

LEGEND :

- LOCAL DEVELOPMENT PLAN BOUNDARY
- DESIGNATED DOUBLE GARAGE LOCATION
- RECOMMENDED DOUBLE GARAGE LOCATION
- PRIMARY STREET

This Local Development Plan has been endorsed by:

[Signature] 14.4.16
 RR MANAGER PLANNING IMPLEMENTATION Date
 CITY OF GOSNELLS

LOCAL DEVELOPMENT PLAN PROVISIONS

This Local Development Plan has been prepared pursuant to Clause 7.6 of the City of Gosnells Town Planning Scheme No. 6 (TPS No. 6) 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.
 - ii. The Column B standards under Local Planning Policy 1.1.1 - Residential Development.
- 1.0 The requirements of the R-Codes, TPS No. 6 and City of Gosnells Local Planning Policies must be satisfied in all matters, except where this Local Development Plan provides for the following variations as per Local Planning Policy 1.1.1 - Residential Development.
 - 2.0 Consultation with adjoining or other landowners to achieve a variation to the R-Codes, in accordance with the approved Local Development Plan, is not required.
 - 3.0 This Local Development Plan area is subject to a Fire Management Plan which is to be prepared, approved and implemented to the satisfaction of the City of Gosnells.
 - 4.0 Double garages shall only be permitted on the basis that they are located more than 1m behind the main dwelling (inclusive of a porch or verandah)

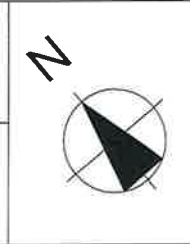
NO.	DATE	REVISION	DRN	CHK'D



CLAYMONT PTY LTD.
 Level 1, 189 St. Georges Terrace, PERTH
 PH: (08)93228883

LGA
 CITY OF GOSNELLS

DISCLAIMER
 This document is and remains the property of Claymont Pty Ltd and may not be copied whole or in part without the written consent of Claymont Pty Ltd.
 All areas, distance and angles are approximate only and are subject to survey.



**LOCAL DEVELOPMENT PLAN
 (R30 ZONING)
 LOT 26 (30 & 32 RIVER AVENUE)
 MADDINGTON**

DRG. NO. DAP-1	SCALE (A3) 1:500	DRAWN WILLIAM GOH	PLOT DATE 29/02/2016
-------------------	---------------------	----------------------	-------------------------