



PRELIMINARY

This Local Development Plan ('LDP') applies to all residential lots contained within the Subdivision Application relating to Lot 1512 Lake Street and Lot 5000 (No. 37) Fisher Street, Rockingham.

Unless otherwise defined on this LDP, all development shall be in accordance with City of Rockingham *Town Planning Scheme No. 2* ('TPS 2'), the City of Rockingham *Local Planning Policy 3.3.22 'Medium-Density Single Grouped Development'* ('LPP 3.3.22') and the *Residential Design Codes of WA* (the 'R-Codes').

Development which meets the deemed-to-comply provisions of this LDP does not require a Development Application as per the *Planning and Development (Local Planning Schemes) Regulations 2015*.

PROVISIONS

R-CODE VARIATIONS

- The R-Code variations contained within Appendix 1 of the City of Rockingham *Local Planning Policy No. 3.3.22 Medium Density Single House Development Standards - Development Zones* apply to all **single dwelling** lots within this LDP.
- Two storey boundary walls to a maximum height of 7.0m are required in the locations shown on this LDP.
- Two storey boundary walls shall be setback a minimum of 10m from the rear boundary.
- Garages are to be located as shown on the Local Development Plan.

GROUPED HOUSING SITES (LOTS 55 AND 56)

- No direct vehicle access shall be permitted from Fisher Street.
- Development is to be designed to protect and retain the existing trees identified on the LDP.
- Development is to include dwelling orientation towards Lake Street and Fisher Street, with the dwellings incorporating at least one major opening from a habitable room facing the street.
- A minimum 2.0m setback is to be provided to the rear (internal) subdivision road.
- For Lot 56, a minimum 1.0m setback is to be provided to the public open space.
- Dwellings abutting the public open space are to be designed to incorporate at least one habitable room window overlooking the public open space.
- All dwellings abutting the public open space shall provide direct pedestrian access to the public open space.
- Direct pedestrian access is required to the group housing lots from Fisher Street.
- Visually permeable fencing above 1.2m is required along the boundary of the Grouped Housing sites and Lake Street and Fisher Street, and on the boundary of Lot 56 and the public open space in accordance with the City of Rockingham's Planning Policy No. 3.4.2- Subdivision Fencing.

BUSHFIRE MANAGEMENT

- A 3.0m setback is to be provided to the western boundary of Lots 1 - 11 for the purpose of an Asset Protection Zone, as shown on the approved Bushfire Management Plan.