

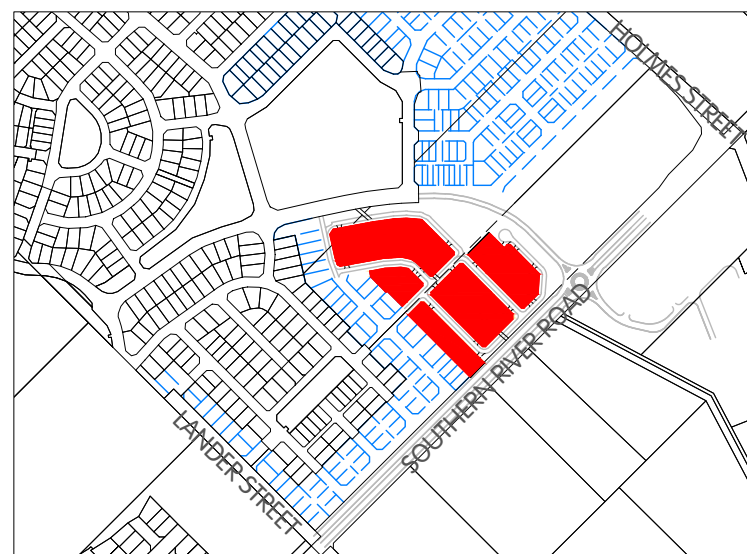
**The Village Stage 1 Local Development Plan**

Lots subject of this Local Development Plan do not need planning approval for a single house where compliant with:

- 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 Local Development Plan (LDP) provides for the following variations:

1. Open space provision within R20 & R30 areas will be reduced in accordance with provisions of the City of Gosnells Local Planning Policy 1.1.1 Residential Development.
2. Dwellings marked as Dwelling Surveillance are to address the direction of the arrow by incorporating the following measures;
  - a. At least one major opening from a habitable room with an outlook toward the Public Open Space; and
  - b. An Outdoor Living Area to be located on the side setback adjoining the Public Open Space
  - c. Outbuildings and drying areas shall not be located in the side setback area fronting the Public Open Space.
3. Any fencing along the common boundaries between private property and a public road and/or Public Open Space (as indicated on the plan) shall comply with Local Planning Policy 4.10 - Subdivision and Development Abutting Public Spaces. Fencing in the location generally indicated on the plan shall be provided by the Developer and shall not be modified without written consent from the City of Gosnells.
4. Lots indicated with Preferred Garage and Crossover Locations shall provide crossovers, driveways and garages generally in the locations marked on the plan. Crossovers shall be no closer than 6.0 metres from the street corner, being the point at which the carriageway begins to deviate. Any variations to crossover and garage location shall require written consent from the City of Gosnells.
5. Consultation with adjoining or other landowners to achieve a variation to the R-codes, in accordance with the approved LDP, is not required.



LOCATION PLAN - EXISTING LOTS



**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.

**NOT YET APPROVED**

Coordinator Planning \_\_\_\_\_ Date \_\_\_\_\_

**LEGEND**

- LDP BOUNDARY
- PREFERRED GARAGE LOCATION
- PREFERRED CROSSOVER LOCATION
- FENCE
- DWELLING SURVEILLANCE

**RESIDENTIAL CODE**

- R30
- R20