

Local Development Plan Provisions

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:

- The requirements of the Residential Design Codes;
- The above standards as adjusted by Local Planning Policy 1.1.1 – Residential Development; and/or
- This Local Development Plan.

The acceptable development requirements of the Residential Design 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.

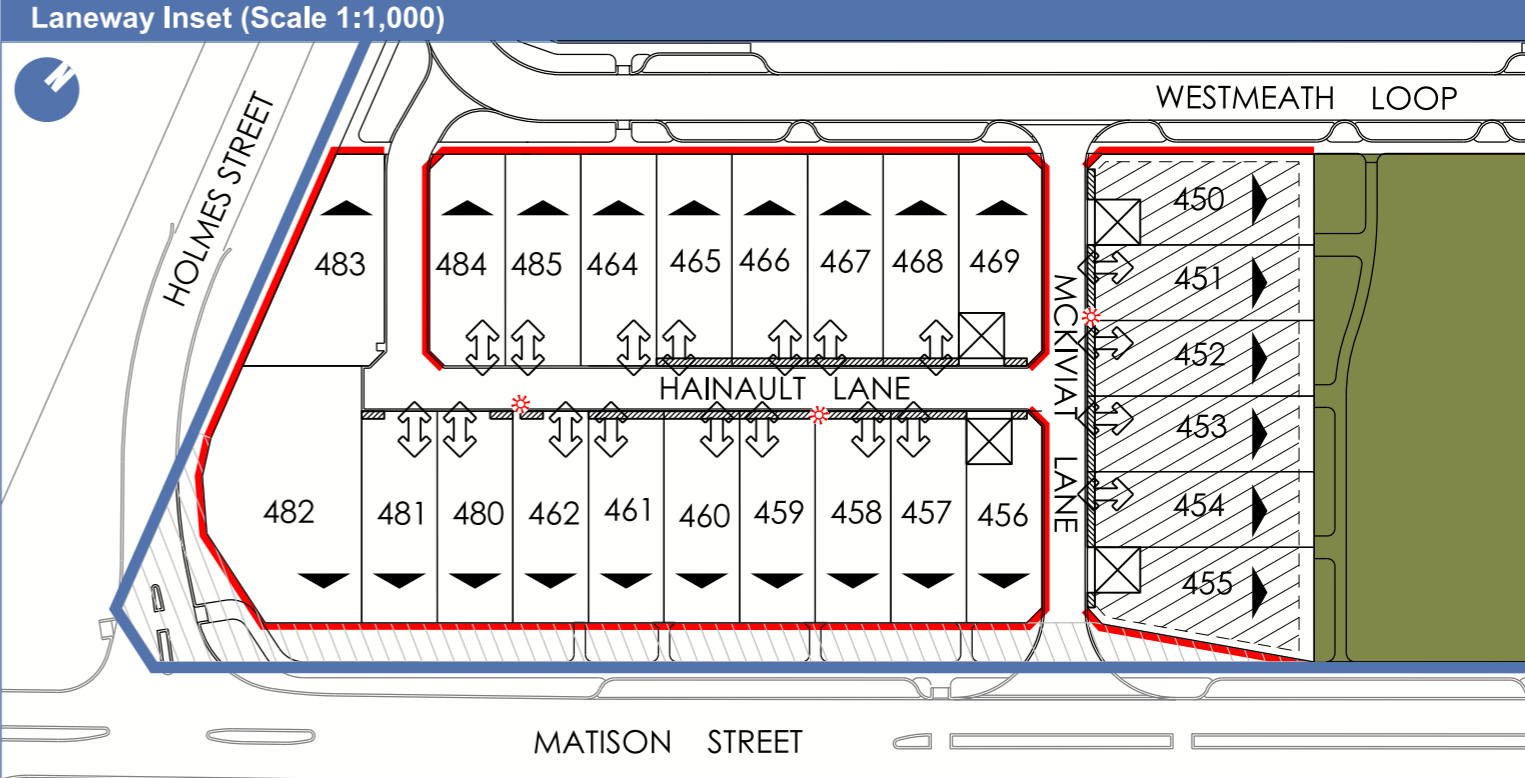
Consultation with adjoining or other landowners is not required to achieve a variation to the Residential Design Codes as provided for by this Local Development Plan.

General

- Any fencing along common boundaries between private property and the public road or public open space shall comply with Local Planning Policy No. 4.10. – Subdivision and Development Abutting Public Spaces. Additional screening or fencing abutting the public open space or public road would be in contravention of this Local Development Plan and therefore shall not be permitted.
- Dwellings on lots identified as being "Bushfire Prone" are to be constructed in accordance with AS 3959, based on the Bushfire Attack Level valid at that time.
- Dwellings on lots identified as requiring "Quiet House Design" are to be constructed in accordance with the relevant "Deemed to Comply Noise Treatment Package" specified on this LDP. Further guidance on Acceptable Noise Treatment Package requirements can be found in the Implementation Guidelines for State Planning Policy 5.4.
- Unless otherwise specified, driveway access to a garage/carport for corner lots may be provided from the primary or secondary street frontage.
- Driveways may be located closer than 6m to a street corner or the point at which a carriageway begins to deviate on Lots 383, 388, 393, 398, 401, 411, 420, 423, 428, 432, 440 & 443.
- Within the R20 coded area, a minimum Primary Street setback of 4.0m applies. Averaging is not permitted to this minimum.
- Minimum Private Open Space requirements are as follows:
 - R20 lots are to provide a minimum 45% private open space.
 - R30 and R40 lots are to provide a minimum 40% private open space.
- Each lot is to provide the following OLA Standards:
 - An outdoor living area (OLA) with an area of 10% of the lot size, directly accessible from a primary living space of the dwelling and located behind the street setback area;
 - The OLA has a minimum 3 m length or width dimension;
 - At least 70% of the OLA must be uncovered and includes areas under eaves which adjoin uncovered areas.

Laneway Precinct

- A minimum front setback of 2.0m applies to the primary street and/or the adjoining public open space reserve (with no averaging requirement) for all lots coded R40, provided that:
 - The front entry to the dwelling is readily identifiable;
 - At least one window from a habitable room is capable of providing surveillance of the primary street /public open space; and
 - The minimum dimensions of required Outdoor Living Areas are still achieved.
- Visually permeable uniform fencing, retaining, stairwells and gates will be provided by the developer adjacent the POS reserve. Such fencing shall not be modified without the prior approval of the City.
- All dwellings, garages and carports are to be setback a minimum of 1.0m from the public laneway network.
- Vehicle access is limited to via the public laneway including the Grouped housing site (unless varied by a subsequently Approved Development Application).



LOCAL DEVELOPMENT PLAN
Riverbank Estate (Stages 8 - 9)
 A Terranovis Project

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:

Authorised Officer _____ Date 25/02/2022

Scale: 1:2,000@A3 (Main Plan)

0m 10 20m

Plan: 20/055/001E
 Date: 17/02/2022
 Project: FCG 94

Designed: LB
 Checked: LB
 Drawn: BR

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