

**LOCAL DEVELOPMENT PLAN PROVISIONS**

**1. GENERAL REQUIREMENTS**

- 1.1 The acceptable development requirements of the *Residential Design Codes* (as amended), and the *City of Gosnells Town Planning Scheme No.6* (as amended) are required to be satisfied, except where this Local Development Plan provides for variations.
- 1.2 Development approval is not required, but a Building Permit is required, for the construction of a compliant dwelling on any lot within the area covered by this Local Development Plan (including lots with a land area less than 260m<sup>2</sup>).
- 1.3 Consultation with adjoining or other landowners is not required to achieve a variation to the *Residential Design Codes* (R-Codes) as provided for by this Local Development Plan.

**2. BOUNDARY SETBACKS**

2.1 Street setback and lot boundary setback requirements as follows:

Lots Applicable	Setback Location	Minimum Setback	Requirements
All R25 lots	Primary Street	5.4m	<ul style="list-style-type: none"> <li>• Averaging of the setback permitted as per R-Codes clause 5.1.2 C2.1(iii).</li> <li>• A variation to the minimum setback as prescribed by R-Codes Clause 5.1.2 C2.1(iii) will generally not be supported.</li> </ul>
All R40 lots	Primary Street	3.6m	<ul style="list-style-type: none"> <li>• Averaging of the setback permitted as per R-Codes clause 5.1.2 C2.1(iii).</li> <li>• A variation to the minimum setback as prescribed by R-Codes Clause 5.1.2 C2.1(iii) will generally not be supported.</li> </ul>

- 2.2 Primary and secondary street setbacks for Lots 178 and 183 are to be applied as per the street frontages designated on the plan.
- 2.3 Building walls permitted on the southern boundary for all lots, where development is in accordance with clause 5.1.3 C3.2 of the R-Codes.

**3. OPEN SPACE & OUTDOOR LIVING AREA**

3.1 Open space and outdoor living area deemed-to-comply requirements under the R-Codes are varied as follows:

Lots Applicable	Minimum Outdoor Living Area	Minimum Open Space
All R25 lots	32m <sup>2</sup> ; with a minimum length and width dimension of 4m.	45% of site area.
All R40 lots	30m <sup>2</sup> ; with a minimum length and width dimension of 4m.	40% of site area.

The above permitted R-Code variations do not limit or override the application of minimum open space and outdoor living area requirements under the City of Gosnells LPP1.1.1 – Residential Development.

**4. VEHICULAR ACCESS**

- 4.1 Unless otherwise specified, driveway access to a garage/carport for corner lots may be provided from the primary or secondary street frontage. Driveways must be located no closer than 6m to a street corner or at the point at which a carriageway begins to deviate.
- 4.2 No direct vehicle access is permitted to Lots 104, 177, 178 and 183 from Matison Street.
- 4.3 Crossover locations are to be provided as per the plan, where possible, for Lots 104, 177, 179 and 182.

**5. BUSHFIRE Management**

5.1 Buildings on lots identified as being 'subject to additional bushfire planning' are to be constructed in accordance with AS 3959 and the Bushfire Management Plan (BMP) prepared by RUIC Fire (February 2017) and the BMP Addendum prepared by Eco Logical Australia (August 2019), or any subsequently approved BAL Assessment.

**ENDORSEMENT TABLE**

This Local Development Plan has been approved by Council under the provisions of the City of Gosnells Local Planning Scheme No. 6

Principal Planner 

Date **30 March 2021**



**LOCATION PLAN**

