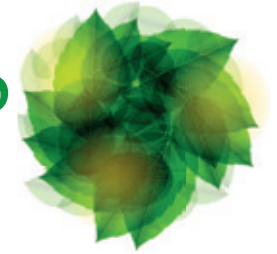


LOCAL DEVELOPMENT PLAN LOT 5 & 6 HOMESTEAD RD GOSNELLS City of Gosnells

HOMESTEAD GARDEN

Private Estate Gosnells



LEGEND

- LDP Boundary
- Recommended garage/ carport location
- ⊗ Designated garage / carport location
- ↑ Primary Frontage

GENERAL PROVISIONS

The provisions addressed below relate to Lot 5 & 6 Homestead Rd, Gosnells.

This Local Development Plan has been prepared in place of planning approval for single house where it meets:

- a) The Deemed to comply provisions under the R-Codes
- b) The standards under the City of Gosnells LPP 1.1.1 Residential Development.

Unless otherwise approved by the City of Gosnells, all dwellings, outbuildings and garages / carports shall be constructed within the nominated building envelopes depicted on the plan.

Dwellings abutting the Public Open Space shall be designed so that the facade facing the Public Open Space contains at least 2 major openings to habitable rooms in accordance with Local Planning Policy 4.10

Dwellings fronting the Public Open Space shall be setback a minimum of 2m from the boundary

Garages / carports are to be setback a minimum of 1m from the laneway.

Fencing shall be provided along the boundary of the lot where it abuts the Public Open Space in accordance with Local Planning Policy 4.10 - Subdivision and Development abutting Public Spaces

The provisions of this Local Development Plan are enforced through the following Legislation:

The City Of Gosnells Town Planning Scheme No.6
Part 12 Enforcement and Administration

Planning and Development Act 2005

Section 214 Directions by responsible authority regarding unauthorised development

Approval

Pursuant to Clause 52(1) of the Planning and Development (Local Planning Scheme) Regulations 2015 Schedule 2 Deemed Provisions, this Local Development Plan is hereby approved.

[Signature]
Coordinator Planning Implementation
City of Gosnells

Date: 1-3-2016

Land 4Sale
0412 579 522

NOTES
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NO	DATE	REVISIONS	BY

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CLIENT:

HOMESTEAD GARDEN DEVELOPMENTS
PTY LTD FOR HOMESTEAD GARDEN
DEVELOPMENTS UNIT TRUST

SITE ADDRESS:

LOT 5 & 6 HOMESTEAD RD
GOSNELLS

DRAWING:

SCALE: 1 : 750
SHEET: A3
DATE: 20/9/14
DRAWN: RW
DESIGN: RW
CHECK: