

Local Development Plan R-Code Variations

Residential Design Code Variations

- The provisions of Town Planning Scheme No. 2 (TPS 2) and State Planning Policy No. 7.3 - Residential Design Codes Volume 1 (R-Codes) are varied as detailed within this Local Development Plan (LDP).
- The requirements of the R-Codes and TPS 2 must be satisfied, except as varied under this LDP and the City's Planning Policy 3.3.22 - Medium-Density Single House Development Standards - Development Zones.

Residential Density Code

- Lots subject of this LDP have an applicable RMD density coding as specified within the Greenlea Estate Structure Plan and as noted below (refer also to Planning Policy No. 3.3.22):

Lot Number	RMD code
41-44 and 78	RMD - 25
39-40, 79-87, 89, 91-99, 101, 377-391 and 422-424	RMD - 30

Construction Requirements

When assessing building/development applications within this LDP, the city will have regard to the following construction requirements:

Bushfire Management

- The buildings are to be constructed in accordance with AS3959, dependant on the Bushfire Attack Level (BAL) standard identified for each lot. The applicable Bushfire Attack Level Assessment Report (23 June 2022) prepared by Bushfire Safety Consulting, identifies the following Bushfire Attack Levels:

Lot Number	BAL rating
80, 82, 89, 91-99, 101, 382-391, 422	BAL - LOW
78*, 381*, 423*	BAL - LOW / 12.5
39-44, 79, 81, 83-86, 377-380, 424	BAL - 12.5
87*	BAL - 12.5 / 19

- Note: * Designates lots that have portions of the lot with two BAL ratings applicable, and specific building setback details in the Bushfire Attack Level Assessment Report Table 1 that must be achieved in order to achieve the lower BAL.

Legend

- Extent of Local Development Plan
- BAL Low
- BAL 12.5
- BAL 19



Location Plan



Disclaimer

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Endorsement Table

This LDP has been approved under delegated authority by the City pursuant to Clause 52(1)(a) of the deemed provisions.

A/Manager, Statutory Planning, City of Rockingham

Date 25 July 2022

Local Development Plan STAGE 1A GREENLEA ESTATE, BALDIVIS

An Avon Estates Project

scale:
1:1000@A3 | 1:500@A1



plan:
22/045/001D

date:
20/07/2022

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