# MILLARS LANDING

### LOCAL DEVELOPMENT PLAN

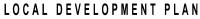
#### PRELIMINARY

- 1. Unless provided for in this LDP, the provisions of the City of Rockingham Town Planning Scheme No. 2, the Residential Design Codes and the North-East Baldivis Structure Plan apply. This LDP operates in conjunction with these by applying additional controls or varying deemed-to-comply requirements.
- 2. Development approval is not required where meeting the provisions of the LDP, however development approval will be required if the proposal varies deemed-to-comply requirements of the Residential Design Codes that are otherwise not varied in terms of this LDP.
- 3. There is no requirement to consult with adjoining or other landowners where construction in accordance with this LDP is proposed.

#### PROVISIONS

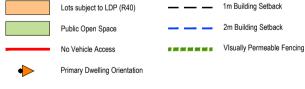
- 4. A minimum 2m setback to the rear POS boundary applies to all lots subject to this LDP, as shown.
- A minimum side setback of 1m applies to boundaries with the PAW or Firmwood Parade, as shown.
- 6. All dwellings shall have a minimum of one habitable room with a major opening that has a clear view of the POS.
- 7. Uniform visually-permeable fencing to the top of the retaining wall (where provided), as defined by the R-Codes, shall be provided to rear boundaries abutting POS, as illustrated.
- 8. Uniform visually-permeable fencing to the top of the retaining wall (where provided), as defined by the R-Codes, shall be provided for a minimum of one-third the length of the PAW boundary, as illustrated.
- 9. 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.
- 10. All clothes-drying areas shall be screened from the POS.
- 11. Double garages to Kiln Lane are permitted for all lots subject to this LDP.





Lots 5-8 & 279-282 Kiln Lane, Baldivis

## LEGEND







3043-111D-01 02.10.2024 Not to Scale