



# BALDIVIS GROVE

## LOCAL DEVELOPMENT PLAN 2



### PRELIMINARY

Unless provided for below, the provisions of the City of Rockingham Local Planning Scheme No.2, the East Baldivis Structure Plan and the Residential Design Codes (R-Codes) apply.

This Local Development Plan (LDP) operates in conjunction with the requirements of the R-Codes by applying additional controls or by varying 'Deemed-to-comply' requirements. Where this LDP varies any requirements of the R-Codes, compliance shall be deemed to constitute 'Deemed-to-comply' and neighbour consultation with respect to those items is not required.

### R-CODE VARIATIONS

1. Development shall be setback a minimum distance of 4m from the primary street boundary.
2. Development shall be setback a minimum distance of 8m from the rear boundary.
3. Development shall be setback a minimum distance of 4m from a side boundary.
4. No buildings (as defined by the R Codes) shall be constructed within the Asset Protection Zone identified on this plan unless approved by the City of Rockingham.
5. All fencing to rear and side boundaries is to be no higher than 1.8m and is to be of a rural style, constructed of post and wire or post and rail.