

Provisions

Preliminary

- 1. 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.
- 2. The 'Deemed-to-Comply' requirements of the R-Codes are varied as shown on this Local Development Plan ('LDP').
- 3. Lots that are not marked as subject of this LDP are shown for illustrative purposes only.
- 4. RMD60 provisions must be applied where the design element is not addressed in this LDP. Where the RMD60 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

- 5. Refer table overleaf.

Preferred Land Uses

- 6. Land use permissibility is to be in accordance with the corresponding land use classification in the *City of Rockingham Town Planning Scheme No. 2* and the *Kennedy Bay Structure Plan*.

Other built form provisions

Garages and Vehicular Access

- 7. Garages are to be located as per the locations designated on the LDP. Minor variations to the locations may be permitted.

Building Height

- 8. A minimum building height of two (2) storeys applies to all dwellings.

Public Open Space Interface Lots

- 9. The finished level of all of the lots with interface to public open space must be elevated a minimum of 500mm above the adjoining public open space.
- 10. Dwellings are to be designed to incorporate at least one habitable room window overlooking the public open space.
- 11. All dwellings abutting public open space shall provide direct pedestrian access to the public open space.

Storage and Refuse

- 12. 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.
- 13. 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

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

Landscaping & Street Trees

- 16. 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.
- 17. Each residential lot must be provided with a minimum tree planting area of 2.0m x 2.0m.



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
R80	<p>2m minimum, no average</p> <p>1m to porch / veranda / balcony, no maximum length</p> <p>1m minimum to secondary street / laneway</p>	<p>Boundary setbacks</p> <p>1.2m for wall height 3.5m or less with major openings 1m for wall height 3.5 or less without major openings</p> <p>Boundary walls</p> <p>7m maximum boundary wall height to no maximum length to both side boundaries.</p>	<p>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, except for those lots orientated North-West to allow for potential ocean views.</p> <p>At least 60% 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>Rear load</p> <p>1.0m garage setback to laneway</p> <p>Front load</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