Detailed Area Plan R-Code Variations

The Town Planning Scheme and Residential Design Codes (R-Codes) are varied in the following manner:

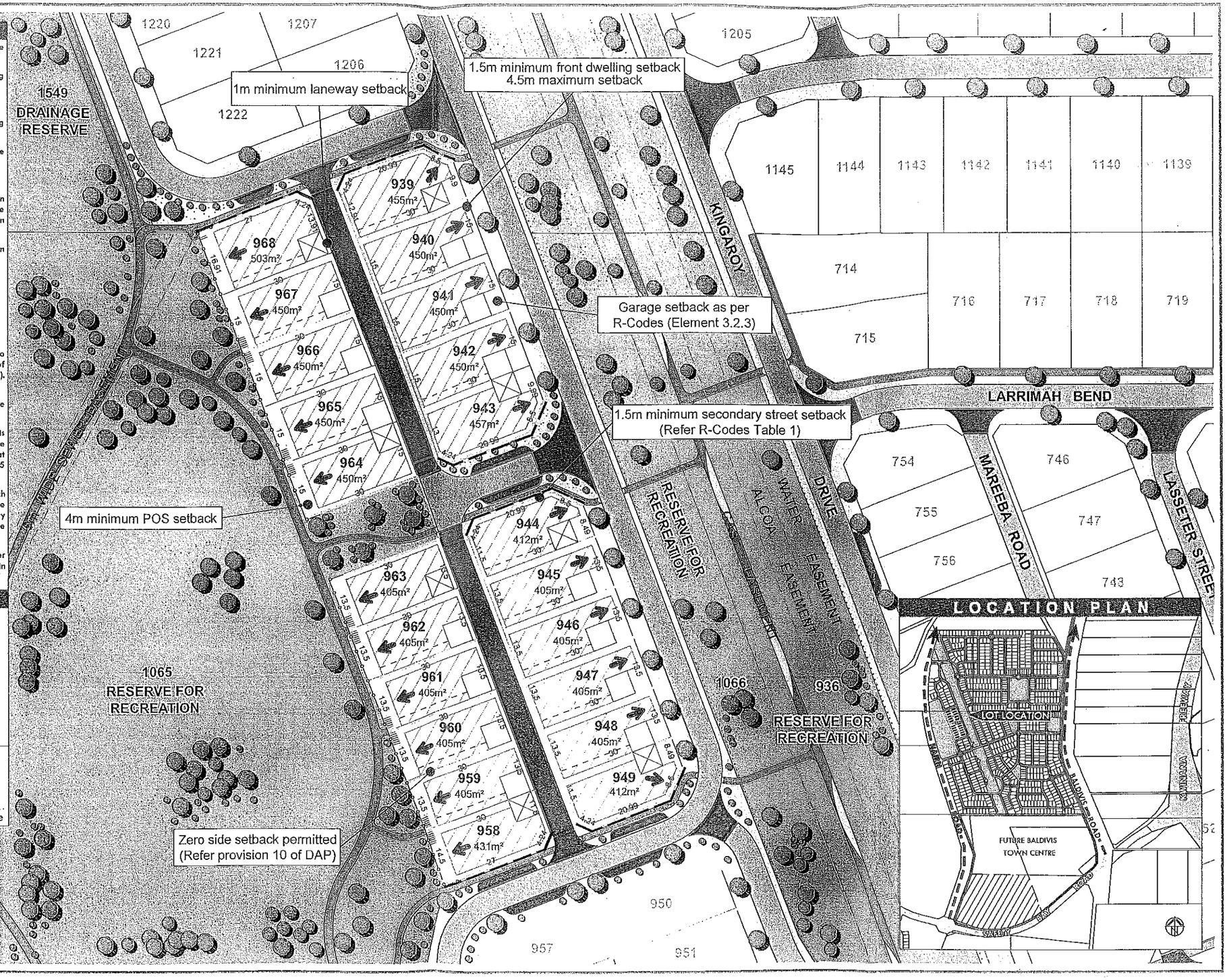
1. All dwellings and ancillary development must be located within the building envelopes depicted on the Detailed Area Plan (DAP)
2. The requirements of the R-Codes are varied as shown on the DAP.
3. The requirements of the R-Codes and the City of Rockingham Town Planning Scheme must be satisfied in all other matters.
4. Consultation with adjoining or other landowners to achieve a variation to the R-Codes provided for by the DAP, is not required.
5. The Residential Density Coding is R30.
6. A five percent (5%) variation to the 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 2002 Residential Design Codes.
7. The front setback of dwellings located on Lots 939 - 949 shall be determined in accordance with the following:
   - i) The minimum primary street dwelling setback is 1.5 metres.
   - ii) The maximum setback of a wall addressing the primary street shall be 4.5 metres.
   - ii) Garage setbacks shall be in accordance with Element 3.2.3 of the R-Codes (typically 4.5 metres).
8. All portions of a dwelling on Lots 958 – 968 (including verandahs, al fresco areas, unattached structures and swimming pools) must be setback a minimum of 4.0 metres from the common boundary with the public open space (POS). Dwellings are to address the POS with windows and openings.
9. The minimum laneway setback is 1.0 metre with no protrusion of eaves into the setback.
10. In accordance with Element 3.3.2 of the R-Codes, a nil side setback is permissible on one side boundary (preferably in the locations depicted on the DAP). Side setbacks may be reduced to nil for 2/3 of the length of that boundary provided that the walls do not exceed 3.0 metre average and 3.5 metre maximum height.
11. With the exception of Lots 939, 943, 944, 949, 958, 963, 964 & 968, which have designated carport or garage locations, an alternative carport or garage location to that shown on the DAP may be approved by the Manager, Statutory Planning subject to the design meeting solar orientation principles, streetscape objectives and statutory requirements.
12. Fences shall not be located within 0.5 metres of the intersection of a crossover and shall be truncated at 45 degrees so that no portion of the fence is within the truncation in order to enhance safety and sight lines.

LEGEND

- Preferred garage location
- Designated garage location
- Building Envelope
- 2m Second Storey Setback
- Retaining Wall
- No Access Strip
- Feature Fencing
- Staircase Access
- Building Orientation

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

Manager Statutory Planning ..... Date 23/10/06



Baldivis Central
A community growing together

Detailed Area Plan

Stage 9

AUSTRALAND

metres 0 30 60

DPS

LOCAL DEVELOPMENT PLAN APPROVAL EXPIRED

This Local Development Plan expired on 19 October 2025, pursuant to Clause 57 of the Planning and Development (Local Planning Schemes) Regulations 2015, being 10 years after the Regulations came into effect.