

Our Ref: 70.2022.9 1 (21.2022.34.1) - D22/218027

Enquiries to: Mr Neels Pretorius



24th November 2022

Mr H Norman  
CLE Town Planning and Design  
PO Box 796  
SUBIACO WA 6904

Email: [admin@cleplan.com.au](mailto:admin@cleplan.com.au)

Dear Mr Norman

**Re: Local Development Plan 13 - 'Golden Bay' Estate**

I refer to the Local Development Plan for the above estate, received on the 11th October 2022.

The Local Development Plan, is considered suitable and has been approved in accordance with clause 52(1)(a) of the deemed provisions of Town Planning Scheme No.2.

Attached is a signed copy of the approved Local Development Plan.

Should you have any enquiries with respect to this advice, please contact Mr Neels Pretorius on 9527 0763.

Yours faithfully

M ROSS  
MANAGER STATUTORY PLANNING



## LOCAL DEVELOPMENT PLAN PROVISIONS

Unless provided for below, the provisions of the City of Rockingham Local Planning Scheme No.2, the Golden Bay Structure Plan or the Residential Design Codes (R-Codes) apply.


This LDP operates in conjunction with the requirements of the R-Codes by applying additional controls or by varying "Deemed-to-Comply" requirements. Where this LDP varies any requirements of the R-Codes, compliance shall be deemed to constitute "Deemed-to-Comply" and neighbour consultation with respect to those items is not required.

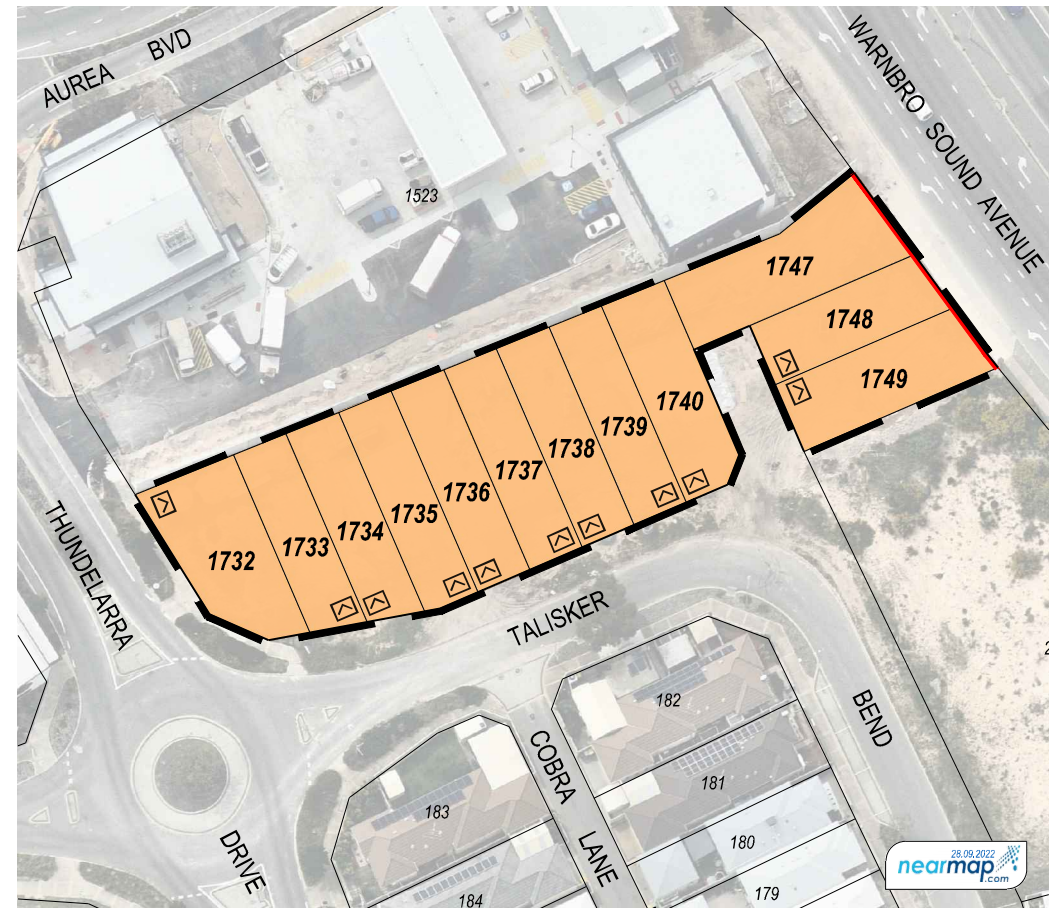
### Street Interface




1. The front elevation must be articulated through the inclusion of at least one feature, being an entry porch or tower, gallery, verandah, bay window, balcony, pergola or room with a roof gable end.
2. For any single storey dwelling, only a single width garage or carport (including tandem) is permitted.

### Vehicle Access

3. Preferred garage locations, where identified on the LDP.

ENDORSEMENT TABLE	
	24.11.2022
Manager Statutory Planning, City of Rockingham	Date
This Local Development Plan has been approved by Council under clause 52(1)(a) of the deemed provisions of Local Planning Scheme No. 2.	



LEGEND	
	R60
	Vehicle Access Restriction
	Preferred Garage Location