



**RESIDENTIAL DESIGN CODE VARIATIONS**

1. The provisions of Town Planning Scheme No.2 and State Planning Policy 3.1 – Residential Design Codes (R-Codes) are varied as detailed within this Local Development Plan (LDP).
2. The requirements of the R-Codes and TPS2 must be satisfied as provided in this LDP, except where provided in accordance with the City's Planning Policy 3.3.20 – Residential Design Codes.
3. Consultation with adjoining or other land owners to achieve a variation to the R-Codes, as provided for by this LDP is not required.

**STREET SETBACKS**

1. Primary Street Setback – 2.0m minimum to 4.0m maximum (no average setback applies).

**STREETScape**

1. Garages and Carports – 4.5m minimum from Primary Street, which may be reduced to 3m at 'block ends' where lots have a depth of 25m or less, providing the garage or carport is located at least 0.5m behind the dwelling.
2. Street Surveillance – Garage doors and supporting structures must not exceed 50% of the frontage at the front setback line from the Primary Street. This can be increased to 60% for two storey dwellings in accordance with clause 5.2.2 of the R-Codes.

**OTHER**

1. In accordance with the approved Lot 774 (125) Fifty Road, Baldyville Bushfire Management Plan, prepared by Bushfire Prone Planning dated July 2015, the subject lots have been assessed as BAL-LOW

**NOTES**

1. This LDP was submitted to the City prior to the release of the RMD Codes.

**LEGEND**

- LDP Boundary
- No Vehicle Access
- Residential R25
- Residential R40
- Permeable fencing above 1.2m

LOCATION PLAN SCALE 1:25 000

**DISCLAIMER**  
 Information shown hereon is generated from data obtained from various sources.  
 The City of Rockingham cannot guarantee the currency, accuracy or completeness of any data and will not accept any responsibility for any errors or losses incurred as a result of the use of this information.  
 Users are advised to verify the currency, accuracy and completeness of the data with the source organisations or the relevant data custodian before making any decision.

This LDP has been approved under delegate authority by the City pursuant to Schedule 2 (Deemed Provisions for Local Planning Schemes) - Clause 52 (1)(a) of the Planning and Development (Local Planning Schemes) Regulations 2015  
  
 Manager statutory Planning  
 City of Rockingham  
 Date: 13/11/2015

**LOCAL DEVELOPMENT PLAN**  
**LOT 774 FIFTY ROAD, BALDIVIS**

**SCALE:** 1:1000  
**PROJECTION:** MGA 94 ZONE 50  
**DATUM:** AHD  
**COMPILED:** - **DATE:** 11/11/15  
**PLAN No.** CAS BAL 8-01F  
**FILE:** -

**CIVIC BOULEVARD**  
**WESTERN AUSTRALIA**  
  
 P.O. BOX 2142 Rockingham 6967 WA  
 Telephone: 9528 0333 Fax: 9592 1705