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.
5. 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.

LEGEND

- Lots subject to LDP (R40)
- Public Open Space
- No Vehicle Access
- Primary Dwelling Orientation
- 1m Building Setback
- 2m Building Setback
- VIsually Permeable Fencing

ENDORSEMENT TABLE

14.11.2024

Manager Statutory Planning, City of Rockingham — Date

This Local Development Plan has been approved by Council under *clause 52(1)(a) of the deemed provisions of Town Planning Scheme No.2.*

CLE Town Planning + Design

CEDAR WOODS DEVELOPING TOMORROW TODAY

3043-111D-01 02.10.2024 Not to Scale

LOCAL DEVELOPMENT PLAN

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