



# baldivis parks

# BALDIVIS PARKS LOCAL CENTRE LOCAL DEVELOPMENT PLAN

## LOCAL DEVELOPMENT PROVISIONS

The provisions of this Local Development Plan (LDP) are in addition to any requirements under *Local Planning Scheme No.2 (LPS 2)* and any development control provisions prescribed under the East Baldivis Structure Plan or the Residential Design Codes (R-Codes). 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.

For the development of single houses within the 'Residential R60' zone, single house is a 'Permitted' land use under LPS 2 and does not require Development Approval subject to compliance with this LDP, the R-Codes and the R60 provisions of the *City of Rockingham Local Planning Policy No.3.3.22 Medium Density Single House Development Standards - Development Zones* applicable to single residential development in the Residential zone.

### Development Standards (Residential)

Lots 1166-1180, 1182 & 1183.

### R-Code Variations

The following R-Code variations apply to lots identified as Residential R60.

- Unless varied below, Appendix 1 of the *City of Rockingham Local Planning Policy No.3.3.22 Medium Density Single House Development Standards - Development Zones* apply to all Residential lots within this LDP.
- Boundary walls are permitted in the locations identified on this LDP. Boundary walls shall be setback a minimum of 2m from the primary street boundary.
- Where provided, two storey boundary walls are to be a maximum height of 7m and are to setback a minimum of 2m and a maximum of 2.5m from the primary street boundary and a minimum of 0.5m from the rear boundary.

### Development Standards (Commercial)

The following standards apply to land identified as 'Commercial' in the East Baldivis Structure Plan.

### Street Interface

- All buildings must provide passive surveillance of adjacent street reserves by means of an active frontage.
- Delivery, loading and storage areas must be located and screened to minimise noise impacts and the visual impact on the public realm.
- Street elevations to be designed to create visual interest through building form, articulation of walls and openings, architectural features, texture and colour, with particular interest given to ground floor level.

### Active Building Edges

Where identified, active building edges shall:

- Have a continuous frontage with a minimum building façade height of 4.5m and an average height of 5.5m. An average height calculations is to be provided with the development application
- Comprise a minimum of 60% glazing for the length of the ground floor facade.
- Provide continuous pedestrian shelter over the adjoining footpath.

### Other Building Facades

- With the exception of 'Active Building Edges', building facades should avoid blank walls to enhance visual presentation through the use of features such as glazing (where conducive to the floor plan and use), alternative colours, finishes and textures and/or intrusions and extrusions in the wall.

### Vehicle Access

- Intersection treatments for vehicle access points to the Local Centre are to be provided in accordance with the LDP.

### Landscaping

- Landscaping strips a minimum of 2.0m wide are to be provided within the property boundary in the general locations depicted on the LDP.

### Pedestrian Access

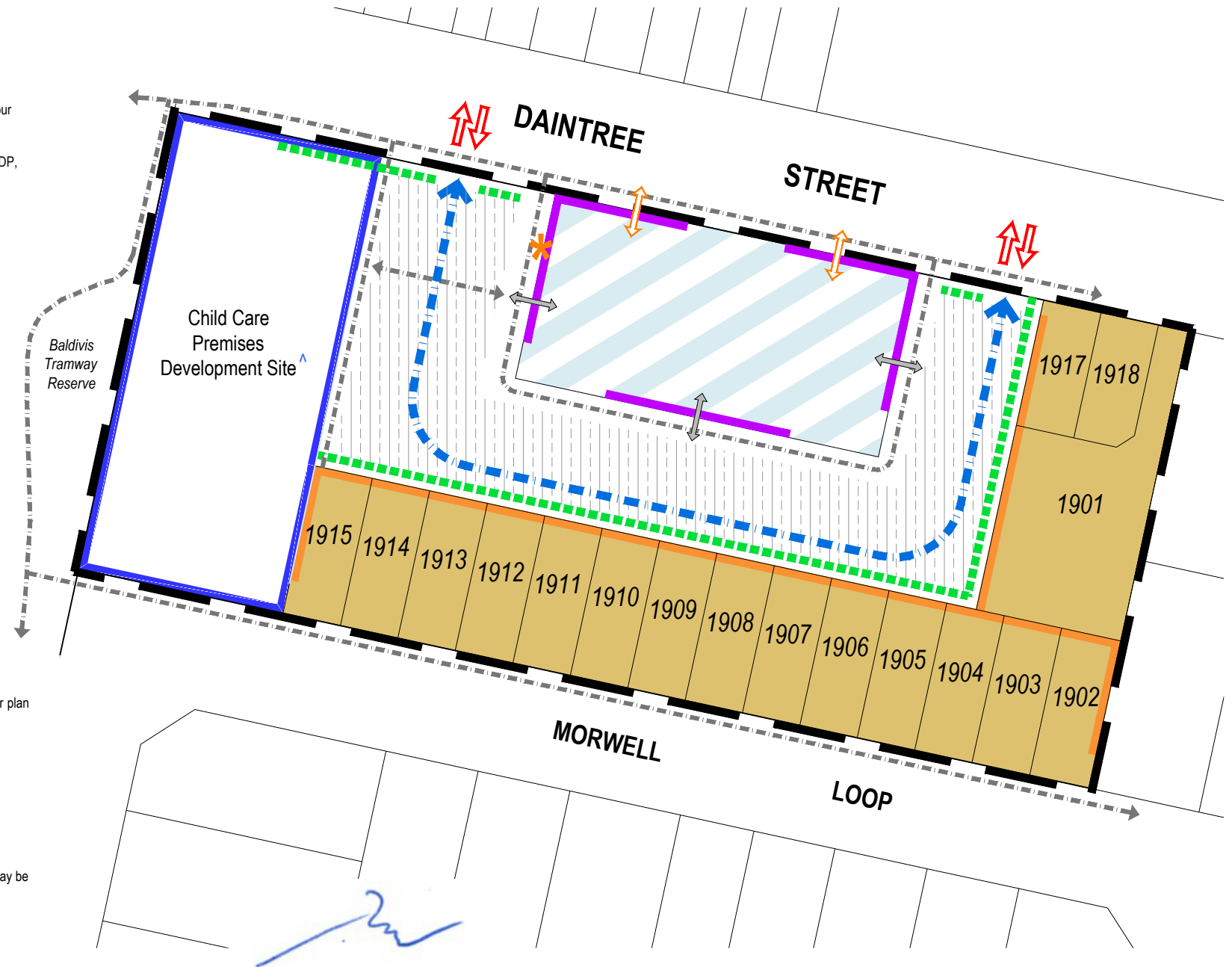
- Footpaths adjacent to 'Active Building Edges' are to have a minimum width of 4.5m in order to accommodate alfresco dining opportunities and pedestrian movement. A reduction to 3.5m wide may be considered where alfresco dining is not proposed or contemplated by the specific land use.
- Pedestrian access points to building entries are to be provided in the locations identified on this LDP.

### Lighting

- All proposed lighting must be designed, constructed and installed in accordance with AS/NZS 4282:2019 Control of the Obtrusive Effects of Outdoor Lighting.

### Notes

- The LDP depicts indicative building and intersection locations only for the purpose of spatial planning. The building and intersection locations are subject to more detailed design which will be refined as part of the Development Application.
- The car park layout depicted on the LDP is indicative only for the purpose of spatial site planning. The exact number, configuration and location of parking is to be refined as part of the Development Application.
- Design details for intersection treatments are to be provided at the development application stage.
- Landscape drawings submitted with development applications are to include details of landscaping within verge areas.
- The exact number, configuration and location of parking is to be refined as part of any Development Application submitted in accordance with the requirements of the City of Rockingham Town Planning Scheme No.2.
- Existing streetscape infrastructure, including street trees and on-street parking bays, are to be retained where feasibly possible.
- An Acoustic Assessment must accompany a Development Application for any commercial development on the commercial site to mitigate and manage the potential noise impacts on adjacent residential sites.
- A Bushfire Management Plan and/or Bushfire Attack Level (BAL) Assessment must be prepared and submitted with a Development Application in accordance with *State Planning Policy 3.7 - Planning in Bushfire Prone Areas* for land that is situated in a Bushfire Prone Area to ensure bushfire risk is appropriately managed.



## LEGEND

- |  |   |  |   |  |                                      |
|--|---|--|---|--|--------------------------------------|
|  | Residential zone (R60)  |  | Service delivery route                        |  | Key pedestrian link                  |
|  | Indicative building footprint (notional building footprint only and subject to review at detailed design) |  | Vehicle access points                         |  | Required pedestrian entry            |
|  | Indicative car park location  |  | Boundary wall location                        |  | Optional pedestrian entry            |
|  | Landscaping strip   |  | Active building edges                         |  | Roofed piazza                        |
|  |   |  | Subject to Asset Protection Zone requirements |  | Child care premises development site |

THIS LDP HAS BEEN APPROVED BY THE CITY UNDER SCHEDULE 2, CLAUSE 52(1)(A) OF THE PLANNING AND DEVELOPMENT (LOCAL PLANNING SCHEMES) REGULATIONS 2015.

MANAGER, STATUTORY PLANNING

10 JULY 2023

DATE