

1.8m minimum second storey setback

Nil side setback for garages/carports

1.0m minimum laneway setback with no protrusion of eaves into the setback

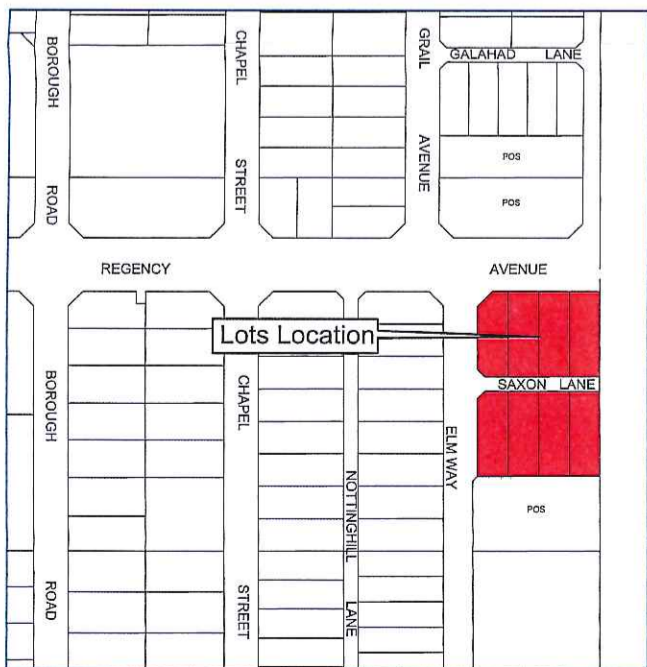
1m minimum secondary street setback

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 (visually permeable)

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

- The Residential Design Code of R30 applies to all lots on this Detailed Area Plan (DAP).
- All dwellings and ancillary development must be located within the building envelopes as depicted on this DAP.
- The requirements of the Residential Design Codes and Town Planning Scheme shall be satisfied in all other matters.
- Consultation with adjoining or other landowners to achieve a variation to the Residential Design Codes, as provided for by this DAP, is not required.
- 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 Residential Design Codes.
- 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.
- Each dwelling is to have a double garage/carport accessed from the rear laneway.
- Rear setbacks shall be a minimum of 1.0m with no protrusion of eaves and gutters into the minimum setback.
- 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.
- Eastern boundary setback as per Residential Design Codes.
- Garages/carports may be setback a maximum of 6m from a rear laneway to provide for additional vehicular parking.
- Patios and verandahs and the like are permitted within the Public Open Space setback with a 1m minimum setback.
- 2.5m minimum Public Open Space setback to the dwelling. Sheds and garages are not permitted within the Public Open Space setback area.
- Dwellings must have at least one habitable room window facing the Public Open Space.
- Fencing along public open space must be visually permeable for the length of the boundary.
- Uniform fencing installed by the developer on boundaries cannot be modified with the exception of maintenance and repair, using materials that are as close as practical with those used in the original construction.



28.06.13
 This Detailed Area Plan has been approved under delegation by the Manager, Statutory Planning under Clause 4.23.1(c)(i) of the City of Rockingham Town Planning Scheme No.2

[Signature]
 Manager, Statutory Planning

28/6/13
 Date



**DETAILED AREA PLAN
 LOTS 846 - 853 SAXON LANE
 BALDIVIS
 Plan 1 of 1**

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