

PORTION OF LOT 16 MCDONALD ROAD, BALDIVIS LOCAL DEVELOPMENT PLAN

1. APPLICATION

(a) The provisions of City of Rockingham Town Planning Scheme No. 2 (TPS2) and State Planning Policy 3.1 – Residential Design Codes (R-Codes) as amended, are varied as detailed within this Local Development Plan (LDP).

(b) All other requirements of TPS2 and R-Codes shall be satisfied in all other manners, except where provided in accordance with the City's Planning Policy 3.3.22 - Medium Density Single House Development Standards - Development Zones.

2. DEVELOPMENT STANDARDS

(a) Development shall be in accordance with the standards for RMD-25 as set out within Planning Policy 3.3.22 - Medium Density Single House Development Standards - Development Zones.

(b) Access to Lot 10 shall be as per the designated crossover/garage location as shown on the LDP.

(c) No habitable buildings shall be constructed within 1m of the south-west truncation of Lot 29.

3. BUSHFIRE

(a) The Bushfire Attack Level (BAL) Contour Plan dated 12 June 2018, and which supersedes the BAL Contour Plan accompanying the approved Local Structure Plan for a Portion of Lot 16 McDonald Road, Baldivis, indicates the following BALs:

Lot	BAL Rating
6-8, 11-16, 23-27	BAL - 12.5
28-29	BAL - 19
1-5, 30, 8000	BAL - 29

(b) Buildings on the above lots shall be constructed to the relevant standard for that BAL in accordance with AS3959, unless varied through a subsequent BAL Assessment provided with an application for a Building Permit.

(c) An 8m wide temporary APZ is located along the northern boundary of Lots 1-4 to achieve BAL-29 or lower, associated with the temporary Grassland fuel load. All BAL's may be reassessed through the Building Permit Stage. Refer to the approved BMP.

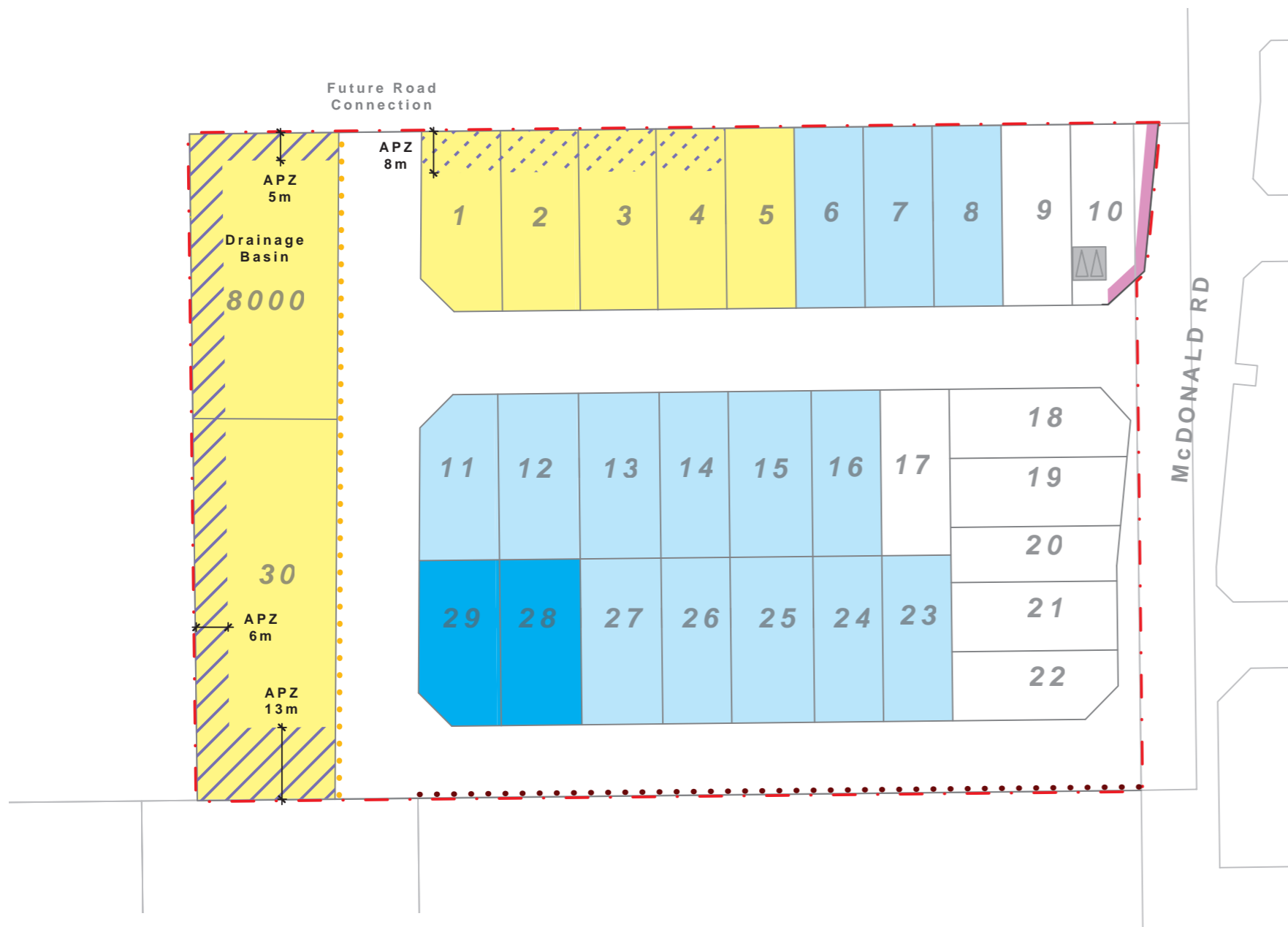
APPROVAL

This LDP has been approved under delegated authority by the City pursuant to Schedule 2 (Deemed Provisions for Local Planning Schemes) - Clause 52(i)(a) of the Planning and Development (Local Planning Scheme Regulations 2015).

16 July 2018

A/ Manager, Statutory Planning

Date



LEGEND

BUSHFIRE

- BAL - 12.5
- BAL - 19
- BAL - 29
- Temporary Asset Protection Zone (8m wide)
- Permanent Asset Protection Zone (Width varies)

STREETSCAPE & ACCESS

- Designated Crossover / Garage Location
- Vehicular Access Prohibited

OTHER

- 1.8m High Solid Fencing
- Fence restricting vehicle access to satisfaction of Local Government
- LDP Boundary