



LEGEND

- LDP Boundary
- R25
- R40
- POS
- # Public Open Space Interface Lots
- Visually Permeable Fencing
- Vehicle Access Restriction

BUSHFIRE

- BAL 12.5
- BAL 19
- 17.2m APZ

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.

BUSHFIRE

- a) Buildings on the lots identified as being Bushfire Prone Areas shall be constructed in accordance with AS3959.

The approved Bushfire Attack Level Assessment, prepared by Emerge Associates and Bushfire Safety Consulting, dated July 2016 and March 2017, requires the following Bushfire Attack Levels (BAL) :

Lot	BAL
Lots 25, 26, 27, 101, 102, 103, 104, 105, 107, 108, 109, 110, 111, 118, 119, 120, 121, 126, 127, 128, 129, 130, 131, 132, 133, 135, 136, 137, 138, 143, 144 & 145	BAL - 12.5
Lots 106, 122, 123, 124, 125, 139, 140, 141 & 142	BAL - 19

The approved Bushfire Attack Levels and Asset Protection Zones plan prepared by Emerge Associates dated 13 July 2017 requires the following Bushfire Attack Levels:

Lot	BAL
Lots 308, 309, 320, 321, 322, 323, 324 & 325	BAL - 12.5

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

Note: Given the 14.2m wide road reserve width, this translates to a 3m minimum building setback from the western boundary of affected lots, notwithstanding any other setback provisions of the Residential-Medium Density codes within the Local Structure Plan.

PUBLIC OPEN SPACE INTERFACE LOTS

- a) Visually permeable fencing (as defined by the R Codes) shall be provided along the boundary abutting the open space as identified by this LDP and shall not be modified with the exception of maintenance and repair, using materials that are substantially similar with those used in the original construction.
- b) Buildings (as defined by the R Codes) shall be setback a minimum of 2m from the southern boundary abutting the open space.
- c) A major opening shall directly face the boundary abutting the open space. Where a two storey dwelling is proposed, a major opening on the upper floor shall directly face the boundary abutting the open space in addition to the ground floor.
- d) The design and materials of any outbuildings adjacent the public open space shall match the dwelling. Outbuildings that do not achieve this are to be suitably screened from view to the satisfaction of the City of Rockingham.