

## Fifty Road Special Use Local Development Plan

### Application of Local Development Plan

The provisions of this Local Development Plan (LDP) are in addition to any requirements under Local Planning Scheme No. 2 (LPS2) and any development control provisions contained under a Structure Plan.

### Special Use Zone with 'Drive-Through' Uses

This LDP provides planning guidance for the establishment of a Special Use Zone that contains uses which are orientated towards providing customer 'drive through' service and includes such uses as (but not limited to) 'fast food' and 'shop' with drive-through. A 'service station' is also predominantly a customer car based use. Accordingly, the inclusion of a 'drive through' requires an alternative approach to the orientation of development, given the requirements for vehicular manoeuvring.

### Provisions

#### Built Form

- Orientation of development shall address streets and internal areas as shown in this LDP through:
  - appropriate building articulation;
  - buildings must present their main entrance as shown in the LDP primary orientation or be clearly defined and visible from the public realm;
  - variation in materials/colours/textures; and
  - provision of windows with glazing.
- Delivery, storage and loading areas are to be located and screened to minimise the visual impact from public streets.
- Street elevations shall be designed to create visual interest through building form, articulation of walls and openings, architectural features, texture and colour.
- Blank walls visible from the street and residential lots shall be treated through the use of architectural features, materials/painting/textures/artwork to provide variation and interest to the built form.
- The maximum building height shall be the equivalent of two storey development.
- Any buildings with a nil street setback to include a 2.5m wide awning for the entire length of the building where it fronts the street.

#### Landscaping

- A minimum 2.0m landscaping strip is to be provided abutting public streets generally in the location shown in the LDP.
- A minimum of 10% of the site area should be provided as landscaping. This may include areas providing shade trees and landscaping in car parking areas.
- Landscaping should be provided to screen service, loading and storage areas where practical.
- Shade trees for car parking areas shall be provided at a minimum rate of 1 tree per 8 car bays.

#### Approval

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:

Date: 27th May 2021

#### Pedestrian Access

- Internally within the LDP, the development shall provide for visual continuity of the pedestrian network to aid pedestrian legibility as shown in this LDP. Legibility and functionality of pedestrian links are to be reinforced using any one or combination of treatments, including painted pavement, texture difference, raised pavement, line markings or similar.

#### Vehicle Access

- Vehicular site access is to be provided as shown in this LDP.
- Reciprocal Right of Carriageway (Easement in Gross) is to be provided as shown on the LDP providing adequate vehicular and pedestrian connection to all lots in the LDP.

#### Fencing

- An acoustic/screen masonry wall with a minimum height of 1.8m is to be provided as shown in this LDP. The wall shall be articulated with decorative panels and/or artwork so that it does not present as a blank wall to the street.

#### Noise Management

- A Development Application shall be accompanied by an Acoustic Assessment prepared by a suitably qualified acoustic consultant that outlines strategies to mitigate and manage the potential impacts of noise from delivery vehicles and activities on surrounding sensitive land use. This includes the provision of an acoustic masonry wall with a minimum height of 1.8m is to be provided as shown in this LDP.

#### Existing Trees

- Existing trees shown on the LDP are identified as potential trees for retention subject to detailed design of future development. Where as part of future detailed design any existing tree(s) shown on this LDP are required to be removed to facilitate development, any existing tree(s) shown on this LDP that are proposed to be removed shall require the developer to provide a replacement tree of minimum 100L size at a ratio of one replacement tree to every one existing tree (shown on the LDP) proposed for removal. The planting location for any replacement tree(s) shall be within the subject site to the satisfaction of the City of Rockingham. The details of any replacement tree(s) shall be included as part of the City approved Landscaping Plan for the development. Replacement tree locations (and specimen type) for new tree plantings shall be as determined in accordance with the attached plan 'Pylon Sign Sightlines for Verge Tree Plantings - Dwg IO2 - B'.

#### Bushfire Management

- The land subject to this LDP is within a bushfire prone area, as designated by the Department of Fire and Emergency Services. The lots in this LDP are subject to a Bushfire Management Plan and require a Bushfire Attack Level Assessment and certification prior to construction, in accordance with Australian Standard 3959.

# Local Development Plan (Special Use Zone)

Fifty Road, Baldvis

Date: 29 Apr 2021

Scale: 1:750@ A3

File: 19-339 ST-1 A

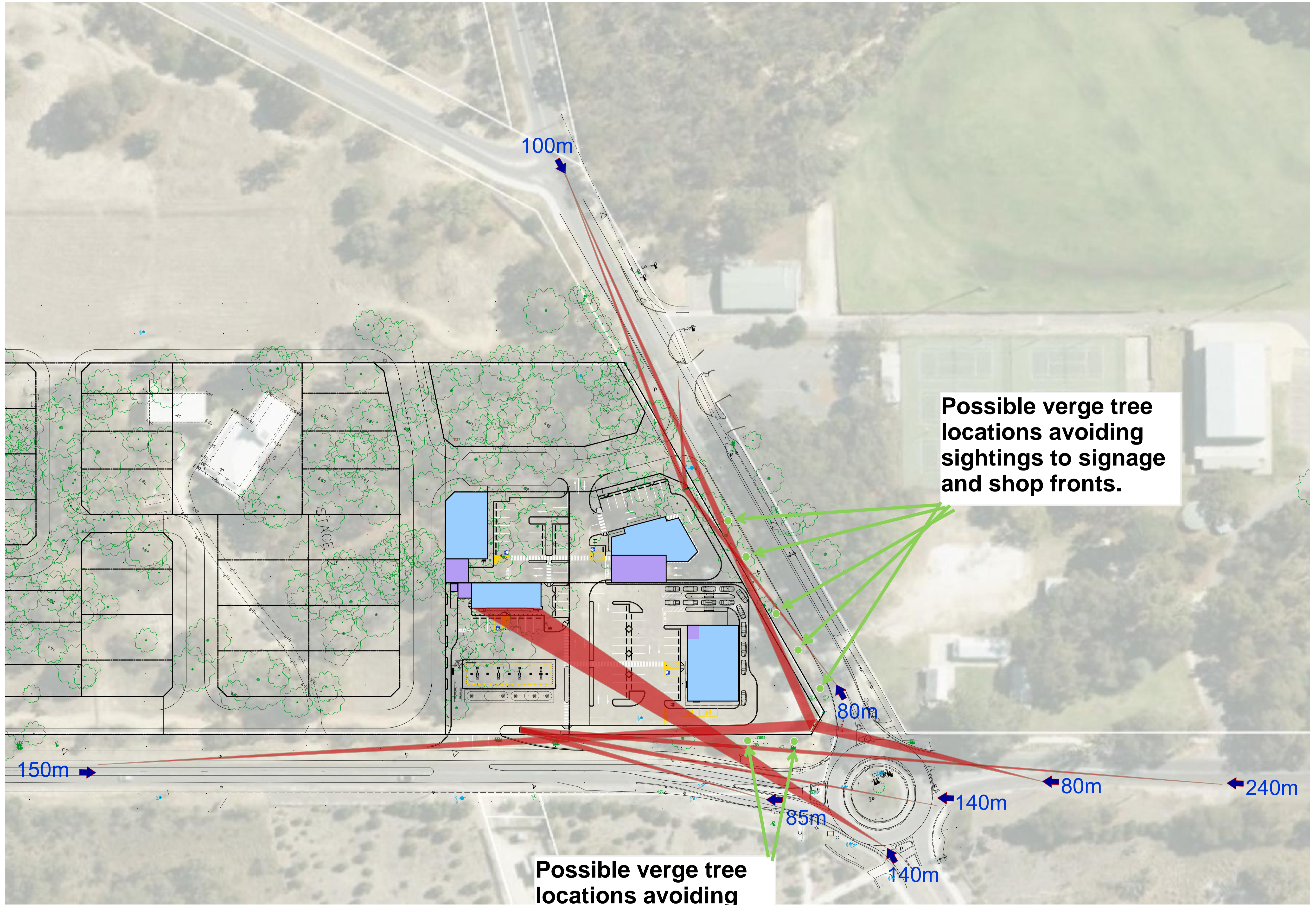
Staff: JP GW

Checked: JP



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Possible verge tree locations avoiding sightings to signage and shop fronts.

Possible verge tree locations avoiding sightings to signage and shop fronts.



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NO.	DATE	REVISION	DRAWN	CHECK
A	19.01.21	AMENDED AS PER COMMENT	JJR	-
B	20.01.21	AMENDED AS PER COMMENT	JJR	-

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**A1 SHEET**

PROPOSED COMMERCIAL DEVELOPMENT  
LOT 1 No. 364 BALDIVIS ROAD  
BALDIVIS, WA.  
for MGP PROPERTY

Date - 18.12.20  
Design - JJR  
Drawn - JJR  
Checked - JJR  
Scale - 1:400  
Job No. - 0730  
Dwg - 102  
Rev - B