

R-CODE VARIATIONS

The provisions addressed below relate to Baldivis North Estate Lots 325 - 331 (Stage 5).

The Detailed Area Plan has been approved under Clause 4.23.1 (c) (i) of Town Planning Scheme No. 2. The requirements of the City of Rockingham Scheme and R-Codes shall be satisfied in all other matters.

GENERAL PROVISIONS

R-Coding	R30	
Minimum Open Space	40% <i>(5% variation to R-Codes)</i>	
Building Setbacks	Minimum	Maximum
Primary Street	2.0m	4.0m
Side	<i>Refer provisions below *</i>	
North Boundary	As per R-Codes	-
South Boundary	Nil	-
Secondary Street	1.5m	-
Rear	As per R-Codes	-
Garages	4.5m	-

Setback variations to corner lots may be approved at the discretion of the Manager, Building Services where the configuration of these lots limits compliance with setback requirements.

All dwellings and ancillary development must be located within the building envelopes as depicted on the Detailed Area Plan.

*Side Setbacks:

- (i) A nil setback is permissible on the southern boundary of each lot. Nil setback wall heights shall not exceed 3.5m (max) and shall be no more than 2/3 the length of the boundary behind the prescribed primary street setback line of 4.0m.

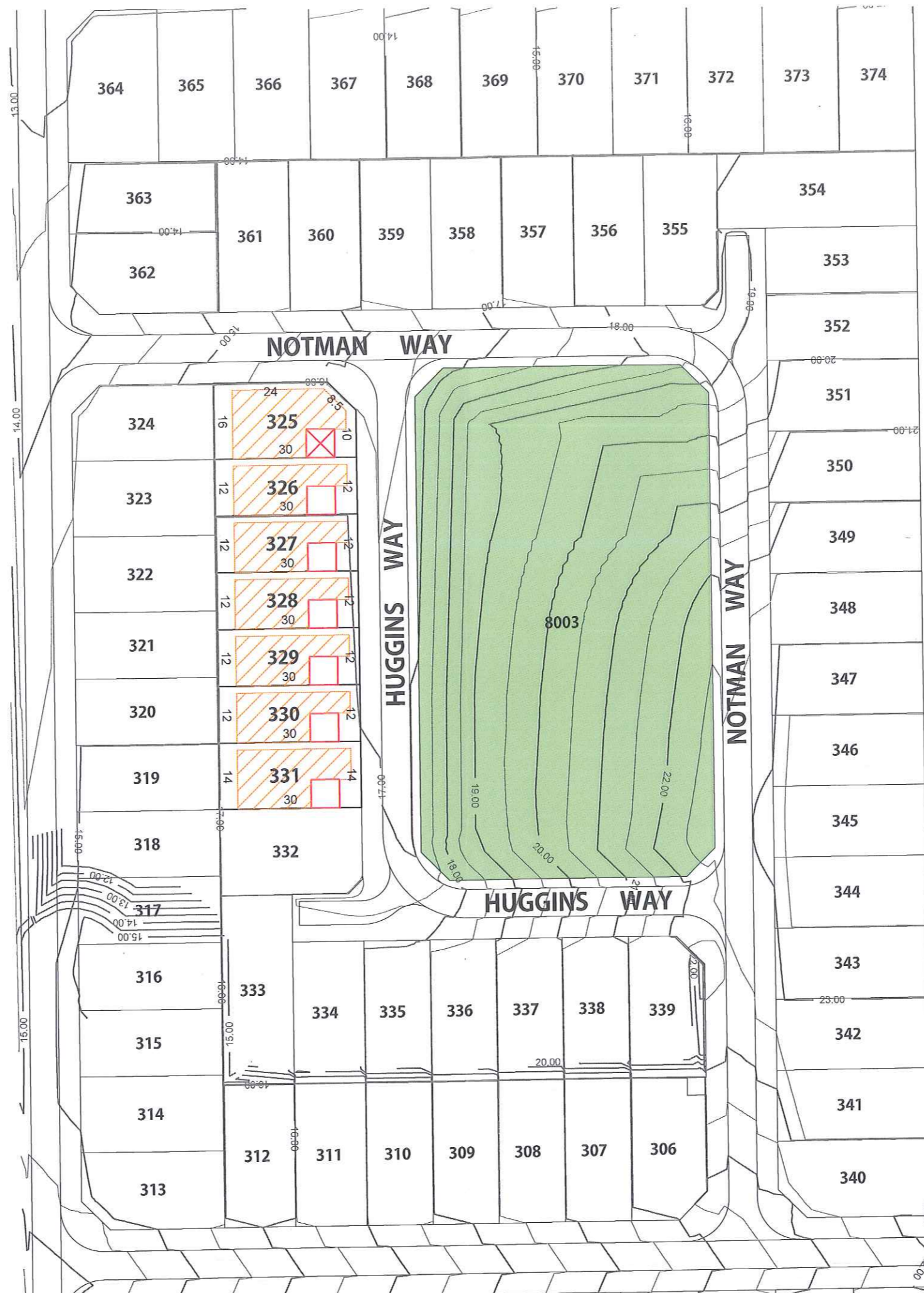
PRIMARY DWELLING ORIENTATION

Dwellings shall be designed to include at least one habitable room window facing the primary street.

DESIGN FOR CLIMATE

All north facing walls containing window or door openings (excluding walls less than 0.9m from the boundary) shall incorporate eaves of a minimum 450mm overhang to provide passive shading during the summer.

LOCATION PLAN



DETAILED AREA PLAN

Lots 325 - 331 Huggins Way
BALDIVIS

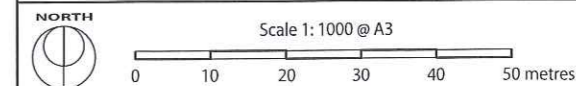
LEGEND:

- Building Envelope
- Recommended garage location
- Designated garage location

This Detailed Area Plan has been endorsed by Council under Clause 4.23.1(c) of Town Planning Scheme No.2.

Manager, Statutory Planning,
City of Rockingham:

Date: 15/10/12



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