



baldvis parks

Preliminary

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

This Local Development Plan (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.

Requirements



R-Code Variations

1. The R-Code variations contained within 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 lots within this LDP.
2. Two storey boundary walls to a maximum height of 6.5m are permitted in the locations identified on this LDP.
3. Where two storey boundary walls are not provided, upper floor side setbacks are to be in accordance with Tables 2a and 2b of the R-codes to a maximum setback of 1.5m for walls with no major openings.
4. Secondary street setbacks are in accordance with clause 1 above.
5. Two storey boundary walls shall be setback a minimum of 2m and a maximum of 2.5m from the primary street boundary and a minimum of 11m from the rear boundary.
6. Boundary walls are to avoid portions of exposed blank walls through the use of features such as alternative colours, finishes and textures




Bushfire Management

7. Dwelling construction standards shall be in accordance with AS 3959 for lots with a Bushfire Attack Level (BAL) rating where identified on this LDP.

LEGEND

-  Residential R60
-  Two Storey Boundary Wall Location

Bushfire Management

-  BAL 12.5
-  BAL 19
-  BAL 29

