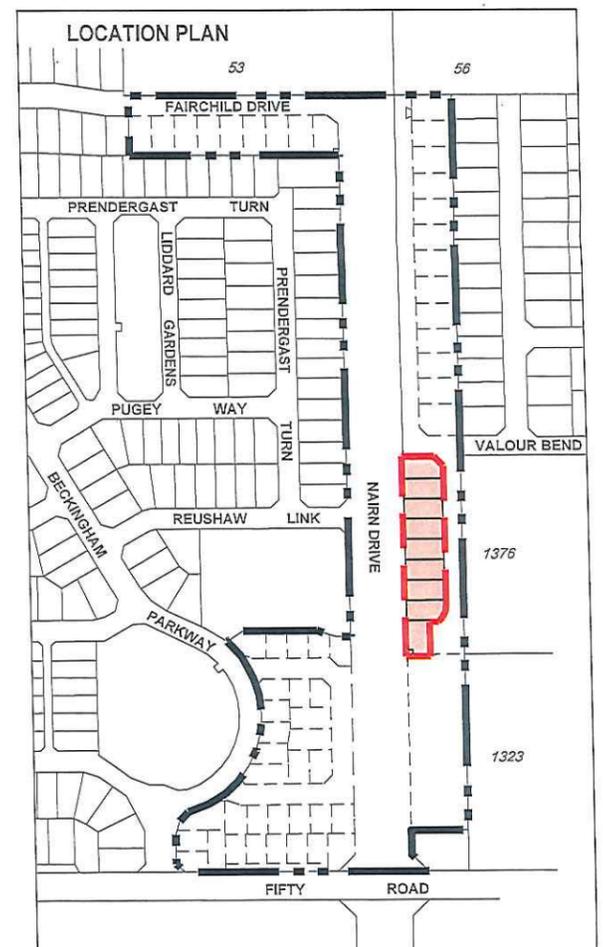


DETAILED AREA PLAN PROVISIONS

The provisions of State Planning Policy 3.1 - Residential Design Codes (R-Codes), as amended, are varied as detailed within this DAP. All other requirements of the R-Codes and Town Planning Scheme No.2 (TPS2) are to be satisfied in all other matters.

Consultation with the adjoining or other land owners to achieve a variation to the R-Codes, as provided by this DAP, is not required.

1. **General**
The residential density code of R40 applies to all lots contained within this DAP.
2. **Setbacks**
A 7m minimum building setback to the primary street applies to Lots 456 to 463.
3. **Fire Management Plan Construction Requirements**
 - (i) Buildings to be constructed in accordance with AS3959 in order to achieve the appropriate hazard separation requirements of the *Planning for Bush Fire Protection Guidelines*. The Bushfire Attack Levels (BALs) identified in the Fire Management Plan are:
BAL 19 Lot 464
BAL 29 Lots 456 - 463
 - (ii) All fences must be constructed of non-combustible materials (ie steel, iron, brick, limestone etc) to the satisfaction of the Manager, Statutory Planning.



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.

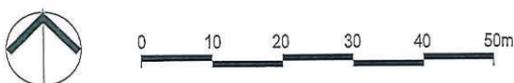
MANAGERS APPROVAL

This DAP has been approved under delegation by the Manager, Statutory Services under clause 4.23.1(c)(i) of the City of Rockingham Town Planning Scheme No.2

[Signature] 9/9/14
 Manager, Statutory Planning Date

LEGEND

- SUBJECT LOT
- LOTS SUBJECT TO THIS DETAILED AREA PLAN
- R40 LOTS
- PRIMARY STREET DWELLING ORIENTATION
- MINIMUM 7.0m PRIMARY STREET SETBACK LINE
- BUILDING PROTECTION ZONE
- RETAINING WALL
- PAD HEIGHT
- DESIGNATED GARAGE/CARPORT LOCATION



DETAILED AREA PLAN A - BALDIVIS NORTH
 Lot 9009 Fifty Road, BALDIVIS

NOTE:
 Base Data supplied by McMullen Nolan Group
 Areas and dimensions shown are subject to final survey calculations.

Revision	Date	Item
D	2/09/2014	Update Provisions / Add designated garage locn's
C	22/08/2014	Update Provisions
B	13/06/2014	Include Retaining Walls & Pad Heights
A	9/05/2014	Initial Issue

Baldivis North Pty Ltd : CLIENT
 A3@1:1,000 : SCALE
 2 September 2014 : DATE
 00026-4-001 : PLAN No
 D : REVISION
 G.A. : PLANNER
 B.L. : DRAWN



AHOLA PLANNING
 TOWN PLANNING | DESIGN

ABN: 315 363 00411 | A: PO Box 1713, Margaret River, WA 6285 | W: aholaplanning.com.au
 T: (08) 9757 1330 | M: 0413 611 725 | E: glenn@aholaplanning.com.au