

Baldivis Parks

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BALDIVIS PARKS ESTATE LOCAL DEVELOPMENT PLAN 5

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.

Garage Location (Lots 1108, 1114-1116, 1126, 1166-1168 and 1195)

1. Vehicular access to onsite car parking spaces is permitted from the primary street frontage, and garage locations may be provided where identified on the LDP.

Fencing (Lots 1108, 1168-1177, 1194 & 1195)

2. For lots fronting POS, fencing shall have a maximum height of 0.9m and be visually permeable.
3. Fencing to side boundaries abutting POS is permitted to be solid to a maximum height of 1.8m behind the primary street setback line.

Dwelling Orientation

4. Primary dwelling orientation shall be provided as identified on this LDP.








Public Open Space Interface (Lots 1108, 1168-1177, 1194 & 1195)

5. For Lots 1108 and 1168, nil setback boundary walls on POS boundaries are to be rendered, textured and/or constructed of face brick.
6. Buildings shall be setback a minimum of 2m from POS boundaries where identified on this LDP.
7. Dwellings facing POS shall have a minimum of one habitable room with a major opening that has a clear view of the POS.
8. All clothes drying areas are to be screened from public view.

Street Setbacks

9. For lots 1116-1125 & 1169-1195, buildings shall be setback a minimum of 1 metre from the rear laneway (Cattai Lane) where identified on this LDP, except for letterboxes or other external fixtures which are to be setback a minimum of 0.6m from the rear laneway.
10. For lots 1108-1113, buildings shall be setback a minimum of 0.5 metre from the rear laneway (Cattai Lane) where identified on this LDP.
11. Buildings shall be setback a minimum of 2m from the primary street where identified on this LDP.

LEGEND

-  Residential Zone (R60)
-  Visually Permeable Fencing
-  2m Minimum Front Setback
-  0.5m Rear Setback
-  1m Rear Setback
-  Preferred Garage Location
-  Primary Dwelling Orientation

