the full length, excluding setbacks to POS, public street and the laneway.

Open Space

- An Outdoor Living Area (OLA) with an area of 10% of the lot size or 20m², whichever is greater, directly accessible from a primary living space of the dwelling and located behind the street setback area; eaves which adjoin uncovered areas; and
- The OLA has a minimum 3m length or width dimension.
- No other R-Codes site cover standards apply.

Vehicular Access

- Unless otherwise specified, driveway access to a garage/carport for corner lots may be provided from the primary or secondary street frontage, except for Lots 131 and 132.
- Driveways may be located closer than 6m to a street corner or the point at which a carriageway begins to deviate on Lots 115, 131, 132 and 146.
- No vehicular access is permitted onto Holmes Street as shown in this LDP.

Noise Attenuation

- Dwellings on lots identified in this LDP as requiring 'Quiet House Design' are to be constructed in accordance with the Western Australian Planning Policy Statement of Planning Policy 5.4 - Road and Rail Noise 'Quiet House Design Package A' to achieve an acceptable level of noise mitigation, unless varied otherwise and approved by the City of Gosnells.

Garage Widths

- For single storey development a garage door and its supporting structures (or garage wall where a garage is aligned parallel to the street) facing the primary street is not to occupy more than 55% of the frontage of the setback line as viewed from the street. This may be increased up to 65%, where a second storey upper floor balcony extends for more than half the width of the garage and its supporting structures (or a garage wall where a garage is aligned parallel to the street) and the entrance to the dwelling is clearly visible from the primary street.

Approval

Pursuant to Clause 52(1)(1) of the Planning and Development (Local Planning Schemes) Regulations - 2015 Schedule 2 - Deemed Provisions this Local Development Plan is hereby approved.

PF21/00027

Authorised Officer:  Date: 16/ 03/ 2022



Legend

- Local Development Plan Boundary
- Existing Cadastre
- Residential R40
- Residential R60
- Public Open Space / Drainage
- No Vehicular Access
- Mandatory Garage Location
- Preferred Garage Location
- Visitor Parking (Indicative)
- Quiet House Design (Clause 15)
- Road Widening

Local Development Plan

Lot 1001 Holmes Road, Southern River

