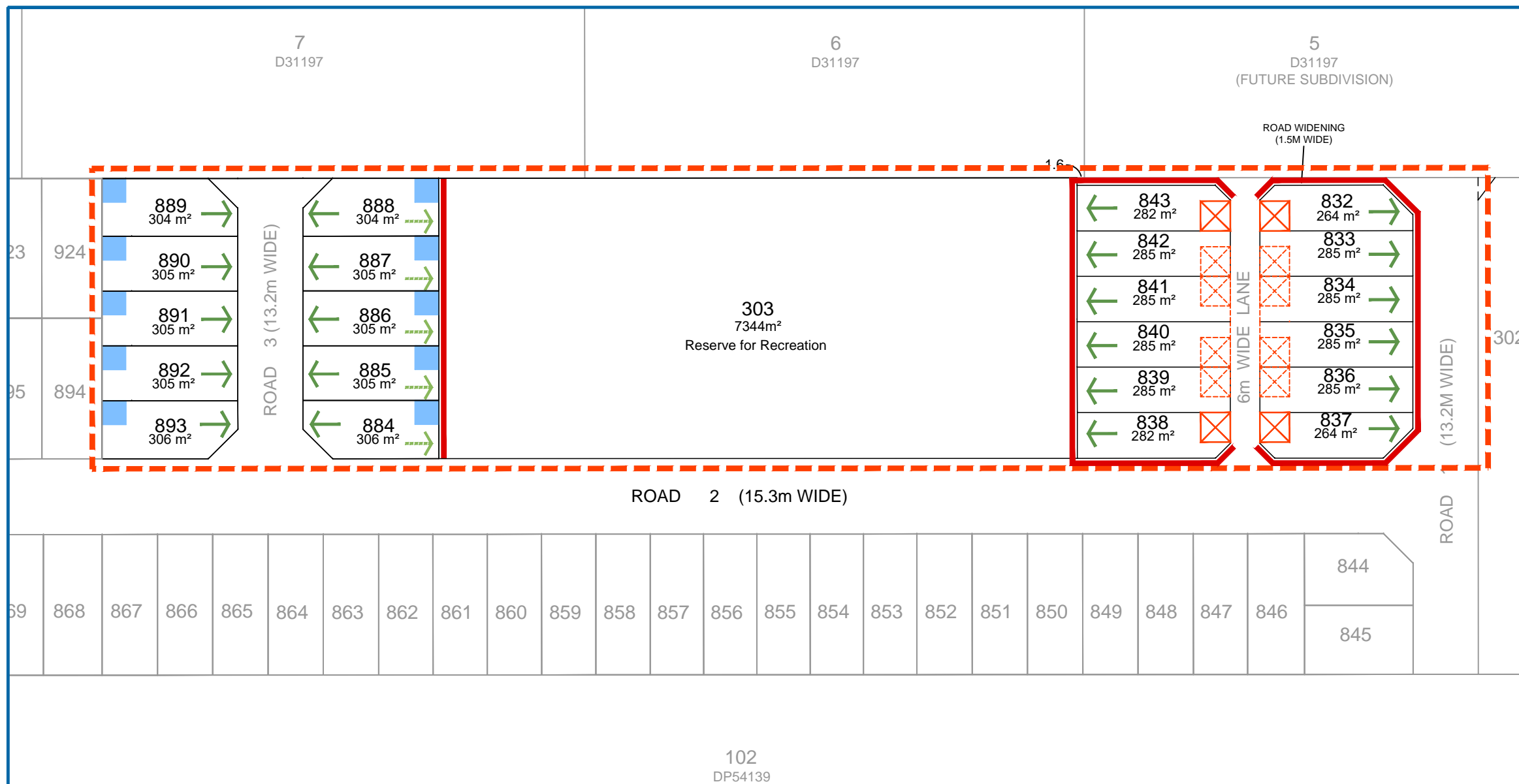


# LOCAL DEVELOPMENT PLAN

## Lot 302 Mandurah Road and Lot 309 Kerosene Lane Baldivis



- ### LEGEND
- AREA SUBJECT TO LOCAL DEVELOPMENT PLAN
  - NO VEHICULAR ACCESS
  - PRIMARY DWELLING ORIENTATION
  - SECONDARY DWELLING ORIENTATION
  - DESIGNATED GARAGE LOCATION
  - RECOMMENDED GARAGE LOCATION
  - PREFERRED OUTDOOR LIVING AREA LOCATION

### Local Development Plan Provisions

The provisions of the City of Rockingham Local Planning Scheme No. 2 and State Planning Policy 3.1: Residential Design Codes (R-Codes) are varied as detailed within this Local Development Plan (LDP).

All other requirements of the Local Planning Scheme and the R-Codes shall be satisfied in all other matters, except where provided in accordance with the City's Planning Policy 3.3.22: Medium-Density Single House Development Standards - Development Zones.

Residential density codes are in accordance with the approved Local Structure Plan.

#### Lots abutting Public Open Space (Lots 838-848)

1. Fencing that is visually permeable (as defined by the R-Codes) above 1.2m of natural ground level, measured from the public open space side of the fence, shall be provided along the boundary abutting the public open space and shall not be modified, with the exception of maintenance and repair, using materials that are substantially similar with those used in the original construction.
2. Buildings shall be setback a minimum of 2m from the boundary abutting the public open space.

3. For Lots 838-843, dwellings shall address the public open space with major openings and the main entry accessible via this frontage.
4. For Lots 844-848, dwellings shall address the public open space with a major opening. Where a two storey dwelling is proposed, the dwelling shall address the public open space with major openings at both ground floor level and upper floor level.

This LDP has been approved by the City under Schedule 2, Clause 52 of the Planning and Development (Local Planning Schemes) Regulations 2015.

  
Signature

30 November 2018  
Date

SCALE 1:1000  
SHEET A3



A	LOCAL DEVELOPMENT PLAN	1810115	MW 181008 01
REV	DESCRIPTION	YYMMDD	DRAWING NUMBER

Issued for design intent only. All areas and dimensions are subject to detail design + survey.



planning and development

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