

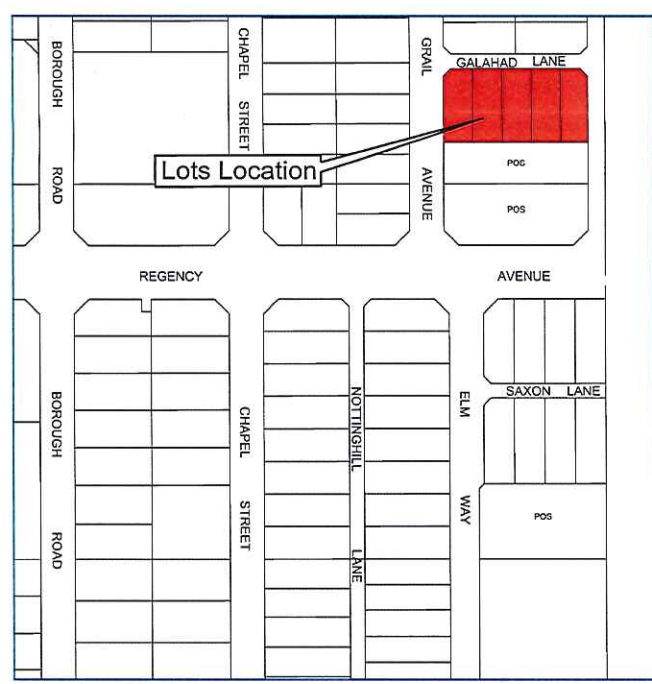
- Nil side setback for garages/
carports
- 1.8m minimum second storey
setback
- 1.0m minimum secondary
street setback
- 2.5m minimum Public Open
Space setback

LEGEND

- Preferred garage/carport location
- Mandatory garage/carport location
- Primary orientation of dwelling
- Building envelope
- Second Storey Setback
- Retaining wall
- Finished ground levels
- Light Pole
- Uniform fencing (open style)

The City of Rockingham Town Planning Scheme No.2 and the Residential Design Codes are varied in the following manner:

- GENERAL**
1. The Residential Design Code of R30 applies to all lots on this Detailed Area Plan (DAP).
 2. All dwellings and ancillary development must be located within the building envelopes as depicted on this DAP.
 3. The requirements of the Residential Design Codes and Town Planning Scheme shall be satisfied in all other matters.
 4. Consultation with adjoining or other landowners to achieve a variation to the Residential Design Codes, as provided for by this DAP, is not required.
 5. Each dwelling is to have a double garage/carport accessed from the rear laneway.
 6. Dwellings must have at least one habitable room window facing the Public Open Space.
- OPEN SPACE**
7. A five percent (5%) variation to minimum open space requirements (in addition to that described in the Open Space definition of the Codes) shall be permitted for single storey dwellings. Open Space shall be calculated in accordance with the provisions of the 2010 Residential Design Codes.
- SETBACKS**
8. Setback variations to corner lots may be approved at the discretion of the Manager, Building Services of the City of Rockingham where the configuration of these lots may limit compliance with setback requirements.
 9. Rear setbacks shall be a minimum of 1.0m with no protrusion of eaves and gutters into the minimum setback.
 10. A nil setback is permissible on the lots where shown on the DAP. Side setbacks for the lots on this DAP may be reduced to nil for 2/3 the length of the Western boundary (behind the front setback line) provided that walls do not exceed 3m average and 3.5m maximum height.
 11. Eastern boundary setback as per Residential Design Codes.
 12. Patios and verandahs and the like are permitted within the Public Open Space setback with a 1m minimum setback.
 13. 2.5m minimum Public Open Space setback to the dwelling. Sheds and garages are not permitted within the Public Open Space setback area.
 14. Swimming pools are permitted within the Public Openspace setback area
- FIRE MANAGEMENT**
15. Buildings on all lots on this DAP shall achieve a minimum construction standard in accordance with AS 3959-2009 of BAL rating 12.5, or otherwise shall demonstrate alternative fire management to the satisfaction of the City of Rockingham.
- FENCING**
16. Uniform fencing on boundaries cannot be modified with the exception of maintenance and repair, using materials that are as close as practical to those used in the original construction.



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

Manager, Statutory Planning

13/1/2014
Date

BUILDING SERVICES 13-01-14

AVALON
AT BALDIVIS
DETAILED AREA PLAN
LOTS 800 - 804 GALAHAD LANE
BALDIVIS
Plan 1 of 1

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