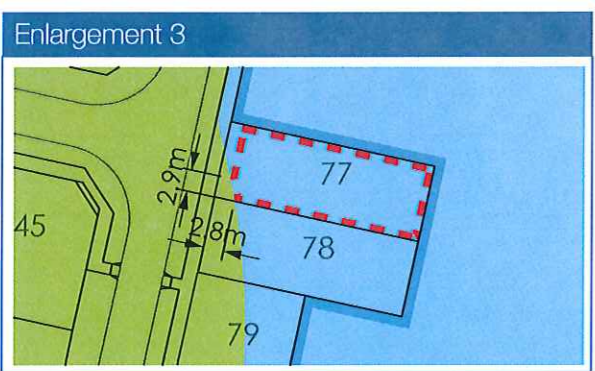
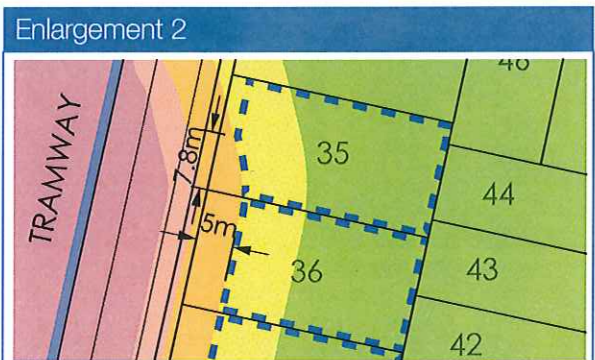
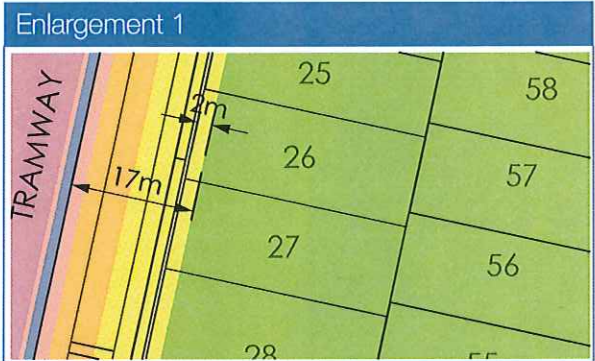


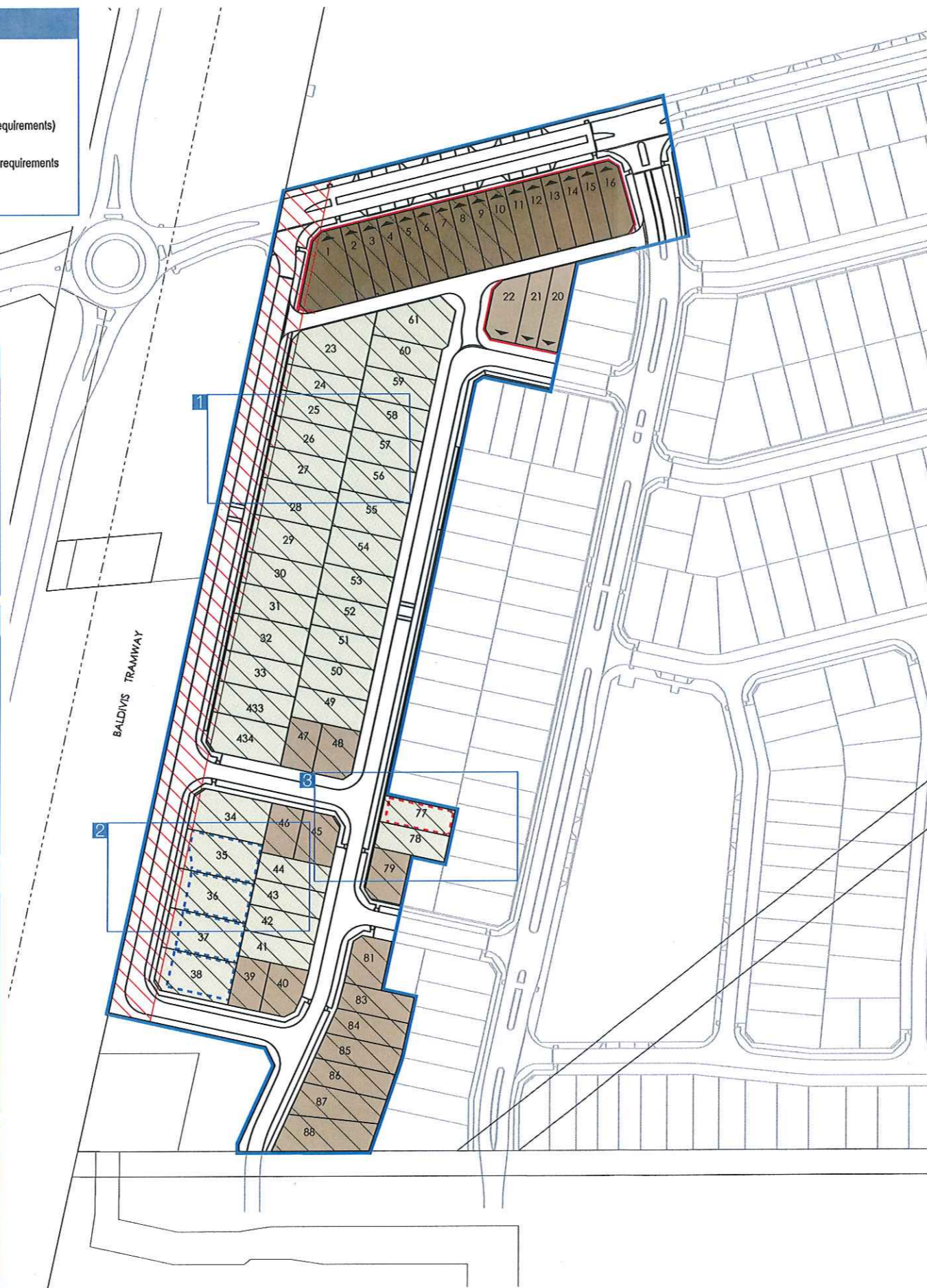
Legend

- Extent of Detailed Area Plan
- Residential R25
- Residential R30
- Residential R40
- Dwelling Orientation
- No Vehicular Access
- Asset Protection Zone
- Bushfire Prone Area
- Notional Building Envelopes (to avoid AS 3959 construction requirements)
- Notional Building Envelopes (to reduce AS 3959 construction requirements from BAL 29 to BAL 19)



LEGEND - BAL Rating

- BAL - FZ
- BAL - 40
- BAL - 29
- BAL - 19
- BAL - 12.5
- BAL - LOW



Application of Local Development Plan

LOCAL DEVELOPMENT PLAN - GREENLEA ESTATE - STAGES 1 - 3

- The provision of the City of Rockingham Town Planning Scheme No.2 (TPS2) and State Planning policy 3.1 Residential Design Codes (R-Codes) are varied as detailed within this LDP.
- All other requirements of the Local Planning Scheme and R-Codes shall be satisfied in all other matters.

RESIDENTIAL DESIGN CODE

- The erection or extension of a single house on a lot contained within this LDP which satisfies the requirements of this LDP, TPS2 and the approved LSP, is exempt from the requirement to obtain development approval.

BUSHFIRE PROVISIONS

- Buildings on the lots identified as being Bushfire Prone Areas are to be constructed in accordance with AS 3959. The approved Bushfire Attack Level (BAL) assessment, prepared by Emerge Associates and Bushfire Safety Consulting, dated August 2016, requires the following BALs as set out in Table 1 below.

NB. Application of AS 3959 construction requirements may be avoided or reduced if buildings are located entirely within the building envelopes, where nominated on the face of this LDP. The relevant reduced standard is set out in Table 1 below.

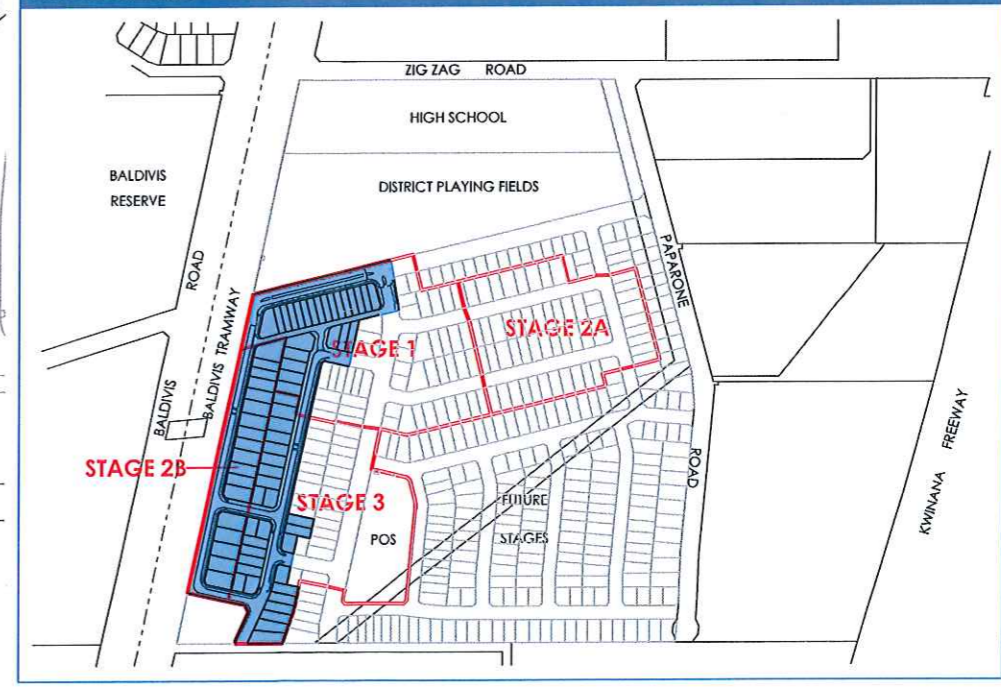
Lot No.	BAL	Adjusted BAL (if kept within nominated Building Envelope)		
		Specific Lot(s)	Setback	Adjusted BAL
1-10				
23-33	BAL 12.5	-	-	-
433-434				
34	BAL 19			
35-38	BAL 29	Lot 35 Lots 36-38	Refer Enlargement #2 5m Front	BAL 19
39-61	BAL 12.5			
77-79	BAL 12.5	Lot 77	Refer Enlargement #3	BAL Low
81				
83-88	BAL 12.5			

- No buildings are permitted within the Asset Protection Zone (APZ). Any structures or fences within the APZ must be constructed of non-combustible materials.

NB. Given the 15m road reserve width, a 2m minimum building setback from the western boundary of affected lots is required, notwithstanding any other setback provisions within the R-Codes or approved Local Structure Plan.

- If the erection of a single house on a lot has not been commenced by 2 years from the date of approval of this Local Development Plan, the BAL stipulated on this LDP is no longer applicable and a new BAL assessment may be required.

Location Plan



GREENLEA BALDIVIS

LOCAL DEVELOPMENT PLAN
Greenlea Estate - Stages 1-3
A Peet Ltd Project

ENDORSEMENT TABLE
This Local Development Plan has been approved under Delegated Authority by the City pursuant to Schedule 2 (Deemed Provisions for Local Planning Schemes) Regulations 2015.

Authorised Officer: _____
Date: 29/7/2016

Taylor Burrell Barnett Town Planning and Design
187 Roberts Road Subiaco Western Australia 6008
p: (08) 9382 2911 f: (08) 9382 4586
e: admin@tbbplanning.com.au

Scale: 0m 10m 20m

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