



Detailed Area plan - Lot 5 Balddivis Road, Balddivis

1.0 R-Codes

- 1.1 The provisions of the City of Rockingham Town Planning Scheme No.2 (Scheme) and the Residential Design Codes (R-Codes) are varied as detailed below.
- 1.2 All other requirements of the Scheme and R-Codes shall be satisfied in all other matters.
- 1.3 Consultation with adjoining or other landowners to achieve the variations to the R-Codes as detailed within this DAP is not required.

2.0 Coding

- 2.1 Density coding is R-30.

3.0 Design elements

- 3.1 All dwellings (including ancillary development) to be constructed within the nominated building envelopes as shown on the DAP.
- 3.2 A five percent (5%) reduction to the minimum open space requirements (as described in the Open Space definition of the R-Codes) may be permitted.
- 3.3 A 2m solar setback applies, as shown on the DAP, to ensure suitable solar access. The

City will only consider applications for development in the solar setback where the principles and benefits of solar access to the dwelling are being maintained.

- 3.4 At least one major opening must be provided to a habitable room on the northern elevation of a dwelling to maximise solar orientation.
- 3.5 All north facing walls containing major openings or glazed doors shall incorporate eaves or awnings with a minimum overhang of 450mm to provide passive shade during the summer.
- 3.6 An alternate garage location, to that shown on the DAP, may be considered by the Manager, Building Services subject to the design meeting solar orientation principles and streetscape amenity.
- 3.7 All dwellings adjacent to public open space shall be suitably orientated to ensure passive surveillance. Dwellings shall have one or more major opening(s) to a habitable room facing the public open space.

4.0 Setbacks

- 4.1 The minimum primary street setback shall be 2m.
- 4.2 The minimum rear setback shall be 1m.
- 4.3 The minimum side setback shall be 1m.

4.4 The minimum secondary street setback shall be 1.5m.

4.5 Garages Setbacks

- A minimum 4m setback to garages from the primary street. Where the Building Line is forward of the garage, 0.5m or greater, then the garage may be setback a minimum 3m from the primary street setback.
- The side setback to garages on secondary streets shall be a minimum of 2m.
- A nil side setback for garages to the side boundary of a lot is permissible as shown on this DAP.

5.0 Managers Approval Clause

5.1 This DAP has been approved by the Manager, Statutory Planning under clause 4.2.8.1(c) of Town Planning Scheme No.2.

Legend

- Preferred location of garage
- 2m solar setback
- Nil setback permitted



**DETAILED AREA PLAN
LOT 5 BALDIVIS, BALDIVIS**

[Signature]
Manager Statutory Planning

15/5/09
Date

Date: 15 April 2009	Designer: RC
Scale: 1:100 @ A3	Drawn: SL
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