



- Legend**
- Local Development Plan Boundary
 - Existing Cadastre
 - Residential
 - Public Open Space
 - Dwelling Orientation
 - Designated Garage Location
- Subject to Additional Noise Mitigation Measures**
- Quiet House Design Package 'A'
 - Quiet House Design Package 'B'
 - Quiet House Design Package 'C'
 - Quiet House Design Package 'D'

Local Development Plan

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 (R-Codes), and in place of a planning approval for a Single House where it meets:

- i. The Deemed-to-comply provisions of the R-Codes, and any other alternative Deemed-to-Comply provisions contained in the City's Residential Development Policy.

General

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.
2. Development approval is not required, but a Building Permit is required, for 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 260m²).
3. Consultation with the adjoining or other landowners is not required to achieve a variation to the Residential Design Codes as provided for by this Local Development Plan.

Dwelling Design

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

Vehicular Access

5. Driveway access to a garage/carport for certain corner lots is to be provided as shown on this LDP
6. Driveways may be located closer than 6m to a street corner or the point at which a carriageway begins to deviate for Lots 9, 13, 25, 29, 38, 50, 61 and 62.

Noise Attenuation

7. Dwellings on lots identified in this LDP as being 'subject to additional noise mitigation measures' 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' specifications for Package Type (A – D), as per the Noise Management Plan prepared by Herring Storer Acoustics (dated 20 July 2022 Rev 2.0), unless varied otherwise and approved by the City. Two storey development may be subject to further acoustic and associated requirements.

The provisions of this Local Development Plan are enforced through the following legislation: Clause 56 of the Planning and Development (Local Planning Schemes) Regulations 2015 - Schedule 2 – Deemed Provisions. Section 214 of the Planning and Development Act 2005 - Directions by responsible authority regarding unauthorised development.

Approval

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

Coordinator Development Services: _____ Date: _____

DRAFT

Local Development Plan

Lots 2 (227), 103 (235) and 126 (219) Maddington Road, Maddington

Date: 18 Oct 2023 Scale: 1:1500 @ A3 1:750 @ A1 File: 23-412 LDP-1 Staff: JP GW Checked: JP

