



LOCAL DEVELOPMENT PROVISIONS

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 Baldivis Grove Structure Plan, the City of Rockingham Local Planning Policy No.3.3.22 Medium Density Single House Development Standards - Development Zones and the Residential Design Codes (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, the R-Codes and the provisions of the City of Rockingham Local Planning Policy No.3.3.22 Medium Density Single House Development Standards - Development Zones applicable to single residential development in the Residential zone.

Public Open Space Interface / Dwelling Orientation

1. Buildings shall be setback a minimum of 3m from boundaries abutting POS where identified on this LDP.
2. Buildings shall be setback a minimum of 1m from boundaries abutting POS where identified on this LDP.
3. Dwellings facing POS shall have a minimum of one habitable room with a major opening that has a clear view of the POS and the primary street.
4. Lots shall be provided with direct pedestrian access to the adjoining POS.
5. Enclosed, non-habitable structures such as storage sheds are only permitted where visible from the POS if attached to the dwelling and constructed of the same materials as the dwelling. Unenclosed, non-habitable structures such as gazebos, patios and pergolas are exempt from this provision.
6. All clothes drying areas are to be screened from public view.

Uniform Fencing

7. Fencing along rear boundaries abutting POS shall be visually permeable (as defined under the R-Codes) above 1.2m of natural ground level of the subject lot and have a maximum height of 1.8m in locations identified on the LDP.
8. Fencing along side boundaries abutting POS shall be visually permeable (as defined under the R-Codes) above 1.2m of natural ground level of the subject lot and have a maximum height of 1.8m in the locations and for the length of the side boundary identified on this LDP. Remaining side boundary fencing to public open spaces permitted to be solid to a maximum height of 1.8m.

Vehicle Access

9. Vehicular access to onsite car parking spaces is permitted from the primary street frontage, and garage locations may be provided where identified on this LDP.

