

THIS LDP HAS BEEN APPROVED UNDER DELEGATION BY THE MANAGER STATUTORY PLANNING UNDER SCHEDULE 2 CLAUSE 52(1)(A) OF THE PLANNING AND DEVELOPMENT (LOCAL PLANNING SCHEMES) REGULATIONS 2013

DR
MANAGER STATUTORY PLANNING

18/7/17
DATE

LOCAL DEVELOPMENT PLAN PROVISIONS

The provisions of State Planning Policy 3.1 – Residential Design Codes (R-Codes) are varied as detailed within this LDP.

All other requirements of the Town Planning Scheme, R-Codes and Planning Bulletin 112 - Medium-density single house development standards – Development Zones (RMD Codes) shall be satisfied in all other matters.

In the case of any inconsistency between the R-Codes and TPS2, the provisions of this LDP prevail.

Consultation with the adjoining or other landowners to achieve a variation to the R-Codes, as provided by this LDP, is not required.

The following standards represent variations to the R-Codes and constitutes 'Deemed to Comply' requirements pursuant to the R-Codes.

1. STREETScape		
	Minimum	Other Provisions/Notes
a) Asset Protection Zone:	1.0-3.5m	For lots with a minimum front setback to achieve a BAL, minor variations to the front setback are not permitted beyond what is shown on the plan.

2. BUILDING FORM & ORIENTATION

a) Dwellings must be designed to address the Primary Street and shall provide suitable articulation, materials, the main entry and at least one habitable room window facing the street.

b) All lots shall provide:

- i. Suitable articulated elevations to both the Primary Street and Public Open Space ; and
- ii. An Outdoor Living Area (i.e. alfresco or balcony) fronting the Public Open Space.

3. VEHICULAR ACCESS & GARAGES

a) Designated garage locations apply to some lots as identified on the LDP; this referencing the side of the lot to which the garage must be located.

b) Preferred garage locations apply to some lots as identified on the LDP; this referencing the side of the lot to which the garage should be located.

4. UNIFORM ESTATE FENCING & RETAINING WALLS

a) Any Estate provided fencing/retaining on private lots shall not be modified without written approval from the City.

b) Structural engineering certification is required by the City of Rockingham for any buildings abutting or over retaining walls.

5. NOISE MANAGEMENT

a) Building Permit applications to the City of Rockingham must demonstrate compliance with the relevant 'Deemed to Satisfy Construction Standards'. Alternative construction methodology can be used subject to the City of Rockingham approval upon advice from a suitably qualified acoustic consultant.

b) 'Package A – Deemed to Satisfy Construction Standards' are required, as identified on the LDP, for lots affected by Kwinana Freeway traffic noise.

6. BUSHFIRE MANAGEMENT

a) The lots within 100m of "Classified Vegetation", has been assessed and the attributed Bushfire Attack Level (BAL) has been identified on the LDP Plan. Any development must meet the requirements of the relevant Bushfire Attack Level (BAL).

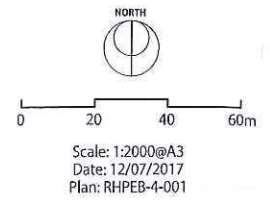
LEGEND

- RESIDENTIAL R25 LOTS SUBJECT OF THIS LDP
- RESIDENTIAL R40 LOTS SUBJECT OF THIS LDP
- PUBLIC OPEN SPACE
- 3m ASSET PROTECTION ZONE
- 2.0M FOOTPATH
- DESIGNATED GARAGE LOCATION
- PREFERRED GARAGE LOCATION
- UNIFORM ESTATE FENCING
- NOISE ATTENUATION - PACKAGE A. "DEEMED TO SATISFY CONSTRUCTION STANDARDS" REQUIRED.
- BUSHFIRE ATTACK LEVEL (BAL) 12.5
- BUSHFIRE ATTACK LEVEL (BAL) 19
- BUSHFIRE ATTACK LEVEL (BAL) 29

LOCAL DEVELOPMENT PLAN

Lot 545 Baldvis Road, BALDIVIS

A Rockingham Park Pty Ltd Project



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