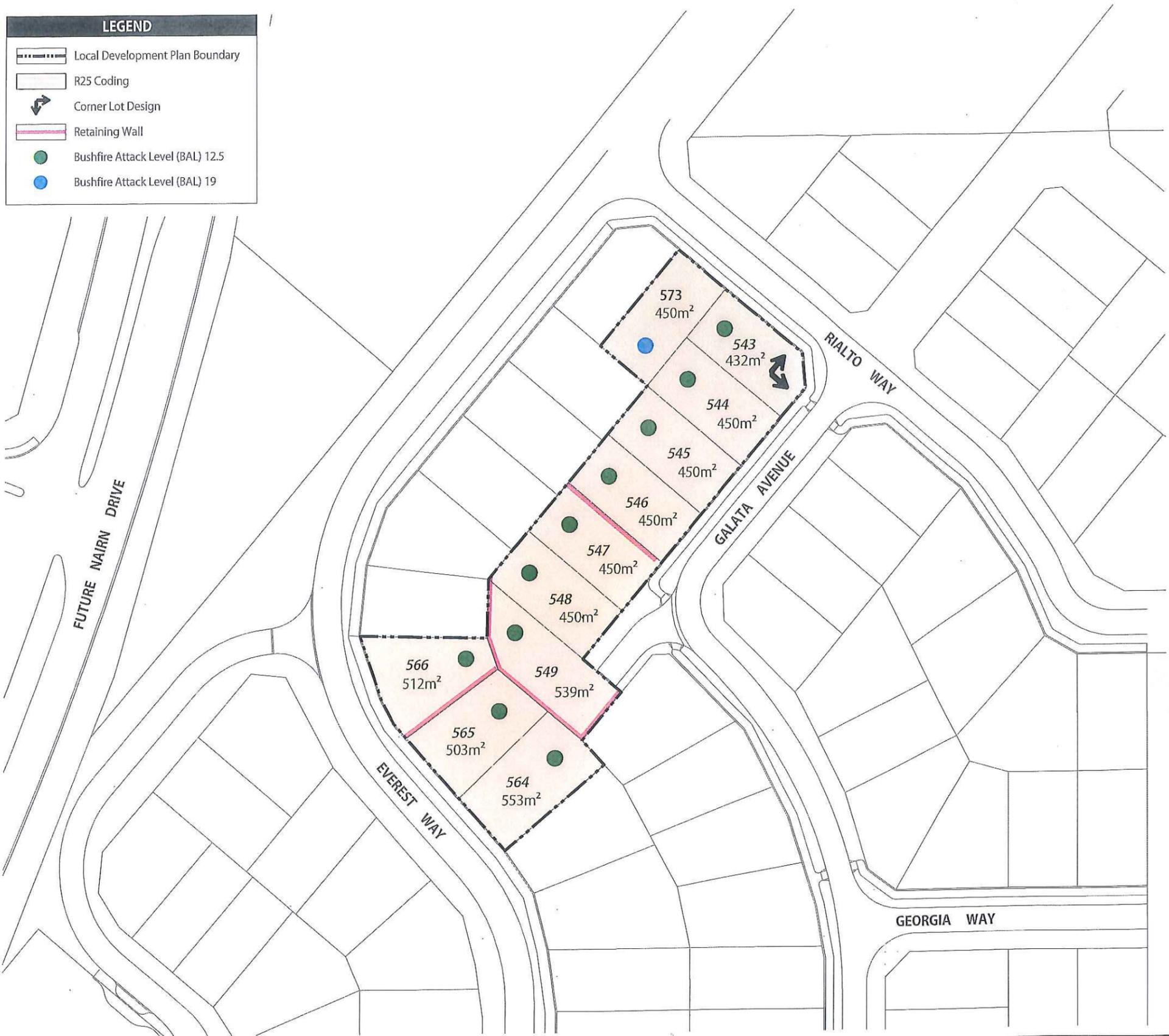


LEGEND

-  Local Development Plan Boundary
-  R25 Coding
-  Corner Lot Design
-  Retaining Wall
-  Bushfire Attack Level (BAL) 12.5
-  Bushfire Attack Level (BAL) 19



DETAILED AREA PLAN PROVISIONS

The provisions addressed below and on the adjacent plan relate to lots within the Spires Estate, approved by WAPC reference 147921.

- 1) BUSH FIRE REQUIREMENTS
- a) Buildings on lots identified as being Bushfire Prone Areas are to be constructed in accordance with AS3959. The approved Fire Management Plan, prepared by Strategen, dated March 2014, requires the following Bushfire Attack Levels (BAL's);

Lot	BAL
Lots 543 – 549, 564-566	BAL 12.5
Lot 573	BAL 19

- b) No buildings are permitted in the Building Protection Zone. Any structures or fencing in the Building Protection Zone must be constructed of non-combustible materials.

LOCAL DEVELOPMENT PLAN APPROVAL EXPIRED

This Local Development Plan expired on 19 October 2025, pursuant to Clause 57 of the Planning and Development (Local Planning Schemes) Regulations 2015, being 10 years after the Regulations came into effect.

This Detailed Area Plan has been approved under delegation by the Manager, Statutory Planning under clause 4.23.1(c) of the City of Rockingham Town Planning Scheme No.2:

[Signature]
 Manager Statutory Planning
 City of Rockingham
 15/5/2015
 Date

DETAILED AREA PLAN
 Spires Estate, BALDIVIS
 A Spatial Property Group Project

NORTH


 Scale: 1:1000@A3
 Date: 08/05/2015
 Plan: SPGBD-4-001C

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