

Our Ref: 70.2025.1.1 - D25/121735  
Your Ref: 2187Ltr530  
Enquiries to: Mr Neels Pretorius



14th August 2025

Mr Harry Norman  
CLE Town Planning + Design  
PO Box 796  
SUBIACO WA 6904

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

Dear Mr Norman

**Re: Local Development Plan 14 - R5 Lifestyle Lots Golden Bay**

I refer to your amended Local Development Plan for the above residential estate, received on the 8th August 2025.

The proposed Local Development Plan is considered suitable, and has been approved in accordance with clause 52.1(a) of the deemed provisions of the City of Rockingham 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

MIKE ROSS  
MANAGER STATUTORY PLANNING



LOCAL DEVELOPMENT PLAN PROVISIONS

GENERAL

Unless provided for below, the provisions of the City Rockingham Town Planning Scheme No. 2, the Golden Bay Structure Plan and the Residential Design Codes Volume 1 (R-Codes) apply.

The provisions of this Local Development Plan (LDP) are in addition to any requirements under Town Planning Scheme No.2 (TPS 2) and any development control provisions prescribed under the Golden Bay Structure Plan and the R-Codes. 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.

For the development of single houses within the 'Residential' zone, single house is a 'Permitted' land use under TPS 2 and does not require Development Approval subject to compliance with this LDP and the R-Codes applicable to single residential development in the Residential zone.

BUILDING LEVELS

1. The finished lot levels for building envelopes are designated on the LDP and must not be varied, unless otherwise approved by the City of Rockingham.

BUILDING ENVELOPES

2. All buildings shall be located within the designated building envelope as identified on the LDP, unless a variation to the building envelope is approved by the City of Rockingham.
3. An Asset Protection Zone (APZ) shall be provided as identified on the LDP and in accordance with the provisions of the BMP dated 19th February 2024.

SETBACKS

4. All development shall be setback as shown on the LDP, unless a variation to the building envelope is approved by the City of Rockingham.

VEHICLE ACCESS

5. Driveways shall have a maximum width of 6m, unless otherwise approved by the City of Rockingham.
6. Vehicle access is restricted in the locations shown on this LDP.

FENCING

7. Fencing along front and rear boundaries is to be of a rural style, constructed of post and wire or post and rail and is to be no higher than 1.2m.
8. For lot 1951, rural style fencing is to be provided along its southern boundary abutting the POS and is to be constructed of post and wire or post and rail and is to be no higher than 1.2m.
9. Fencing to side boundaries is permitted to be solid to a maximum height of 1.8m and is to be located a minimum of 5m behind the primary street boundary.

LEGEND

- Residential R5
- Building Envelope
- Vehicle Access Restriction
- Finished Floor Level
- Asset Protection Zone  
Area to be managed for low bushfire threat

ENDORSEMENT TABLE

|                                                |               |
|------------------------------------------------|---------------|
|                                                | 14/8/2025.... |
| 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 Town Planning Scheme No. 2.

