

## Stage 1 Local Development Plan

### **Provisions**

#### **Preliminary**

- Development shall be in accordance with the City of Rockingham Town Planning Scheme No. 2 ('TPS 2') and the Residential Design Codes ('R-Codes') for the relevant density code.
- The 'Deemed-to-Comply' requirements of the R-Codes are varied as shown on this Local Development Plan ('LDP').
- Lots that are not marked as subject of this LDP are shown for illustrative purposes only.
- RMD provisions must be applied where the design element is not addressed in this LDP. Where the RMD provisions are silent, State Planning Policy 7.3; Residential Design Codes Volume 1 must be used to address all other design elements.

#### Variations to the Residential Design Codes

- 6. The RMD40 provisions apply to Lots 19 22 and 33 36.

#### Other built form provisions

#### **Garages and Vehicular Access**

- Vehicular access must be taken from the laneway, where one is provided, with the exception of Lots 18, 37, 97, 107, 168, 182, 190 and 204 which may take access from the primary street or the laneway.
- Garages are to be located as per the locations designated on the LDP. Minor variations to the locations may be

#### <u>Streetscape</u>

All elevations, or portions of elevations which visible when viewed from the public realm, should generally be finished in a manner which is consistent with that of the primary elevation, including visible portions of boundary walls.

#### **Building Height**

10. For Lots 11 - 17, 19 - 22, 33 - 36, 98 - 104, 160 - 167, 183 - 189 and 259 - 272, (as shown on the LDP) two storey development is mandatory.

#### Golf Course / Public Open Space Interface Lots

- The finished level of all of the lots with an interface to the public open space must be elevated a minimum of 500mm above the adjoining public open space.
- 12. Dwellings are to be designed to incorporate at least one habitable room window overlooking the primary street and/
- 13. Two storey development adjacent to the golf course is encouraged to promote passive surveillance.
- 14. All dwellings abutting public open space shall provide direct pedestrian access to the public open space.

#### Storage and Refuse

- 15. Refuse collection is to occur from the rear laneway for those lots which abut laneway reserves. Collection from the primary or secondary streets is only to occur where laneway frontage does not exist.
- Refuse/storage areas are to be fully integrated with the design of the building. Refuse storage areas shall be screened from view from the public realm.

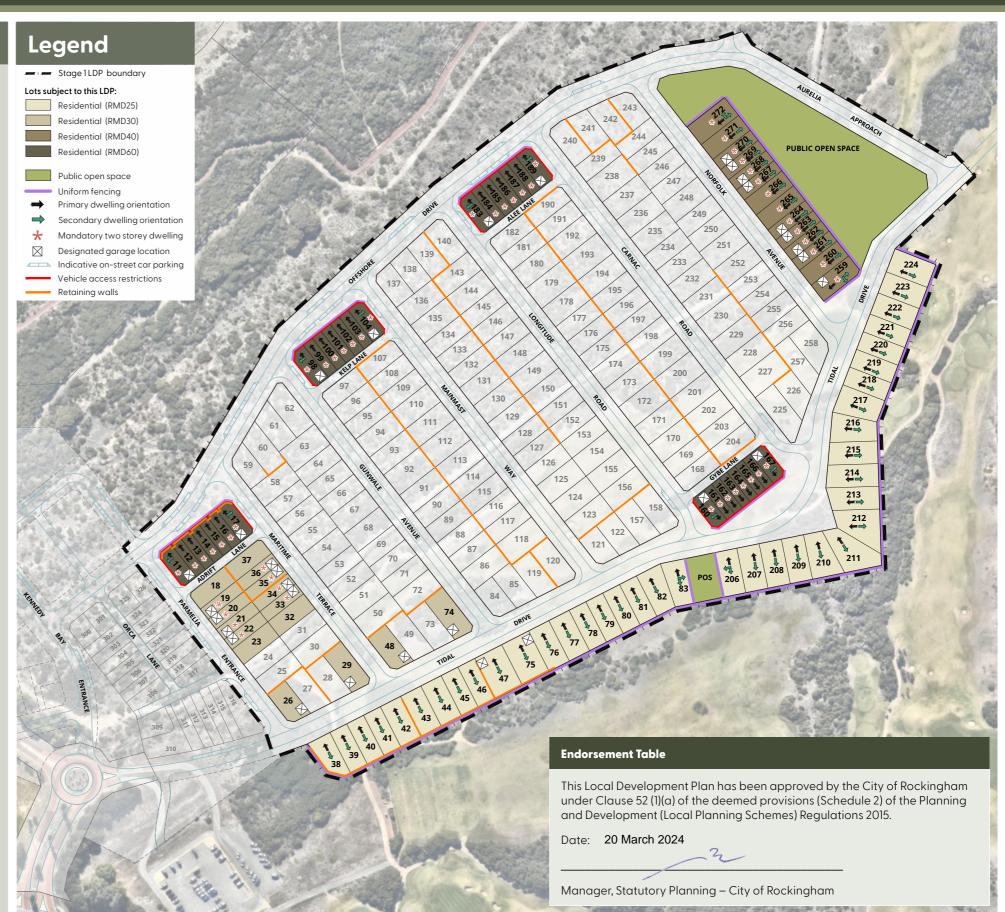
### **Fencing**

- 17. For laneway lots and lots abutting public open space and the golf course, uniform fencing shall be constructed by the developer which is visually permeable above a height of 1.2 m.
- 18. Where fencing has been installed by the developer, modifications to fences are not permitted.

- 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

9054 IND 011

21. Each residential lot must be provided with a minimum tree planting area of 2.0m x 2.0m.









# Local Development Plan Provisions

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	2m minimum, no average Im to porch / veranda, no maximum length Im minimum to secondary street / laneway	Boundary setbacks  1.2m for wall height 3.5m or less with major openings  Im for wall height 3.5 or less without major openings  Boundary walls  To both side boundaries subject to:  No maximum length to one side boundary;  2/3 max length to second side boundary for wall height 3.5m or less.  For front loaded lots with a street frontage of 8.5m, 7m maximum boundary wall height for a maximum length of 15m	An outdoor living area (OLA) with an area of 10% of the lot size or 20m2, whichever is greater, directly accessible from a habitable room of the dwelling and located behind the street setback area.  At least 70% of the OLA must be uncovered and includes areas under eaves which adjoin uncovered areas  The OLA has a minimum 3m length and width dimension  No other R-Codes site cover standards apply	<ul> <li>4.5m garage setback from the primary street and 1.5m from a secondary street</li> <li>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</li> <li>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:</li> <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	No maximum overshadowing for wall height 3.5m or less.  No maximum overshadowing for wall height greater than 3.5m where overshadowing is confined to the front half of the lot.  If overshadowing intrudes into rear half of the lot, shadow cast does not exceed 35%	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	2m minimum, no average Im to porch / veranda, no maximum length Im minimum to secondary street / laneway	Boundary setbacks  1.2m for wall height 3.5m or less with major openings  Im for wall height 3.5 or less without major openings  Boundary walls  No maximum length to both side boundaries  7m maximum boundary wall height for a maximum length of 15m	An outdoor living area (OLA) with an area of 10% of the lot size or 20m2, whichever is greater, directly accessible from a habitable room of the dwelling and located behind the street setback area.  At least 70% of the OLA must be uncovered and includes areas under eaves which adjoin uncovered areas  The OLA has a minimum 3m length and width dimension  No other R-Codes site cover standards apply	Rear load  1.0m garage setback to laneway  Front load  4.5m garage setback from the primary street and 1.5m from a secondary street  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	Two on-site bays	No maximum overshadowing	No privacy provisions apply





WABGR



VARIOUS LOTS, KENNEDY BAY ENTRANCE PORT KENNEDY



25 SCALE @ A3: 1:1000

9054-FIG-31-E

DRAWN: VR
DATE CREATED: 2024.03.
PROJECTION: MGA50 0
CADASTRE: LANDGA

ROWE GROUP DESIGN