

LOCAL DEVELOPMENT PLAN PROVISIONS

GENERAL

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

The provisions of this Local Development Plan (LDP) are in addition to any requirements under Local Planning Scheme No.2 (LPS 2) and any development control provisions prescribed under the Golden Bay Structure Plan and the R-Codes. Where this LDP varies any 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.

For the development of single houses within the 'Residential' zone, single house is a 'Permitted' land use under LPS 2 and does not require Development Approval subject to compliance with this LDP and the R-Codes applicable to single residential development in the Residential zone.

BUILDING LEVELS

1. The finished lot levels for building envelopes shall be provided as identified on the LDP, unless otherwise approved by the City of Rockingham.

BUILDING ENVELOPES

2. Building envelopes shall be located as shown on the LDP.
3. An Asset Protection Zone (APZ) shall be provided as identified on the LDP and in accordance with the provisions of the BMP.
4. All habitable buildings shall be located within the designated building envelope as identified on the LDP.
5. Non-habitable structures such as outbuildings, patios and pergolas are permitted within the Asset Protection Zone (APZ), but must be setback a minimum of 6m from the dwelling and comply with AS3959 (2018).

SETBACKS

6. Development shall be setback a minimum distance of 4m from the primary street boundary.
7. For Lot 2253 development shall be setback a minimum distance of 6m from the secondary street boundary.
8. Development shall be setback from a minimum distance of 3m from side boundaries.

VEHICLE ACCESS

9. Driveways shall have a maximum width of 6m, unless otherwise approved by the City of Rockingham.
10. Vehicle access is restricted in the locations shown on this LDP.

FENCING

11. All fencing along primary street boundaries is to be of a rural style, constructed of post and wire or post and rail and is to be no higher than 1.8m. For lot 1951, rural style fencing is to be provided along its southern boundary abutting the POS to the same standard.

LEGEND

- Residential R5
- Building Envelope
- Vehicle Access Restriction
- Finished Floor Level
- Asset Protection Zone
Area to be managed for low bushfire threat

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.	

