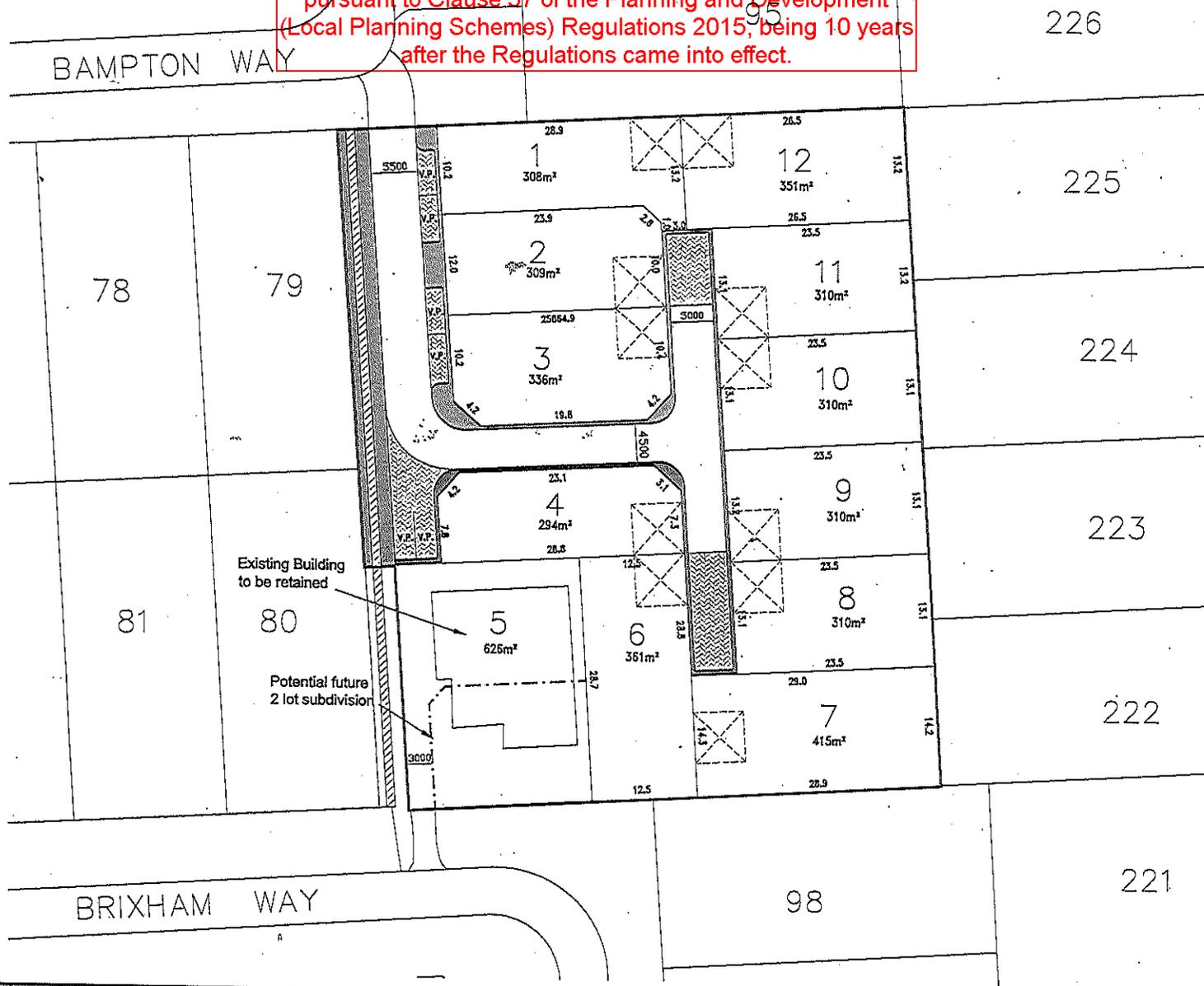
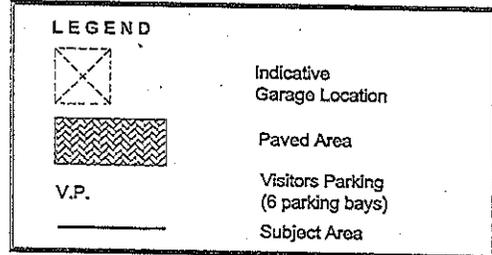


LOCAL DEVELOPMENT PLAN APPROVAL EXPIRED

This Local Development Plan expired on 19 October 2025, pursuant to Clause 57 of the Planning and Development (Local Planning Schemes) Regulations 2015, being 10 years after the Regulations came into effect.



- DEVELOPMENT REQUIREMENTS**
 Town Planning Scheme No.2 and the Residential Design Codes are varied as follows:
1. The R-Code is R30.
 2. Bollards must be installed to prevent vehicle access between the driveway and the PAW. No fencing to the PAW is permitted except for fencing to Lot 5 where the pre-existing dwelling is retained.
 3. The major entry (front door) to dwellings on Lots 1-4 must be to the western side of the dwelling, and the major entry of the dwelling on Lot 6 to the eastern side of the dwelling.
 4. Lots 7-12 must comply with table 3 of the Residential Design Codes for category A area buildings.
 5. Development on Lots 1, 7 and 12 being designed to allow vehicles on these lots to enter the driveway in forward gear.
 6. Site levels being generally consistent with adjoining properties.
 7. Alternative garage locations to those shown on the Plan may be approved by the Manager, Building Services.
 8. Outdoor living areas being located on the northern side of the dwelling, or in an alternative location subject to the design achieving solar orientation.
 9. Front fencing to the western boundary of Lots 1, 2, 3, 4 and the future subdivision of Lot 5 being not higher than 0.75 m.



LOT 96 & 97, BRIXHAM WAY
 WARNBRO
 CITY OF ROCKINGHAM

This Detailed Area Plan has been approved by the Manager, Statutory Planning

[Signature] 2/10/09
 Manager, Statutory Planning Date

MASTER PLAN
 TOWN PLANNING CONSULTANTS

date: 03.03.08
 scale @ A3: 1:500
 ref: A2&E DAP Rev A
 17.09.09
 revised: 24.07.09

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