



Detailed Area Plan R-Codes Variations

The provisions addressed below relate to Baldvis Central Estate Lot 1223 Wubin Close and Lots 1226 – 1230 Myalup Drive (inclusive).
 The requirements of the Residential Design Codes are varied as shown on the Detailed Area Plan (DAP) and detailed in the following provisions. The requirements of the Residential Design Codes and the adopted Town Planning Scheme must be satisfied for all other matters:

GENERAL PROVISIONS

1. The prevailing Residential Design Coding is R20.
2. All dwellings and ancillary development must be located within the building envelopes as depicted on the DAP and in accordance with the relevant 'SETBACKS' provisions.

SETBACKS

Setbacks to the dwelling, extensions and outbuildings shall be constructed in accordance with the following provisions:

1. **Primary Street:** 3.0 metre minimum.
6.0 metre average.
4.5 metre minimum to garage.
2. **Nairn Road Frontage ('Rear'):**
4.0 metre minimum: Lots 1226 – 1230 (incl).
1.5 metre minimum: Lot 1223.

No outbuildings or structures are to be constructed within the rear setback area, except a swimming pool or spa, which are not to be covered or roofed within the nominated rear setback area.

3. **Side:** As per the Residential Design Codes, with parapet walls at the discretion of Council.

CARPORT/GARAGE LOCATION

The carport/garage locations depicted on the DAP are recommendations only. An alternative carport/garage location to the 'preferred' location shown on the DAP may be approved by the City of Rockingham's Manager, Statutory Planning, subject to a minimum setback of 4.5 metres from the front boundary and the design meeting solar orientation principles, streetscape objectives and any other statutory requirements to the satisfaction of the City.

ESTATE FENCING ON NAIRN ROAD BOUNDARY

Owners may replace the open style Estate fencing along the Nairn Road boundary with "Grey Ridge" Colorbond infill fencing to a height of 1.2m. No other alteration to the fence is permitted unless written permission has been obtained from the City's Planning Services.

CONSULTATION

Consultation with adjoining or other landowners to achieve a variation to the Residential Design Codes provided for by the DAP is not required.

LEGEND

- Preferred garage location
- Building Envelope
- Primary Dwelling Orientation
- Retaining Wall
- No Access Strip
- Feature Fencing

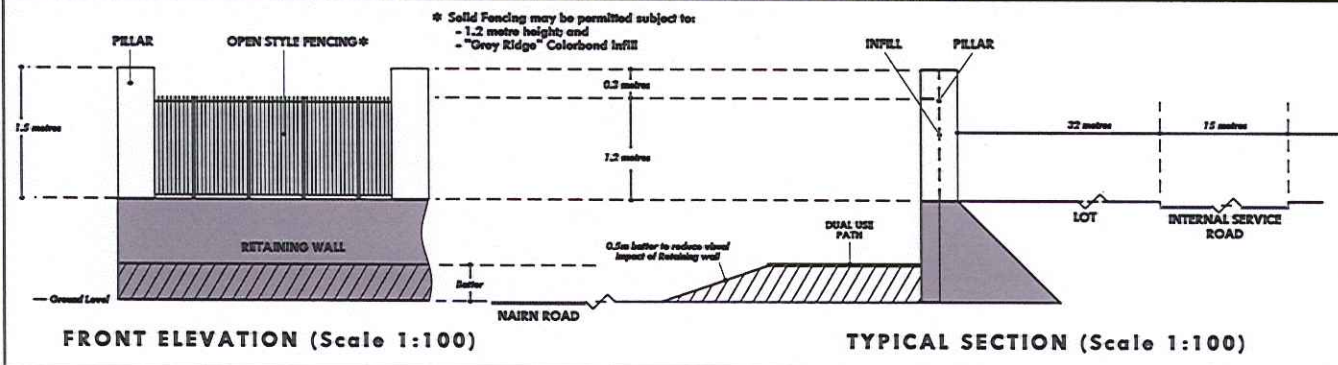
This Detailed Area Plan has been approved by the Manager Statutory Planning.

[Signature] Manager Statutory Planning
 10/8/2010 Date

LOCATION PLAN



NAIRN ROAD / ABUTTING ALLOTMENTS INTERFACE



Revised Detailed Area Plan Stage 12

* This DAP supersedes the previous DAP dated 25 September 2007.

