



BRIGHTWOOD BALDIVIS

LOCAL DEVELOPMENT PLAN

The provisions of this Local Development Plan (LDP) are in addition to any requirement under Town Planning Scheme No.2, State Planning Policy 3.1 - Residential Design Codes (R Codes) or any development control provisions prescribed under a Local Structure Plan.

BUSHFIRE

- Buildings on the lots identified as being Bushfire Prone Areas are to be constructed in accordance with AS3959. The approved Fire Management Plan, prepared by Natural Area Consulting, dated 10 April 2015, requires the following Bushfire Attack Levels (BALs):

Lot	BAL
217, 218, 249-252, 287-300, 312-323, 347-371, 376-396, 482-486, 496-500, 509-518, 529-538, 543-547, 567-571, 588-591, 608-612, 621-625, 637-644, 645-648, 659-688, 696.	BAL - 12.5
542, 572, 607, 626.	BAL - 19
481, 501.	BAL - 29

- No buildings are permitted in the Building Protection Zone. Any structures or fences in the Building Protection Zone must be constructed of non-combustible materials.

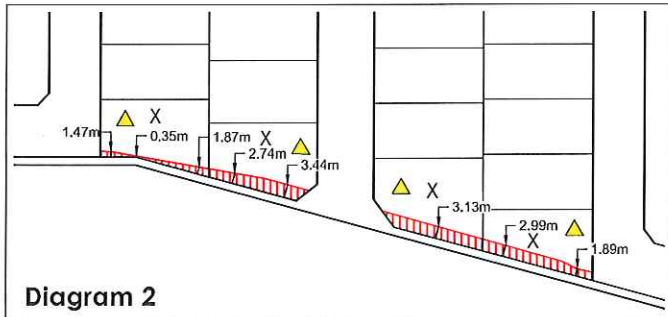


Diagram 2

LEGEND

- LDP Boundary
- R25
- R40
- R60
- POS
- Vehicle Access Restriction

Bushfire

- BAL 12.5
- BAL 19
- BAL 29
- Further Assessment Required
- Building Protection Zone

Diagram 1



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

22/12/2015
 MANAGER, STATUTORY PLANNING
 DATE