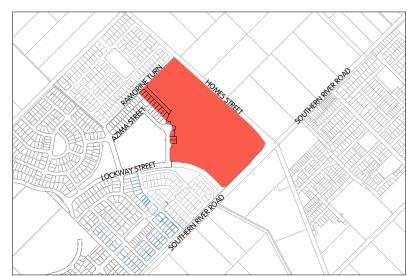
## The Village Local Development Plan

Lots subject of this Local Development Plan do not need planning approval for a single house where compliant with the requirements of the Residential Design Codes.

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:

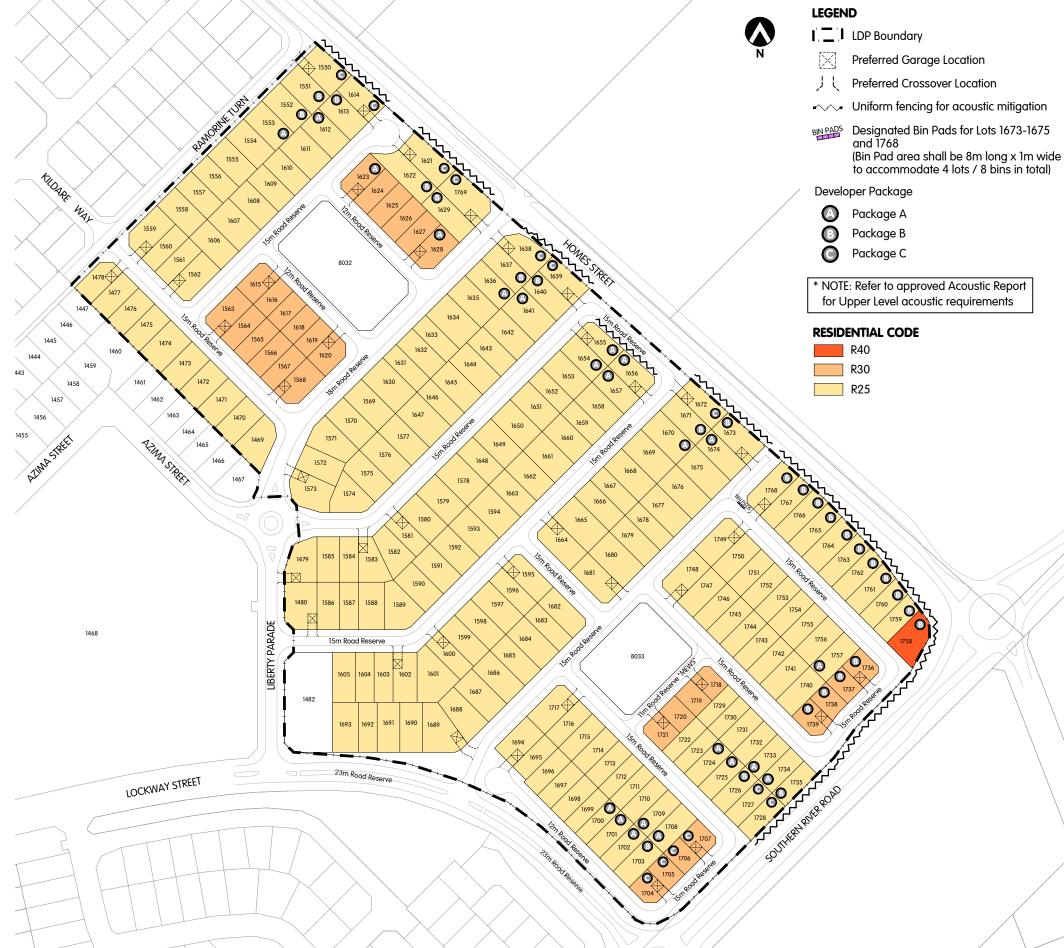
- 1. Lots indicated with Preferred Garage and Crossover Locations shall provide crossovers, driveways and garages generally in the locations marked on the plan. Crossovers shall be no closer than 6.0 metres from the street corner, being the point at which the carriageway begins to deviate. Any variations to crossover and garage location shall require written consent from the City of Gosnells.
- 2. Dwellings on lots identified as requiring 'Quiet House Design' are to be constructed in accordance with the relevant 'Deemed to Satisfy Construction Standards' specified on this LDP, in accordance with the Transportation Noise Assessment prepared by Lloyd George Acoustics 06 May 2021, unless varied otherwise and approved by the City. Where an affected lot is to be of double storey construction, specialist advice and City Approval must be sort since the upper level will not receive the same level of attenuation provided by walls or other dwellings.
- 3. Consultation with adjoining or other landowners to achieve a variation to the R-codes, in accordance with the approved LDP, is not required.
- 4. Bin Pads: Lots 1673 1675 and 1768 are to have a designated bin pad area (1.5m wide x 1.0m deep) located in front of lot 1768 in a position that is accessible to the City's waste disposal services, while taking into account adjacent fences, gutters and built form.



**LOCATION PLAN - EXISTING LOTS** 

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

Manager / Coordinator Planning







CADASTRAL INFORMATION SOURCE: LANGATE

YYMMDD: 180918 DWG REF: ESD SOU CADASTRE PROJECTION: PCG94 PRECAL

SOURCE: MNG DWG REF: 93916lots-9999bc-PCG94



SIZE A3\_1:2500

D AMEND LOT NO.s PER 93916lots-9999bc-PCG94 GARAGE + CROSSOVER MODS LEGEND BIN PAD 220119 SJ BASE ESD SOU RD1353B NR/SB DC/AB 211104

THE VILLAGE, LOCAL DEVELOPMENT PLAN Lots 9093, 9109, 9111 and 9112, Southern River

**ESD SOU** 

City of Gosnells

DRAW NO. REV. REF NO.

**RD1 355**