



LEGEND	
	RESIDENTIAL R40
	UNIFORM ESTATE FENCING TO POS (REFER 2a BELOW)
	DESIGNATED GARAGE LOCATION
	NO VEHICULAR ACCESS
	RETAINING WALL
	PRIMARY DWELLING ORIENTATION
	PUBLIC OPEN SPACE DWELLING ORIENTATION

LOCAL DEVELOPMENT PLAN PROVISIONS

The following standards are deemed to meet the relevant Design Principles of the R-Codes and do not require consultation with the adjoining landowners.
Unless provided for below, or as part of the Spires Estate (Phase 2) Local Structure Plan, the provisions of Town Planning Scheme No.2 and the R-Codes apply.

1. BUILDING FORM & ORIENTATION	
	Provisions
b) Direct Public Open Space Frontage	<p>i. Dwellings to be setback (no average applies):</p> <ul style="list-style-type: none">• minimum 3.0m to main building line; and• minimum 2.0m to an alfresco, veranda and/or balcony. <p>ii. Dwelling designs shall provide suitable surveillance of the Public Open Space through provision of:</p> <ul style="list-style-type: none">• a major opening from a Primary Living Space; and• an outdoor living area (i.e. alfresco or veranda) at ground level, or balcony to the upper floor.

2. ESTATE BOUNDARY FENCING
- a) For Lots 1-5 Inca Lane, visually permeable fencing shall be maintained along the Public Open Space boundary, inclusive of a minimum 3m return for any boundary siding Public Open Space.
3. VEHICULAR ACCESS & GARAGES
- a) Designated garage locations apply to lots identified on the Local Development Plan. Designated garage locations do not prescribe boundary walls but reference the side of the lot to which the garage must be located.

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

Manager Statutory Planning
City of Rockingham

18/01/2024
Date

LOCAL DEVELOPMENT PLAN
STAGE 10B - SPIRES ESTATE

Aerial supplied by:
Aerial Date Stamp:
Survey supplied by: MNG
Plan Number: NPS1022 - 001
Revision Number: A
Drawn By: JP
Client: Spatial Property Group

