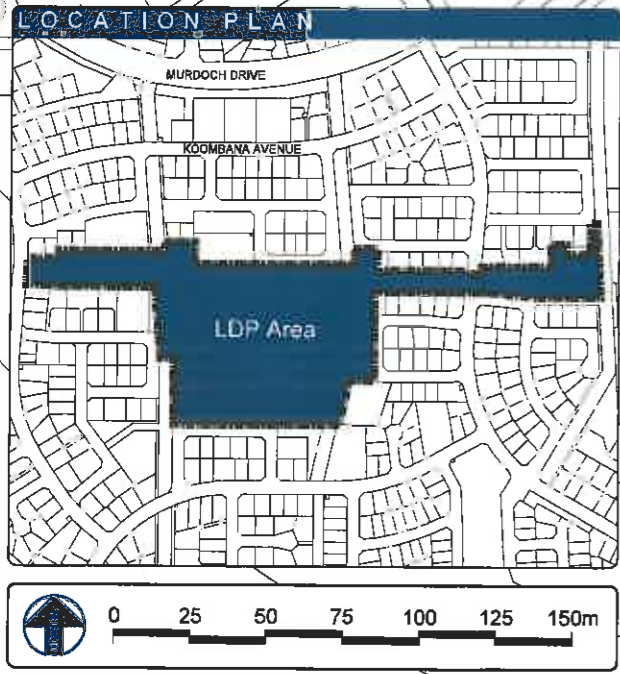


**LOCAL DEVELOPMENT PLAN PROVISIONS**

- 1 R-CODE VARIATIONS**
  - 1.1 The requirements of the R-Codes apply unless otherwise provided below. The following standards constitute amendments to the R-Codes and operate as deemed-to-comply requirements.
  - 1.2 Where a Single Dwelling complies with all R-Code and Scheme requirements, except where modified by this LDP, no planning approval is required.
  - 1.3 Any variations to deemed-to-comply requirements (as outlined in this LDP or relevant R-Code provision), can be addressed through an application for planning approval.
- 2 Open Space**
  - 2.1 The minimum Open Space requirement for R30 coded lots shall be a minimum of 40% of the site area.
  - 2.2 The minimum Open Space requirement for R40 coded lots shall be a minimum of 35% of the site area.
  - 2.3 The R-Code outdoor living area requirements for single houses and grouped dwellings may be varied such that a minimum 20m<sup>2</sup> area with a minimum dimension of 4m and permanent roof cover is permitted.
  - 2.4 Outdoor Living Areas shall be accessed via a habitable room, but not a bedroom only.
  - 2.5 Outdoor Living Areas are permitted to be located within the street setback / POS / Drainage Reserve setback area.
- 3 Setbacks**
  - 3.1 Primary Street**
    - 3.1.1 The minimum Primary Street setback requirement for R30 and R40 coded lots shall be 2m (no averaging).
  - 3.2 Secondary Street**
    - 3.2.1 The minimum Secondary Street setback requirement for all lots shall be 1m.
  - 3.3 Laneway**
    - 3.3.1 The minimum Laneway setback requirements for Lots 127-149 and 170-180 shall be 0.5m for garages / carports and 1m for the ground floor of the dwelling(s) (subject to location of existing services / easements).
  - 3.4 Lot Boundary Setbacks**
    - 3.4.1 A nil setback is permitted up to one lot boundary for a maximum length determined by front and rear setbacks.
    - 3.4.2 A nil setback is permitted to a second lot boundary for the purposes of a garage / store only, with a maximum length of 9m.
    - 3.4.3 Walls built up to a lot boundary being not higher than 3.5m with an average of 3m to a maximum length as determined by front and rear setback, to one side boundary only.
  - 3.5 POS / Drainage Reserve Setbacks**
    - 3.5.1 Lots denoted as having a Primary Frontage to POS / Drainage Reserve, a minimum setback of 3.0m is applicable for the dwelling to the POS / Drain Reserve.
- 4 ADDITIONAL REQUIREMENTS**
  - 4.1 The following additional requirements apply, where required, in the design and construction of a dwelling or outbuilding on lots identified within the boundary of this Local Development Plan:
- 5 Dwelling Orientation**
  - 5.1 All Single Dwellings shall have a minimum of one major opening (not just a door) facing, and allowing for an unobstructed view of the Primary Street / Secondary Street / POS / Drainage Reserve as denoted on the LDP.
  - 5.2 Where a lot is developed with grouped and/or multiple dwellings, which adjoins a Drainage Reserve, the development shall address both the street frontage and the drainage reserve, with the exception of Lots 203 and 204.
  - 5.3 In the instance of Multiple Dwellings, upstairs balconies and outdoor living areas of upper level dwellings need to have primary street frontage to the drainage reserve and in the case of Grouped Dwellings outdoor living areas and major openings from living rooms (except bedrooms) of every proposed dwelling abutting the drainage reserve need to face the reserve.
- 6 Vehicular Access**
  - 6.1 Dwellings on lots fronting and/or abutting POS and/or Drainage Reserves are to be accessed via the rear laneway.
  - 6.2 Dwellings on lots with dual frontage shall be accessed via the rear laneway.
- 7 Fencing**
  - 7.1 All fencing forward of the building line is to be visually permeable above 1.2m in height.
  - 7.2 Secondary street fencing shall be visually permeable above 1.2m in height for a minimum of 50% of the secondary street boundary.
  - 7.3 Unless approved by the Local Government, where fencing is installed by the Developer, no modifications are permitted except for maintenance and repair using materials that are substantially identical with those used in the original construction.
- 8 Retaining Walls**
  - 8.1 No additional filling or retaining within the lot boundary is permitted without the approval of the Local Government.
- 9 Incidental Development**
  - 9.1 Outbuildings are to be screened from public view unless constructed from the same materials as the dwelling.
- 10 Services**
  - 10.1 A Waste Management Statement is required at the planning stage for all grouped / multiple dwelling developments comprising more than three (3) dwellings.
- 11 Notification to Prospective Purchasers**
  - 11.1 The Developer is required to give prospective purchasers a complete copy of all requirements of this Local Area Plan prior to Offer and Acceptance being made.



**LEGEND**

- Local Development Plan Boundary
- Orange Box R30 Lots
- Red Box R40 Lots
- Red Line No Vehicular Access Permitted
- Black Arrow Primary Frontage
- Green Arrow Primary Frontage to POS / Drainage Reserve
- Blue Arrow Secondary Frontage
- Box with X Designated Garage Location
- Blue Line Retaining walls (by developer)

**ENDORSEMENT TABLE**

This Local Development Plan is endorsed by the Town of Port Hedland

Manager Planning Services:

*[Signature]*

Date: 16/04/2014