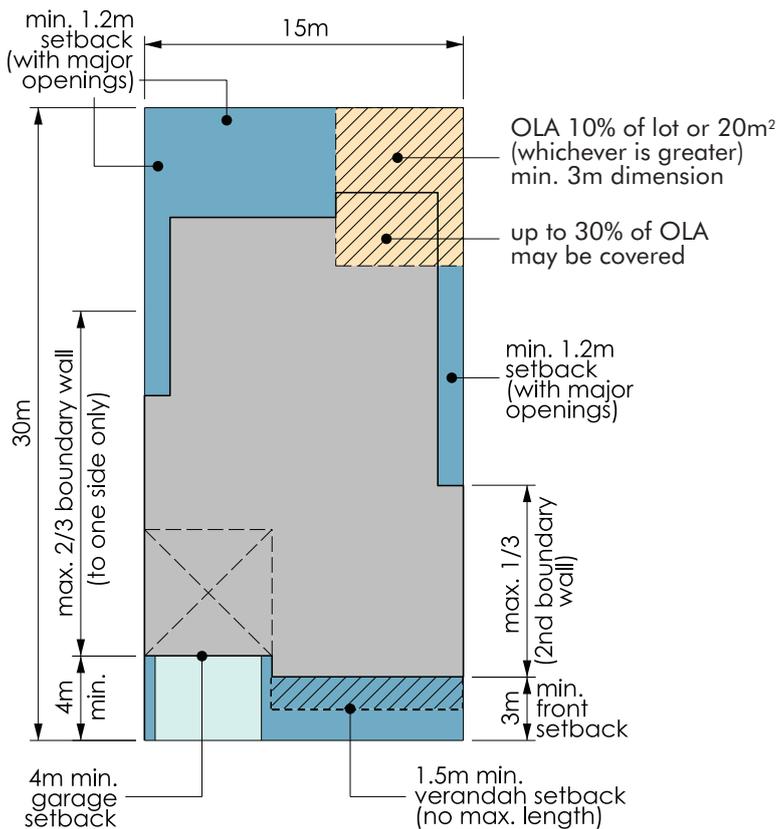


**FOR ALL LOTS DESIGNATED RMD25 IN THE  
BAYSHORE GARDENS STRUCTURE PLAN  
RMD25 - INDICATIVE LOT LAYOUT + BUILDING FOOTPRINT**



**OTHER PROVISIONS** (not shown on diagram)

**SETBACKS**

1.5m minimum to secondary street

Front fences within the primary street setback area being a maximum height of 900mm above natural ground level, measured from the primary street side of the front fence

To lot side boundaries, for wall heights of 3.5m or less:

- with major openings: 1.2m
- without major openings: 1m

To both side boundaries subject to: 2/3 length to one side boundary, 1/3 max length to second side boundary for wall height 3.5m or less.

**OPEN SPACE**

The OLA has a minimum 3m length or width dimension

No other R-Codes site cover standards apply

**GARAGE SETBACK + WIDTH AND VEHICULAR ACCESS**

**Front loaded**

4.5m garage setback from the primary street, may be reduced to 4m where no footpath is located within 0.5m of the boundary 1.5m from a secondary street

The garage setback from the primary street may be double garages (up to 6m) permitted for Lots between 10.5m and 12m subject to:

- Garage setback a minimum of 0.5m behind the building alignment

- A major opening to a habitable room directly facing the primary street
- An entry feature consisting of a porch or veranda with a minimum depth of 1.2m; and
- No vehicular crossover wider than 4.5m where it meets the street

Lots with a frontage less than 10.5m or not compliant with above require single or tandem garaging

**Rear loaded**

0.5m garage setback to laneway

**PARKING**

Two on-site bays

**OVERSHADOWING**

No maximum overshadowing for wall height 3.5m or less

No maximum overshadowing for wall height greater than 3.5m where overshadowing is confined to the front half of the lot. If overshadowing intrudes into rear half of the lot, shadow cast does not exceed 25%

**PRIVACY**

R-Codes clause 5.4.1 C1.1 applies, however the setback distances are:

- 3m to bedrooms and studies
- 4.5m to major openings to habitable rooms other than bedrooms and studies
- 6m to unenclosed outdoor active habitable spaces

**PLANNING BULLETIN 112/2016 (RMD CODES)**

**TAYLOR BURRELL BARNETT**

Disclaimer: This is general advice only, representing Taylor Burrell Barnett's interpretation of the Planning Bulletin. For all development requirements refer to Planning Bulletin 112/2016 (RMD Codes), Bayshore Gardens Structure Plan, City of Rockingham Local Planning Scheme No. 2 and City of Rockingham Local Planning Policies.



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