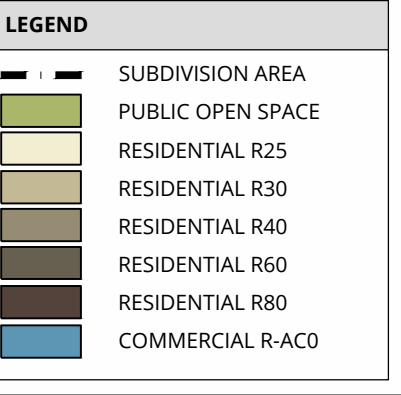


19. For lots with a frontage of 8.5m or less, the street setback area is to include a minimum of 30% landscaping which is not to consist of any impervious surfaces (being brick and other solid paving, artificial turf and concrete).
20. A minimum of one street tree per lot and two street trees for corner lots are required. Street trees will be provided by the developer within the road verge and maintained for a minimum of two years until established. Street trees are to be generally located as shown on this LDP, subject to a detailed landscape design. Street trees are not to be relocated or removed by landowners.
21. Each residential lot must be provided with a minimum tree planting area of 2.0m x 2.0m.

Manager, Statutory Planning – City of Rockingham



Provisions							
R-Code	Street setback and front fences	Lot boundary setback	Open space and outdoor living area	Garage setback and width and vehicular access	Parking	Overshadowing	Privacy
RMD40	<p>2m minimum, no average</p> <p>1m to porch / veranda, no maximum length</p> <p>1m minimum to secondary street / laneway</p>	<p><b>Boundary setbacks</b></p> <p>1.2m for wall height 3.5m or less with major openings</p> <p>1m for wall height 3.5 or less without major openings</p> <p><b>Boundary walls</b></p> <p>To both side boundaries subject to:</p> <ul style="list-style-type: none"> <li>- No maximum length to one side boundary;</li> <li>- 2/3 max length to second side boundary for wall height 3.5m or less.</li> </ul> <p>For front loaded lots with a street frontage of 8.5m, 7m maximum boundary wall height for a maximum length of 15m</p>	<p>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 habitable room of the dwelling and located behind the street setback area.</p> <p>At least 70% of the OLA must be uncovered and includes areas under eaves which adjoin uncovered areas</p> <p>The OLA has a minimum 3m length and width dimension</p> <p>No other R-Codes site cover standards apply</p>	<p><b>Front load</b></p> <p>4.5m garage setback from the primary street and 1.5m from a secondary street</p> <p>The garage setback from the primary street may be reduced to 4m where an existing or planned footpath or shared path is located more than 0.5m from the street boundary</p> <p>For front loaded lots with street frontages of 8.5m, a double garage is permitted to for a maximum width of 6m as viewed from the street, where a dwelling is constructed to a minimum building height of 2-storeys, subject to:</p> <ul style="list-style-type: none"> <li>- Garage setback a minimum of 0.5m behind the building alignment</li> <li>- A major opening to a habitable room directly facing the primary street</li> <li>- no vehicular crossover wider than 4.5m where it meets the street</li> </ul>	Two on-site bays	<p>No maximum overshadowing for wall height 3.5m or less.</p> <p>No maximum overshadowing for wall height greater than 3.5m where overshadowing is confined to the front half of the lot.</p> <p>If overshadowing intrudes into rear half of the lot, shadow cast does not exceed 35%</p>	R-Codes clause 5.4.1 C1.1 applies, however the setback distances are 3m to bedrooms and studies, 4.5m to major openings to habitable rooms other than bedrooms and studies and 6m to unenclosed outdoor active habitable spaces.
RMD60	<p>2m minimum, no average</p> <p>1m to porch / veranda, no maximum length</p> <p>1m minimum to secondary street / laneway</p>	<p><b>Boundary setbacks</b></p> <p>1.2m for wall height 3.5m or less with major openings</p> <p>1m for wall height 3.5 or less without major openings</p> <p><b>Boundary walls</b></p> <p>No maximum length to both side boundaries</p> <p>7m maximum boundary wall height for a maximum length of 15m</p>	<p>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 habitable room of the dwelling and located behind the street setback area.</p> <p>At least 70% of the OLA must be uncovered and includes areas under eaves which adjoin uncovered areas</p> <p>The OLA has a minimum 3m length and width dimension</p> <p>No other R-Codes site cover standards apply</p>	<p><b>Rear load</b></p> <p>1.0m garage setback to laneway</p> <p><b>Front load</b></p> <p>4.5m garage setback from the primary street and 1.5m from a secondary street</p> <p>The garage setback from the primary street may be reduced to 4m where an existing or planned footpath or shared path is located more than 0.5m from the street boundary</p>	Two on-site bays	No maximum overshadowing	No privacy provisions apply



**ROWE**  
GROUP  
DESIGN