

LOCAL DEVELOPMENT PLAN PROVISIONS

GENERAL

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

This LDP operates in conjunction with the requirements of the R-Codes by applying additional controls or by varying 'Deemed-to-comply' requirements. Where this LDP varies the 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.

BUILT FORM

- 1. Boundary walls are permitted to both side boundaries with no maximum length for walls with a height of 3.5m. Boundary walls with a maximum height of 7m are permitted for a maximum length of 15m.
- 2. A boundary wall is not permitted to a secondary street or laneway.
- 3. For all single residential lots, the front elevation must be articulated through the inclusion of at least one feature, being an entry porch or tower, gallery, verandah, bay window, balcony, pergola or room with a roof gable end.
- 4. For all single residential lots, the built form requirements outlined in Table 1 apply.

BUILDING HEIGHT

(Lots 1534-1553, 1575-1588, 2115-2136)

- 5. Two storey development is mandatory where lots are identified on this LDP.
- 6. Boundary wall construction to both side boundaries at the front setback line is mandatory where lots are identified on this LDP.

VEHICLE ACCESS

- 7. Vehicle access is restricted in the locations shown on this LDP.
- 8. For lots 1534, 1553, 1568, 1574, 2100, 2114 and 2115, preferred garage locations are to be provided where identified on this LDP.

LEGEND

- R80
- Vehicle Access Restriction
- Mandatory Two Storey Building Height (Provision 5)
- Designated Garage Location

ENDORSEMENT TABLE

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.



Table 1 - Built Form Requirements

	Street Setbacks	Outdoor Living Area / Open Space	Garage Setback	Parking	Overshadowing	Privacy
R80 (Single Residential Lots)	<ul style="list-style-type: none"><li>1m minimum primary street setback.</li><li>Front fences within the primary street setback area being a maximum height of 900mm above natural ground level, measured from the primary street side of the front fence.</li></ul>	<ul style="list-style-type: none"><li>An outdoor living area with an area of 10% of the lot size or 20m<sup>2</sup>, whichever is the greater, directly accessible from a habitable room of the dwelling and located behind the street setback area.</li><li>At least 70% of the outdoor living area must be uncovered. This includes areas under eaves which adjoin uncovered areas.</li><li>The outdoor living area has a minimum dimension of 3m.</li><li>No other R-Code site cover requirements apply.</li></ul>	0.5m garage setback to laneway.	One on-site bay where dwelling has two bedrooms or less.	No maximum overshadowing.	No privacy provisions apply.