

THE EDGE BALDIVIS

LOCAL DEVELOPMENT PLAN 1

The provisions of this Local Development Plan (LDP) are in addition to any requirement under Local Planning Scheme No. 2, State Planning Policy 3.1 - Residential Design Codes (R Codes) or any development control provisions prescribed under a Local Structure Plan.

R Code variations for The Edge are in accordance with the Single House (RMD) Standards for Medium Density Housing at Table 1 of the approved Local Structure Plan, Part 1 - Statutory Section.

BUSHFIRE

- a) Buildings on the lots identified as being Bushfire Prone shall be constructed in accordance with AS3959. The approved Bushfire Management Plans : The Edge, Baldivis - Ecological Australia, 4th June 2020 and Bushfire Safety Consulting and dated 5th October 2016 and 8th June 2017, requires the following Bushfire Attack Levels (BALs):





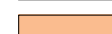






LOT	BAL
432, 433, 439, 440-445, 456-503, 516-521, 717-722, 733-747, 861	▲ BAL 12.5 (Bushfire Safety)
608-611, 632-642, 659-665, 759-764, 777-789, 900-908, 925-930, 941-952	▲ BAL 12.5 (Ecological)
580-589, 911, 917	▲ BAL 19 (Ecological)
590-595, 748-758, 910, 912-916, 918	▲ BAL 29 (Ecological)

- b) No buildings (as defined by the R Codes) shall be constructed within a Development Restriction Zone identified on this LDP.
- c) All lots that are not included within the LDP boundary are BAL-Low.

NOISE

- d) Buildings on the LDP identified as being noise affected (QHD) must be designed and constructed in accordance with the "Transportation Noise Assessment" prepared by Lloyd George Acoustics dated 12 February 2016.
- e) Should any "affected" dwellings be proposed as double storey, they will require a specific assessment once the house plans are available. Such an assessment is to be undertaken by a suitably qualified acoustical consultant (being a member firm of the Association of Australian Acoustical Engineers) and submitted with the building permit application.

LEGEND

 LDP Boundary	 QHD	Lots Subject to Quiet House Design "Package A"
 RMD-25	 Development Restriction Zone (Ecological)	
 RMD-40	 Development Restriction Zone (Bushfire Safety)	Note: Development Restriction Zone setbacks apply in addition to any other setback provisions of the Residential-Medium Density codes within the Local Structure Plan.
 POS	 BAL 12.5	
 No Vehicular Access	 BAL 19	
	 BAL 29	

THIS LDP HAS BEEN APPROVED BY THE CITY UNDER SCHEDULE 2, CLAUSE 52 (1)(A) OF THE PLANNING AND DEVELOPMENT (LOCAL PLANNING SCHEMES) REGULATIONS 2015.


MANAGER, STATUTORY PLANNING

6th October 2020

DATE



Diagram 1