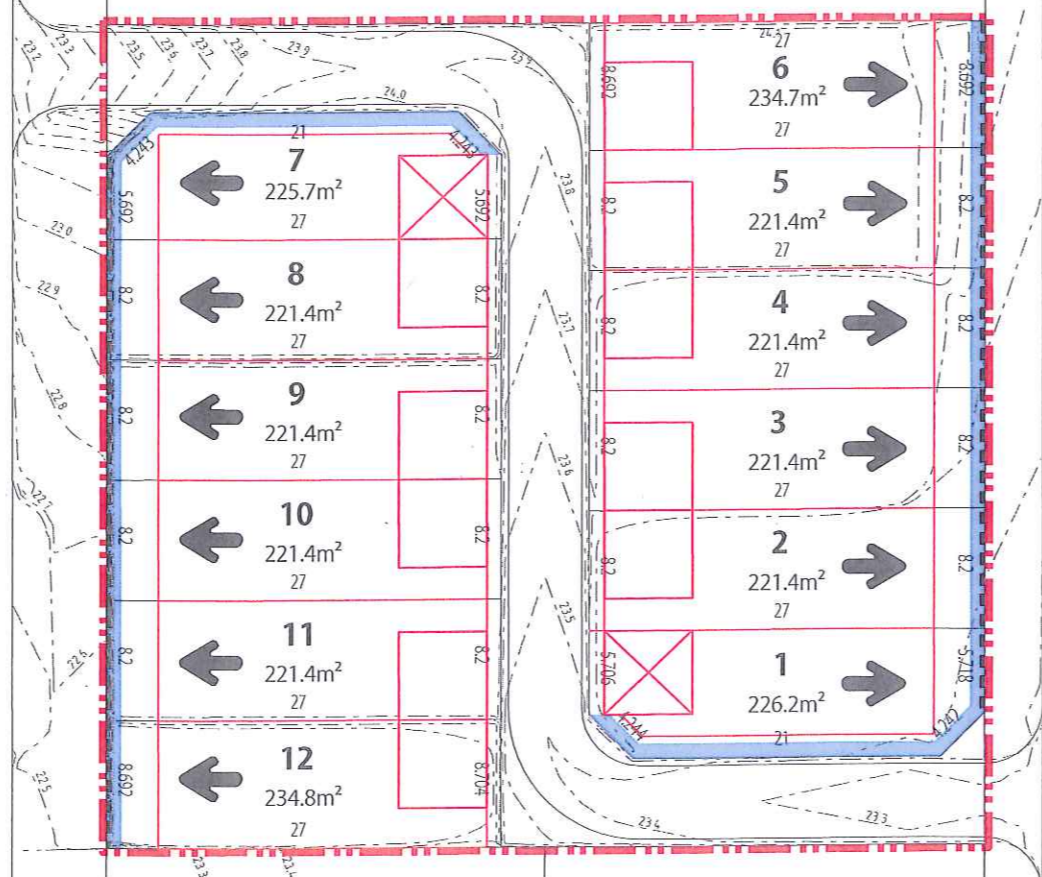


Location Plan



SMIRK ROAD

BOROUGH ROAD



821

820

819

818

817

816

859

111

112

4

Detailed Area Plan R-Code Variations

The provisions addressed below and accompanying plan relates to WAPC approved subdivision 143603 within Baldivis. The requirements of the City of Rockingham Town Planning Scheme and Residential Design Codes apply unless otherwise provided for below.

1. GENERAL PROVISIONS

Town Planning Scheme No. 2 Zoning	'Development'
R-Coding	Residential 'R40'
Minimum Open Space	40%

2. BUILDING SETBACKS

	Minimum
a) Primary frontage	3.5m
b) Secondary Street (Lots 1 & 7)	1m
c) Rear lane	1m
d) Garage (refer Section 4)	1m

3. BUILDING FORM & ORIENTATION

- a) Dwellings must be designed to include at least one habitable room window facing the primary street.
- b) Rear setbacks shall be a minimum of 1.0m with no protrusion of eaves and gutters into the minimum setback.

4. VEHICULAR ACCESS and GARAGES

- a) An alternative garage location to the recommended location shown on the plan may be approved by the Manager, Building Service subject to the design meeting, the solar design principles, streetscape objectives and other statutory requirements.

5. FENCING

- a) Fencing on private lots shall be provided by the developer and maintained as visually permeable by landowners where applicable, in accordance with the Residential Design Codes.

Legend

- DAP Boundary
- Indicative Building Envelope
- No Vehicle Access Permitted
- Primary Dwelling Orientation
- Recommended Garage Location
- Designated Garage Location
- Permeable Fencing
- Design Contours (0.1m interval)

This Detailed Area Plan has been endorsed by Council under Clause 4.23.1(c) of Town Planning Scheme No. 2

Manager, Statutory Planning,

City of Rockingham:

Date: 17/4/12

DETAILED AREA PLAN

Lot 858 Smirk Road, BALDIVIS

for: Urban Capital



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NORTH		Scale 1: 500 @ A3	
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