



BALDIVIS GROVE

LOCAL DEVELOPMENT PLAN 2



PRELIMINARY

Unless provided for below, the provisions of the City of Rockingham Local Planning Scheme No.2 (LPS2), the Baldivis Grove Structure Plan and the Residential Design Codes (R-Codes) apply.

This Local Development Plan (LDP) has been prepared to satisfy Provision 24 of 'Schedule No. 5 - Special Residential Zones Portion of Planning Unit 4 of the Rural Land Strategy' as required by Clause 4.13 of LPS2 and condition 19 of WAPC 157690, conditions 11 of WAPC 162622 and Condition 15 of WAPC 200486.

This LDP operates in conjunction with the requirements of the R-Codes by applying additional controls or by varying 'Deemed-to-comply' requirements. Where this LDP varies any requirements of the R-Codes, compliance shall be deemed to constitute 'Deemed-to-comply' and neighbour consultation with respect to those items is not required.

SETBACKS / BUILDING ENVELOPES

1. Development shall be setback a minimum distance of 4m from the primary street boundary.
2. Development shall be setback a minimum distance of 10m from the rear boundary.
3. Development shall be setback a minimum distance of 4m from a side boundary.
4. All fencing to rear and side boundaries are to be no higher than 1.2m and is to be of a rural style, constructed of post and wire or post and rail.

TREE RETENTION

5. All trees identified on this LDP shall be retained and may only be removed where approved by the City of Rockingham.

