

ALBENGA PLACE

The provisions of the City of Rockingham Town Planning Scheme No. 2 (TPS 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 TPS 2 and the R-Codes shall be satisfied.

LEGEND

- . - . - . LDP Boundary
- Two Storey Dwelling Required
- Required Garage Location
- Preferred Garage Location (Garage access required from Internal Road Reserve)
- Preferred Garage Location
- - - - - Minimum 1.5m Setback
- Primary Dwelling Orientation
- Dwellings may be built up to the boundary behind the front setback to a single storey height
- Dwellings must be built up to the boundary behind the front setback to a two storey height
- Front fencing as per the attached specification is required on the boundary, with exception of the portion of the boundary occupied by a crossover on Lots 504, 505 and 506, and as required by Clause 5.2.5 C5 of the R-Codes.
- Side and rear fencing to Secret Harbour Boulevard for Lots 501 and 502 is required and shall be either as per the attached specification, or rendered masonry to a height of 1.2 metres with intermittent solid rendered masonry pillars to a height of 1.8m, with horizontal slats between the pillars to be 'visually permeable' as defined by the R-Codes.

NOTES

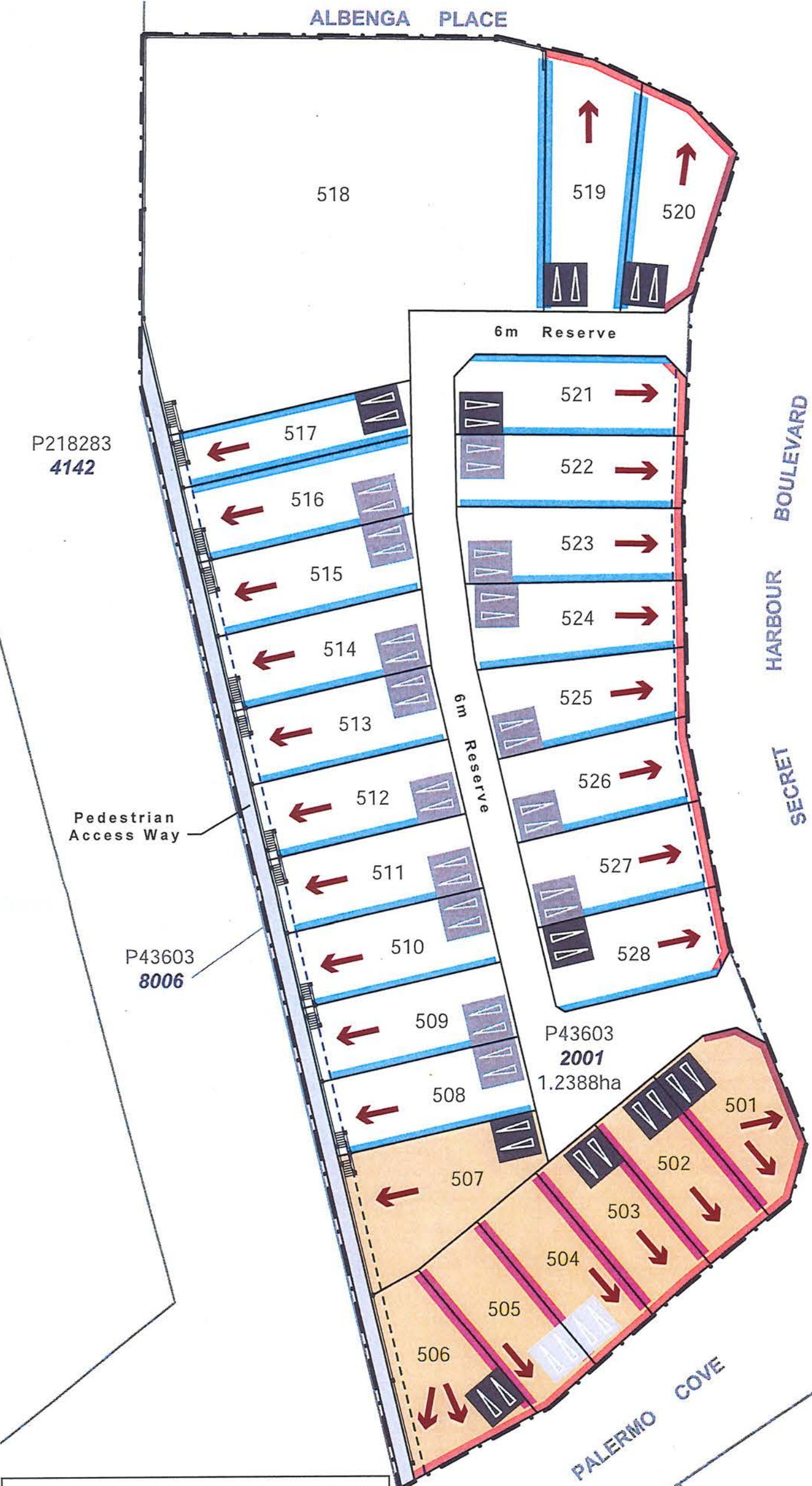
- All lots subject to this Local Development Plan have a Bushfire Attack Level Rating of 12.5, as established by the Approved Bushfire Management Plan, prepared by Emerge Associates / Bushfire Safety Consulting, dated August 2016.
- Buildings on all lots are to be constructed in accordance with AS3959.
- Where lots, with the exception of Lot 518, abut the internal road reserve, dwellings shall have at least one habitable room window oriented towards the internal road reserve.
- Vehicle ingress / egress between Lot 518 and the internal road reserve is permitted, in addition to the vehicle access point on Albenga Place. Vehicle access to / from Albenga Place is not required, however where proposed the location of the vehicle access point shall have regard to the provisions of AS2890.1, specifically Figure 3.1.

P218283
4142

Pedestrian
Access Way

P43603
8006

P43603
2001
1.2388ha



This LDP has been approved by the Manager, Statutory Planning under Schedule 2, Clause 52 (1) (A) of the Planning & Development (Local Planning Schemes) Regulations 2015.

12/12/17
Date

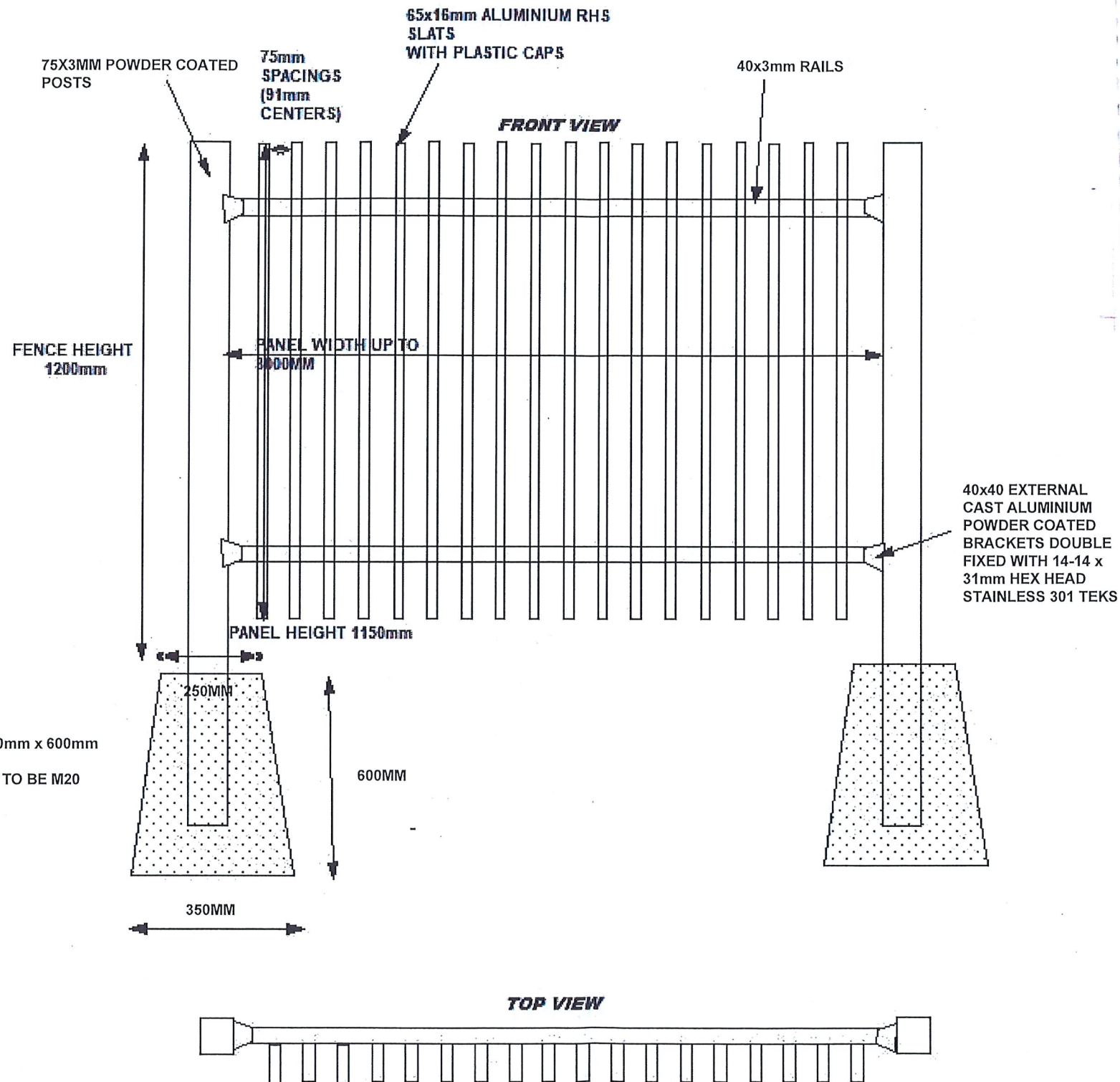
Manager, Statutory Planning

Local Development Plan
250 Secret Harbour Blvd, Secret Harbour

Date: 6 December 2017
Drawing No. 716-280 LDP-1 A
Scale: 1:500 @ A3
Staff: DL_GW

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DESIGN AND INSTALLATION NOTES:

ALL MATERIALS, METHOD OF MANUFACTURE AND TREATMENT OF ALUMINIUM MEMBERS WILL COMPLY WITH APPROPRIATE AUSTRALIAN STANDARDS SUITABLE FOR COASTAL ENVIRONMENTS.

ALL MEMBERS TO BE ALUMINIUM ALLOY 6061-T6

DULUX POWDER COATING PAINT SHALL BE USED FOR POWDER COATING OF FENCE PANEL. POWDER COATING SHALL COMPLY WITH AS/NZ 4506-2005 AND AS 1627.6.1994. POWDER COATING METHOD OF APPLICATION SHALL BE SUITABLE FOR COASTAL ENVIRONMENT AND INCORPORATE AN EPOXY PRIMER COATING TREATMENT.

ALL ALUMINIUM SHALL BE POWDER COATED IN ACCORDANCE WITH AS/ NZS4506 AND HAVE PROTECTIVE TREATMENT AS FOLLOWS:

- (a) PRE-TREATMENT
 - (i) DEGREASE AND RINSE
 - (ii) ACID BATH AND RINSE
 - (iii) CHROMATE CONVERSION AND RINSE
- (b) SURFACE TREATMENT
 - A THREE COAT SYSTEM USING DULUX 959 POWDER SERIES OR EQUIVALENT
 - (i) EPOXY PRIMER AT 20um
 - (ii) TOP COAT

THE COMPANY UNDERTAKING THE POWDER COATING OF FENCING PANELS MUST BE ACCREDITED. ALL POWDER COATING PROCEDURES ADOPTED MUST COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS.

FENCE PANEL FIXED TO BRACKET VIA 14-14x31 HEX HEAD STAINLESS 304 TEKS

FENCE COLOUR: DULUX BLACK SATIN (NIGHT SKY) 19268 DURRALOY