



# 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

- 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.
- Two storey boundary walls to a maximum height of 6.5m are permitted in the locations identified on this LDP.
- 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.
- Secondary street setbacks are in accordance with clause 1 above.
- 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.
- Boundary walls are to avoid portions of exposed blank walls through the use of features such as alternative colours, finishes and textures

### Bushfire Management

- 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

# LOCAL DEVELOPMENT PLAN 3

