

# Southbrook Estate

## Southern River

Stage 2

# FINAL STAGE

LOT#	LOT SQM	FRONTAGE METERS	DESCRIPTION	ZONING	BAL RATING	PRICE
152	144	6	Green Title Lot	R60	12.5	\$299,000

All lots have a Geotech Classification of A and are Titled

FENCING AND FRONT LANDSCAPING INCLUDED

Prices are subject to change without notice. All areas and dimensions are subject to final survey.

For more details, please call Dale Miles on  
0419 966547 or email: [dale@terranovis.com.au](mailto:dale@terranovis.com.au)

VISIT OUR WEBSITE <http://southbrookestate.com.au>

Stage 3

LOT#	LOT SQM	FRONTAGE METERS	DESCRIPTION	ZONING	BAL RATING	PRICE
108	375	12.5	**Green Title Lot	R40	n/a	\$395,000
109	375	12.5	**Green Title Lot	R40	n/a	\$395,000
110	375	12.5	**Green Title Lot	R40	n/a	\$395,000
111	375	12.5	**Green Title Lot	R40	n/a	\$395,000
113	375	10.5	**Green Title Lot	R40	n/a	\$365,000
114	315	10.5	**Green Title Lot	R40	n/a	\$365,000
115	309	Cnr	**Green Title Lot	R40	n/a	\$335,000
122	375	12.5	Green Title Lot	R40	n/a	\$405,000
124	375	12.5	Green Title Lot	R40	n/a	\$405,000
126	375	12.5	Green Title Lot	R40	n/a	\$405,000
127	375	12.5	Green Title Lot	R40	n/a	\$405,000
128	375	12.5	Green Title Lot	R40	n/a	\$405,000
129	315	10.5	Green Title Lot	R40	n/a	\$375,000
130	315	10.5	Green Title Lot	R40	n/a	\$375,000
131	327	11.5	Green Title Lot	R40	n/a	\$355,000

All lots have a Geotech Classification of A and expect Titles end of August 2025

**\*\*Quiet House Design Package A**

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# SOUTHBROOK

Southern River



Whilst every care has been taken with the preparation of these particulars, which are believed to be correct, they are in no way warranted by the selling agent or its clients in whole or in part and should not be construed as forming part of any contract. Any intending purchasers are advised to make necessary enquiries to satisfy themselves on all matters in this respect. All areas and dimensions are subject to survey. Road names are subject to final approval.

Selling agent



**terranovis**

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# SOUTHBROOK

Southern River



## STAGE THREE

<b>118</b>	LOTS FOR SALE
	Previous Release
	Retaining Wall
<b>23.50</b>	Lot Height
	Sewer connection
	Electricity connection
	Streetlight
	NBN Connection
	Water Connection
	Quiet House Design

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Selling agent












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**Legend**

-  Local Development Plan Boundary
-  Existing Cadastre
-  Residential R40
-  Residential R60
-  Public Open Space / Drainage
-  No Vehicular Access
-  Mandatory Garage Location
-  Preferred Garage Location
-  Visitor Parking (Indicative)
-  Quiet House Design (Clause 15)
-  Road Widening

# Local Development Plan

## Lot 1001 Holmes Road, Southern River

## Local Development Plan

This Local Development Plan (LDP) 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:

- a) The requirements of the Residential Design Codes
- b) Local Planning Policy 1.1 – Residential Development
- c) This Local Development Plan.

The acceptable development requirements of the R-Codes (as amended), Town Planning Scheme No. 6 (as amended) and the City of Gosnells Local Planning Policies are required to be satisfied except where this Local Development Plan provides for variations.

Consultation with adjoining or other landowners is not required to achieve a variation to the R-Codes as provided for by this LDP.

### Interface with Public Open Space

1. For lots with frontage less than 7.5m in width, single storey dwellings shall incorporate at least one major opening to habitable room(s) facing the Public Open Space (POS).
2. For lots with frontage less than 7.5m in width, two storey dwellings shall incorporate at least two major openings to habitable rooms facing the Public Open Space (POS).
3. For lots with frontage greater than 7.5m in width, dwellings shall incorporate at least two major openings to habitable rooms facing the Public Open Space (POS).
4. Fencing abutting POS shall be in accordance with Local Planning Policy 4.10 – Subdivision and Development Abutting Public Areas for those lots shown in this LDP.
5. Any visually permeable uniform fencing, retaining, stairwells and gates installed by the developer adjacent to the POS reserve shall not be modified without the prior approval of the City of Gosnells.

### Dwelling Design

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

### Lot Boundary Setbacks

7. All dwellings are to be setback a minimum of 1.0m from the POS reserve.
8. Garages and carports are to be setback a minimum of 0.5m to the laneway.
9. For all R60 lots abutting the POS reserve, single storey development is permitted with a nil (zero) setback along both side boundaries for the full length, excluding setbacks to POS, public street and the laneway.

### Open Space

10. An Outdoor Living Area (OLA) with an area of 10% of the lot size or 20m<sup>2</sup>, whichever is greater, directly accessible from a primary living space of the dwelling and located behind the street setback area;
11. At least 70% of the OLA must be uncovered and includes areas under eaves which adjoin uncovered areas; and
12. The OLA has a minimum 3m length or width dimension.
13. No other R-Codes site cover standards apply.

### Vehicular Access

14. Unless otherwise specified, driveway access to a garage/carport for corner lots may be provided from the primary or secondary street frontage, except for Lots 131 and 132.
15. Driveways may be located closer than 6m to a street corner or the point at which a carriageway begins to deviate on Lots 115, 131, 132, and 146.
16. No vehicular access is permitted onto Holmes Street as shown in this LDP.

### Noise Attenuation

17. Dwellings on lots identified in this LDP as requiring 'Quiet House Design' 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 A' to achieve an acceptable level of noise mitigation, unless varied otherwise and approved by the City of Gosnells.

### Garage Widths

18. For single storey development a garage door and its supporting structures (or garage wall where a garage is aligned parallel to the street) facing the primary street is not to occupy more than 55% of the frontage of the setback line as viewed from the street. This may be increased up to 65% where a second storey upper floor balcony extends for more than half the width of the garage and its supporting structures (or a garage wall where a garage is aligned parallel to the street) and the entrance to the dwelling is clearly visible from the primary street.

#### Approval

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

PF21/00027

Authorised Officer:  Date: 16/ 03/ 2022