

**DETAILED AREA PLAN PROVISIONS**

- This Local Development Plan relates to all lots to be created under Parent Lot 843 Digby Street, Gosnells.
- The Detailed Area Plan has been prepared pursuant to Clause 7.6 of the City of Gosnells Town Planning Scheme No. 6 and the Residential Design Codes, and in place of a Planning Approval for a Single House where it meets:
  - The requirements of the Residential Design Codes;
  - The standards under Local Planning Policy 1.1.1 - Residential Development

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 Detailed Area Plan (DAP) provides for the following variations:

  - Setbacks to lots fronting Redmond Road and Digby Street approved at an average of three (3) metres for lots specified within Clause 1 of the Local Development Plan;
  - Buildings may be built up to both boundaries, subject to compliance with Clause 5.1.3 of the City's Local Planning Policy 1.1.1 - Residential Development.
- Bin pad locations can be located at the Digby Street frontage, subject to the final design of dwellings, as shown on this Detailed Area Plan.
- Dwelling orientation shall be to each respective street or common property driveway with respect to access, and should provide opportunities, in instances where located at a corner of either common property, or the intersection of a gazetted road and common property, some form of activation addressing each frontage (i.e. major opening facing second frontage, permeable fencing, etc.)

| LEGEND |                      |
|--------|----------------------|
|        | BIN PADS             |
|        | DWELLING ORIENTATION |

The provisions of the Detailed Area Plan are enforced through the following legislation:

**City of Gosnells Town Planning Scheme No.6**  
 Part 12 - Enforcement and Administration  
 Clause 12.4 - Person must comply with provisions of the Scheme

**Planning and Development Act 2005**  
 Section 214 - Directions by Responsible Authority regarding unauthorised development.

**APPROVAL**  
 Pursuant to Clause 7.6.1 (c) of Town Planning Scheme No. 6 this Detailed Area Plan is hereby approved.

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 Coordinator Planning Implementation

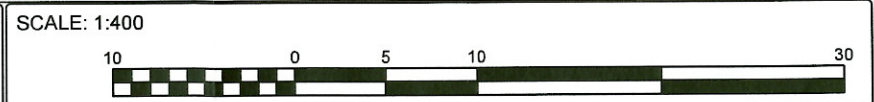
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 Date 11/12/14

TITLE  
 DETAILED AREA PLAN,  
 LOTS 843 & 844 DIGBY STREET,  
 GOSNELLS.

CLIENT:  
 YOLK PROPERTY GROUP

LGA CITY OF GOSNELLS

R CODE



|                  |             |
|------------------|-------------|
| SURVEYOR         | DWG NO:     |
| DRAFTER          | JOB NO:     |
| CHECKED          | SURVEY PLAN |
| DATE: 11/11/2014 |             |

