

LEGEND

- Subject Land
- Designated Garage Location (0.5m setback from laneway)
- Uniform Visually Permeable Fencing
- Visitor Parking Bays
- Pedestrian Crossing

**LOCAL DEVELOPMENT PLAN
LOT 9004 FORESHORE DRIVE, SINGLETON**

This Local Development Plan (LDP) is made under the provisions of the City of Rockingham Town Planning Scheme No. 2 (TPS2) and provides deemed-to-comply provisions of the Residential Design Codes (R-Codes), TPS2 and Local Planning Policies as shown on the plan and written below.

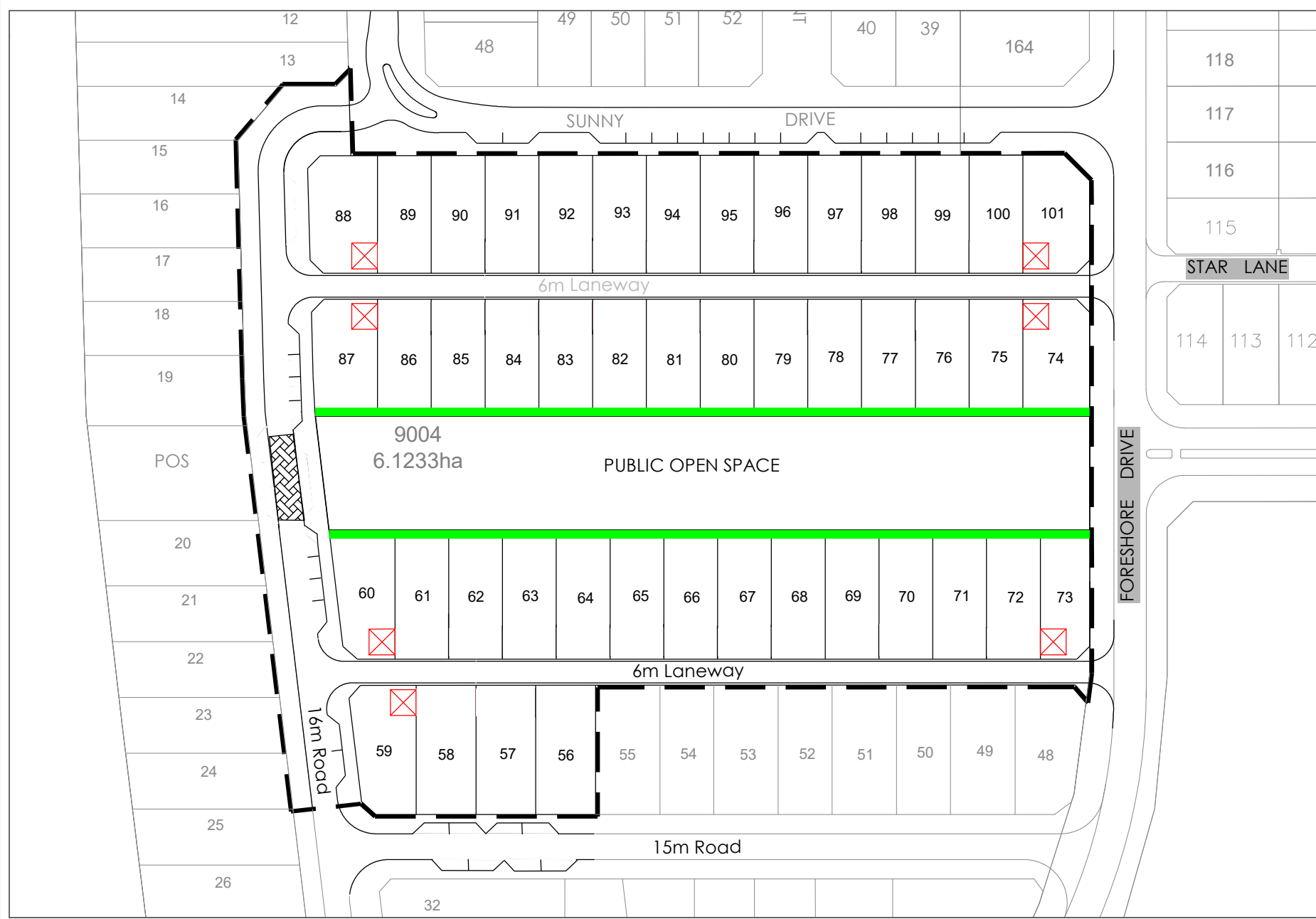
The requirements of the R-Codes and the policies shall be satisfied in all other matters.

The LDP has been made in response to the conditions set out within the Conditions for Lot 9004 Foreshore Drive, Singleton WAPC Ref: 164279. This includes lots that abut public open space and/or have rear laneway access as shown within the LDP.

As a result of these conditions, the following provisions have been implemented to respond towards the conditions outlined within WAPC Ref: 164279.

The following provisions apply to lots within the LDP

1. The elevation of lots abutting public open space will be at least 0.5 metres above public open space.
2. Fencing abutting the public open space shall be:
 - Fencing material to be visually permeable in accordance with the R-Codes.
 - Limestone retaining wall to be 500mm in height from FGL of the POS reserve.
 - Pillars will only be installed at the boundary of each lot and on each side of the stairway access which is 1 metre in width.
 - Pillars to be 1.5 metres in height from the limestone retaining wall and 350mm x350mm thick.
3. The provision of visitor parking as depicted on this LDP.
4. Garages for each lot shall be provided where designated as per this LDP.



The provisions of this Local Development Plan are enforced through the following legislation:
 Clause 56 of the *Planning and Development (Local Planning Schemes) Regulations 2015 - Schedule 2 - Deemed Provisions.*
 Section 214 of the *Planning and Development Act 2005* - Directions by responsible authority regarding unauthorised development.

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

8 October 2024

 Manager of Statutory Planning

 Date

**LOCAL DEVELOPMENT PLAN
LOT 9004 FORESHORE DRIVE
SINGLETON**

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SCALE: 1:1250 @ A3
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