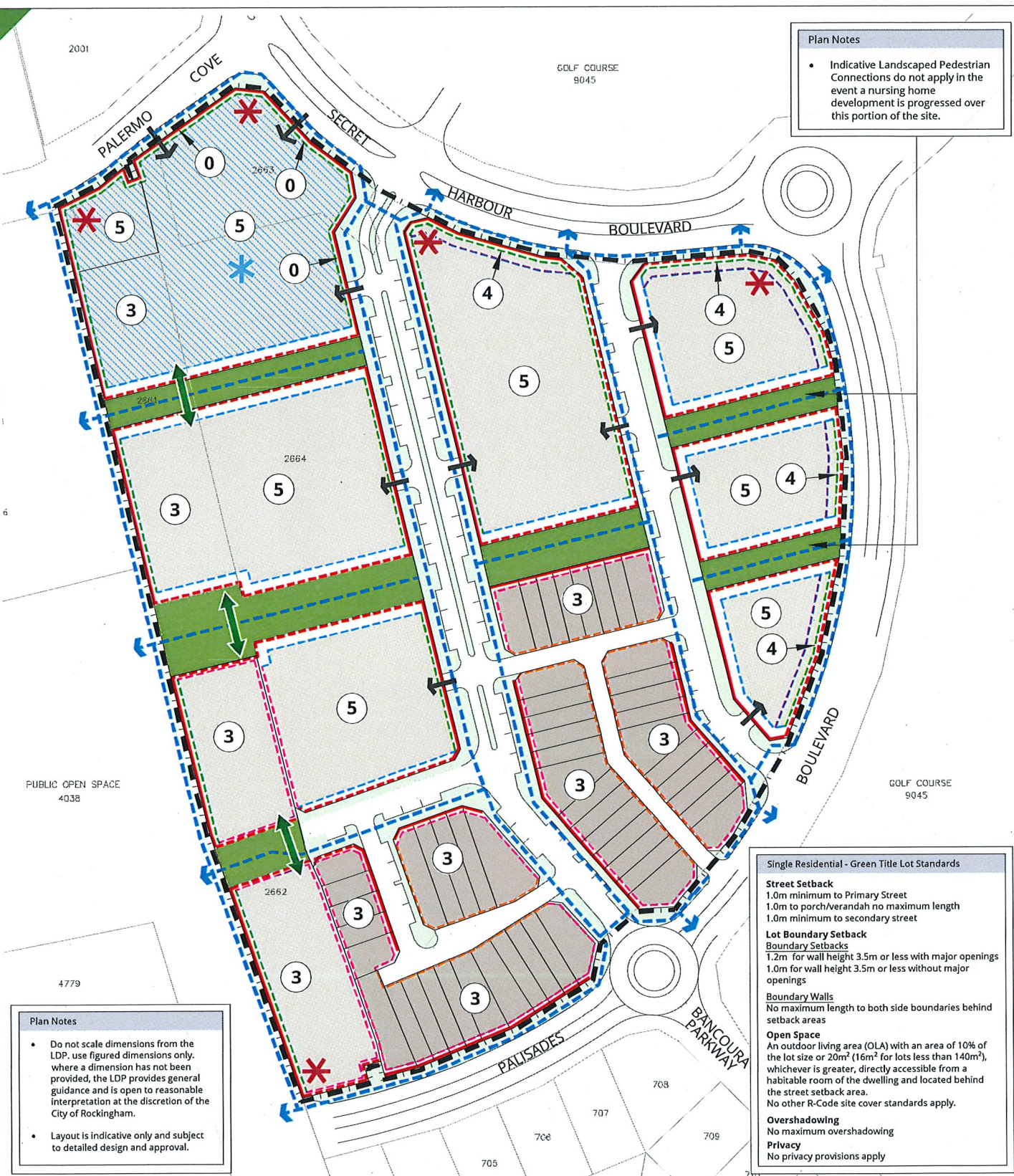


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LOCAL DEVELOPMENT PLAN (LDP) - DRAWING A. GLASKIN DATE CREATED: 2020.08.05 CADASTRE LANDGATE



**Plan Notes**

- Indicative Landscaped Pedestrian Connections do not apply in the event a nursing home development is progressed over this portion of the site.

**Plan Notes**

- Do not scale dimensions from the LDP, use figured dimensions only. Where a dimension has not been provided, the LDP provides general guidance and is open to reasonable interpretation at the discretion of the City of Rockingham.
- Layout is indicative only and subject to detailed design and approval.

**Single Residential - Green Title Lot Standards**

**Street Setback**  
1.0m minimum to Primary Street  
1.0m to porch/verandah no maximum length  
1.0m minimum to secondary street

**Lot Boundary Setback**  
**Boundary Setbacks**  
1.2m for wall height 3.5m or less with major openings  
1.0m for wall height 3.5m or less without major openings

**Boundary Walls**  
No maximum length to both side boundaries behind setback areas

**Open Space**  
An outdoor living area (OLA) with an area of 10% of the lot size or 20m<sup>2</sup> (16m<sup>2</sup> for lots less than 140m<sup>2</sup>), whichever is greater, directly accessible from a habitable room of the dwelling and located behind the street setback area.  
No other R-Code site cover standards apply.

**Overshadowing**  
No maximum overshadowing

**Privacy**  
No privacy provisions apply

- LEGEND**
- |  |   |   |
|--|---|---|
| --- LDP BOUNDARY                             | --- 0.5m GARAGE SETBACK                                       | * ARCHITECTURAL RESPONSE TO CORNER REQUIRED   |
| MULTIPLE DWELLING LOT                        | --- 1.0m BUILDING SETBACK                                     | --- SHARED SPACE ACCESS CONNECTOR   |
| SINGLE RESIDENTIAL LOT                       | --- 2.0m BUILDING SETBACK                                     | --- PREFERRED LOCATION OF GROUND FLOOR COMMERCIAL AND RETAIL USES (Subject to a Scheme Amendment to facilitate Commercial/Mixed Use zoning) |
| VEHICLE ACCESS                               | --- 5.0m BUILDING SETBACK                                     | * INDICATIVE LOCATION OF HOTEL / SHORT STAY ACCOMMODATION   |
| --- PRIMARY HABITABLE FRONTAGE               | --- 4.0m BUILDING SETBACK                                     |   |
| --- SECONDARY HABITABLE FRONTAGE             | INDICATIVE PARKING SUBJECT TO DETAILED DESIGN                 |   |
| INDICATIVE LANDSCAPED PEDESTRIAN CONNECTIONS | --- PEDESTRIAN PATH CONNECTION (Alignment is indicative only) |   |
| (5) MAXIMUM BUILDING HEIGHTS                 |   |   |

This Local Development Plan has been approved pursuant to clause 52 (1)(a) (Schedule 2) of the Planning and Development (Local Planning Schemes) Regulations 2015.

*MANAGER STATUTORY PLANNING*

Director, Planning and Development Services City of Rockingham

Date 25/8/2020



## LOCAL DEVELOPMENT PLAN PROVISIONS:

LOTS 2661 - 2664 SECRET HARBOUR BOULEVARD, SECRET HARBOUR

### PROVISIONS

The R-Code for the LDP area is as per the City of Rockingham Town Planning Scheme TPS No. 2 (TPS2). The provisions of the City of Rockingham Town Planning Scheme TPS No. 2 (TPS2) and the Residential Codes of Western Australia (SP 7.3 Volumes 1 and 2, where applicable) (R-Codes) are varied as detailed in this Local Development Plan (LDP). All other requirements of TPS2 and the R-Codes shall be satisfied in all other matters.

### OBJECTIVES

The objectives of this LDP are to:

1. Establish a unique coastal development that provides a 'resort' experience and lifestyle for both tourists and residents.
2. Provide a context for medium to high density residential development that capitalises on proximity to a regional beach, and which provides an alternative housing type to the predominating single dwellings in the locality.
3. Enhance the role of Secret Harbour as a beach destination for the broader region.

### PRINCIPLES

#### Land use and urban structure

4. Development must seek to optimise density rather than simply maximising density.
5. The urban structure of the precinct must enable extensive pedestrian permeability.
6. The urban structure must avoid the creation of a continuous wall of buildings to the foreshore reserve.
7. Development must be structured to create or define identifiable public or communal places.
8. The urban structure of the precinct must establish a clear and direct relationship with the foreshore and, to a lesser extent, the golf club.
9. Any commercial uses, including short stay accommodation, must be located where they can be readily found and gain maximum exposure to the movement network.
10. The land use mix should include some commercial uses, such as food and beverage or retail to provide local services.
11. Higher density development (multiple dwellings) should be located principally on Palermo Cove and Secret Harbour Boulevard.

#### Massing and built form

12. Development must be coordinated to form a legible and distinctive built form composition across the precinct.

#### Movement

13. The pedestrian and vehicle movement networks must be legible.
14. Pedestrian movement paths should be oriented in an east-west alignment to encourage walking to the beach.
15. East-west movement paths must relate to the existing paths through the beach car park and public open space.
16. Pedestrian movement must be prioritised over car movement.
17. Foreshore car parking will not be considered as contributing to resident or residential visitor parking.
18. The street network should enable efficient routes for utilities and service provision.
19. Visitor parking should be located to minimise vehicle traffic in laneways and through residential precincts.

#### Public realm interface

20. The number of vehicle crossovers to new and existing streets must be minimised.
21. Garages, carports and off-street car parks must be located away from street and public parkland interfaces and/or screened from public view.
22. Development must optimise the opportunities for passive surveillance from dwellings of the adjacent public realm.
23. All grouped or single dwellings (other than ancillary dwellings) must have pedestrian access from a well-designed street, POS reserve or similar landscaped area, rather than a laneway.
24. Development must be designed to enhance Palermo Cove and create a memorable entrance to the foreshore parkland.

#### Amenity

25. Where views to the foreshore, the ocean, and the golf course cannot be achieved, landscaped areas must be provided for visual amenity for residents wherever possible.
26. Development should maximise the number of dwellings (or short stay accommodation units) that have a view to the foreshore, the ocean and the golf course.
27. Development should incorporate sheltered outdoor areas to provide relief from the sea breezes.

#### Built form

28. Buildings must be designed to provide a recognisable response to the coastal location.
29. All development in the precinct must exhibit a common design character.
30. Buildings must be designed to endure a harsh coastal climate.

#### Environment

31. Buildings must be designed to enable cross ventilation to most dwellings.
32. Buildings should be designed to maximise access to northerly winter sun wherever possible.

### STANDARDS

All development in the LDP area must be consistent with the LDP and the following standards:

#### Building Height

33. Building heights must not exceed the storey heights indicated on the LDP. In translating the maximum storey heights into a measurable building height, limits shall apply as below:
  - a) 2 storeys = 9m ridge height + an additional 1m for a flat roof.
  - b) 3 storeys = 12m ridge height + an additional 1m for a flat roof.
  - c) 4 storeys = 15m ridge height + an additional 1m for a flat roof.
  - d) 5 storeys = 18m ridge height + an additional 1m for a flat roof.
34. Non-habitable roof structures such as a pitched roof, stair wells, lift over-runs, and plant rooms/enclosures may project above the maximum height limits.
35. Multiple dwellings may include a basement which may protrude not more than 1.2 metres above natural ground level.
36. Building corners may be articulated by a structure extending one additional storey and with a habitable area of no more than 25sqm.

#### Setbacks

37. All building setbacks in the LDP area shall not be less than indicated on the LDP.
38. All major elements of building structure including balconies must be contained behind the setback line with the exception of:
  - a) corner feature elements, which may project up to 1.0m into the setback area.
  - b) a 'podium' parking structure, which may be constructed to a 0m setback provided that it is no more than 1.5m above an adjacent footpath (subject to confirmation through a hydrological report that the groundwater levels on the site require an elevated basement parking structure).
39. Minor building elements such as sun shading, roof eaves and projecting wall features may project into the setback area.
40. No 'averaging' of setbacks will be permitted.
41. The street setback for multiple dwellings may be reduced to 0m in the case of mixed-use development, and for feature corner elements of residential buildings where identified on the LDP.
42. Single/Grouped dwellings may be constructed to 3 stories for an unrestricted length on shared side boundaries, whilst multiple dwellings may be constructed to 5 stories for an unrestricted length on shared side boundaries.

#### Streetscape

43. All buildings must provide passive surveillance of adjacent street reserves and pedestrian paths through the development by means of active commercial or habitable residential frontage. Note: for the purpose of this clause, street reserves includes both gazetted and non-gazetted roads.
44. Where a primary or secondary habitable frontage is identified on the LDP, all dwellings facing that frontage must present a major opening and a balcony from the main living area of the dwelling.

45. Where a primary habitable frontage is identified on the LDP, all buildings must present their main entrance to that frontage.
46. All buildings must be a minimum of two-storeys.
47. Where a 0m street setback has been provided, the frontage must incorporate a canopy(s) with continuous coverage to a minimum depth of 1.8m or to within 600mm of the back of the adjacent kerb where the verge is too narrow to accommodate a 1.8m deep canopy, and must extend across the entire extent of the 0m frontage.
48. Delivery, service and storage areas must be located and screened to minimise the visual impact on the public domain.

#### Architecture and Character

49. Street elevations must be designed to create visual interest through building form, articulation of walls and openings, architectural features, texture and colour, with particular emphasis given to the ground floor level.
50. Any non-active portions of walls must be articulated by means of form, colour and texture to provide visual interest, or screened with vegetation.
51. Construction materials and finishes should be considered in the context of the coastal environment to provide for architectural interest and longevity.
52. Colourbond is not permitted to be used on the front facade.
53. Garage doors and supporting structures for residential development must not exceed 60% of the frontage at the front setback line from the Primary Street (excluding laneways and Mews Roads).
54. Off-street car-parking areas for grouped and multiple dwellings, mixed-use and non-residential buildings must not be located in the Primary Street setback area and must be screened from view from the public domain. Note: for the purpose of this clause, parking within a private (non-gazetted) street is deemed to be on-street parking and does not require screening.
55. The ground floor of any residential building must be no higher than 1.5m above the finished level of any adjacent street or public open space.

#### Landscape

56. The paving material used for the footpath must be continued across driveways and the entrances to Rights of Way to maintain visual continuity of the pedestrian network and aid pedestrian legibility.
57. Landscaped areas within or adjacent to streets or public open space must consist of trees and/or low-level shrubs, rather than mid-level shrubs, to maintain sightlines for pedestrians.

#### Fencing

58. Where street frontage fencing is provided it must be no more than 1.8m high and must be at least 50% visually permeable from 0.9m above the ground level of the adjacent street with solid portions of fencing consisting of limestone, a rendered masonry or panel construction, or other similar durable material.
59. Colorbond fencing is not permitted within any primary street setback area.

#### On-street Parking

60. For the purpose of calculating parking provision, any on-street parking bays adjacent to a lot or building on the same side of the road may be included in the calculation of visitor parking provision for that lot or building. On-street parking will not contribute to resident parking.

#### Open space/site coverage

61. Single and grouped dwellings must provide an outdoor living area with an area of 10% of the lot size or 16m<sup>2</sup>, whichever is the greater, and which is directly accessible from a habitable room of the dwelling; which can be located on any level of the building on the lot.
62. For single and grouped dwellings the outdoor living area may have a minimum dimension of 4 metres.
63. Multiple dwellings must have at least one balcony or ground floor outdoor living area with an area of 10sqm and a minimum dimension of 2.5m.
64. No other R-Codes site cover standards apply.
65. An easement will be provided in favour of public access over the internal roadways, including the vehicle access laneways, and the communal open space linkages through the LDP area.

#### Solar access on adjoining sites

66. There is no limit to the percentage of an adjoining lot within the LDP area that may be overshadowed where the lots have a shared side boundary.
67. Single Residential - Green Title lots on this LDP are exempt from R-Code provisions determining solar access, overlooking and overshadowing for adjoining sites.

#### Communal open space

68. Given the extensive provision of communal open space (landscaped pedestrian connections) within the LDP, no additional communal open space is required for grouped dwellings.

#### Traffic

69. Shared-space laneway connections must be finished with a material consistent with the pedestrian footpath network, raised to footpath level and edged with flush kerbs to signal that it is a pedestrian-orientated space.

#### Residential plot ratio calculation

70. For the purpose of calculating plot ratio for multiple dwellings, the site area is deemed to be the total site area, less the total of the lot areas of all single/grouped dwellings and any gazetted reserves for roads or public open space.

#### Storage and Refuse

71. Refuse collection is to occur from the rear laneway for those lots which abut laneway reserves. Collection from the primary or secondary street is only to occur where a laneway frontage does not exist.
72. Refuse / storage areas are to be fully integrated with the design of the building. Refuse storage areas shall be screened from view from the public realm.

#### DEFINITIONS

For the purpose of this LDP, the following definitions shall apply:

**Active frontage:** An 'active frontage' must incorporate storefronts (to retail, office or other commercial uses) with a minimum of 66% of the ground floor street frontage as transparent glazing that allows visual connectivity between the inside of the building and the adjacent public domain. Additionally, any tenancy with an active frontage to a street must address the primary pedestrian entrance to that street.

**Habitable frontage:** A 'habitable frontage' must present at least one major opening to habitable rooms of residential development to the adjacent public domain that allows passive surveillance from inside of the building and the adjacent public domain.

**Primary habitable frontage:** A 'primary habitable frontage' is a frontage to a street or open space that is considered to be the main building frontage where dwellings must present a major opening and a balcony from the living area of all dwelling adjacent to the frontage as well as the main entrance to the dwelling.

**Secondary habitable frontage:** A 'secondary habitable frontage' is a frontage to a communal open space environment where dwellings must present a major opening and a balcony from the living area to the frontage.

**Architectural response to a corner:** An architectural response to a corner must consist of a prominent feature that provides visual emphasis. Examples include: a raised or projecting building element, a significant roof element, a differentiation of materials, a significant opening(s) or a balcony/veranda structure.

**Shared space accessway connection:** The shared space laneway connections provide slow-speed local traffic connection between the grouped or multiple dwellings addressing the foreshore. The shared space laneway connections are characterised by a paving material consistent with the footpath network, a raised carriageway and flush kerbs to signal that the space is pedestrian-orientated.

Amendment No.	Summary of Amendment	Date endorsed by City of Rockingham
1.	Modification to concept layout and minor text changes	

## LOCAL DEVELOPMENT PLAN

LOTS 2661 - 2664 SECRET HARBOUR BOULEVARD, SECRET HARBOUR

SHEET 2 OF 2

8788-LDP-01-I

