

PROVISION - TEW STREET DAP

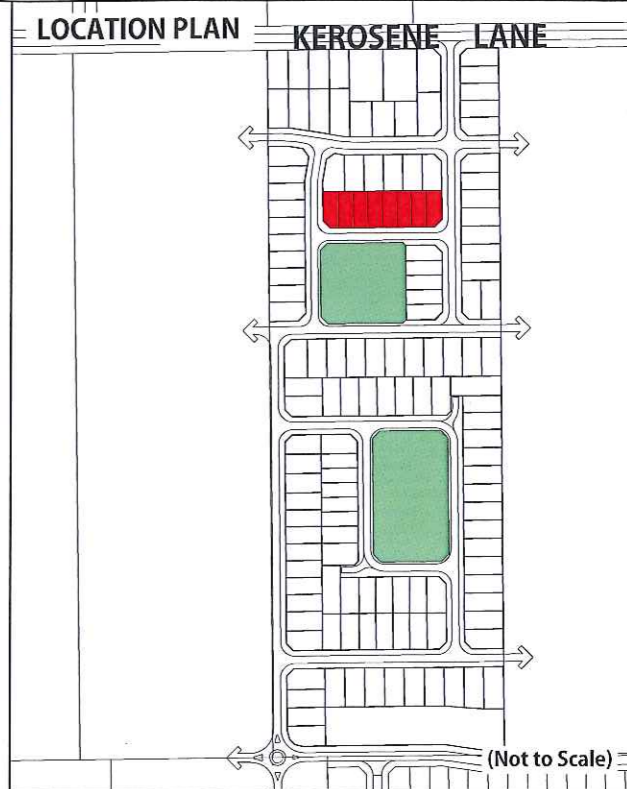
The provisions addressed below relate to Baldivis North Estate Lots 380 - 387.
 This Detailed Area Plan has been approved under delegation by the Manager, Statutory Planning under clause 4.23.1(c) of the City of Rockingham Town Planning Scheme No.2. The requirements of the City of Rockingham Scheme and 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) Secondary Street	1.5m	-
c) Garage Setbacks	4.5m	-
d) 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 Eastern 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 Primary Street.



LEGEND:

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

30.07.13

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Manager, Statutory Planning,
 City of Rockingham: *[Signature]*
 Date: 31/7/2013

DETAILED AREA PLAN
 Lots 380 - 387 Tew Street, BALDIVIS
 For: Baldivis North P/L



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NORTH		Scale 1: 750 @ A3	
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