

PROVISION - JENNINGS WAY DAP

The provisions addressed below relate to Baldivis North Estate Lots 375 – 379.
 This Detailed Area Plan has been approved under delegation by the Manager, Statutory Planning under clause 4.23.1(c) of the City of Rockingham Town Planning Scheme No.2. The requirements of the City of Rockingham Scheme and R-Codes shall be satisfied in all other matters.

1. GENERAL PROVISIONS

a) R-Coding	Residential 'R30'
b) Minimum Open Space:	40%

2. SETBACK PROVISIONS

	Minimum	Maximum
a) Primary Street	2.0m	4.0m
b) Public Open Space	3.0m	-
c) Secondary Street	1.5m	-
d) Garage Setbacks	4.5m	-
e) Side Setbacks	Nil setbacks are permissible on both boundaries of each lot, except for the secondary street. 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.	
Ground Floor		
Second Storey North Boundary	2.0m	-

NOTES

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.

3. PRIMARY DWELLING ORIENTATION

Dwellings shall be designed to include at least one habitable room window facing the Public Open Space.

4. DESIGN FOR CLIMATE & AESTHETIC

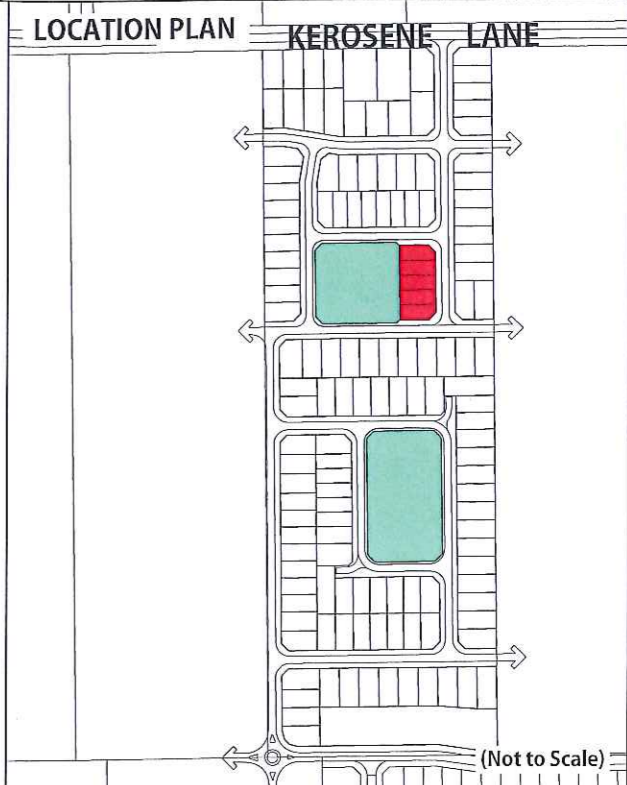
All north facing walls containing window or door openings (excluding walls less than 0.9m from the boundary) shall incorporate eaves of a minimum 450mm overhang to provide passive shading during the summer.

A combination of materials, finishes and/or architectural treatments i.e. blade walls or portico etc. shall be incorporated to add visual interest to all facades visible from Dunning Street, Jennings Street, and Tew Street.

5. UNIFORM ESTATE BOUNDARY FENCING

Uniform Estate fencing will be constructed by the developer throughout the subdivision.

- i) Uniform fencing 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.



LEGEND:

- DAP Boundary
- No Vehicle Access
- Estate Fencing
- Retaining Wall
- Footpath
- Public Open Space
- Building Envelope
- Recommended Garage Location
- Designated Garage Location
- Primary Dwelling Orientation
- Secondary Dwelling Orientation

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

Manager, Statutory Planning,
 City of Rockingham:

Date: 29/5/2013

DETAILED AREA PLAN

Lots 375 - 379 Jennings Way, BALDIVIS

For: Baldivis North P/L



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NORTH	
Scale 1: 750 @ A3	
0 10 20 30 metres	
COMPILED: DPS, MAPS	DRAWN BY: LW
DATE: 22/10/2012	REVISED: 29/05/2013
GRID: MGA 50	DATUM: AHD
DRAWING NUMBER: PACWE-4-001e	JOB CODE: ARBBDSUB
FILE ID: M:\PACWE\BASE\DAP\PACWE-4-001e.dgn	



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