

PROVISIONS

The provisions addressed below relate to Baldvis North Estate Lots 192 – 203 (Stage 1).

The requirements of the City of Rockingham Town Planning Scheme No.2 and the Residential Design Codes apply unless otherwise provided for below. The following standards represent variations to the Residential Design Codes and operate as Acceptable Development provisions.

GENERAL PROVISIONS

R-Coding	R30	
Minimum Open Space	40% (5% variation to R-Codes)	
Building Setbacks	Minimum	Average
Primary Street	2.0m	4.0m
Public Open Space (POS)	3.0m	-
Side	Refer provisions below*	
Secondary Street	1.5m	-
Laneway	1.0m	-
Garages	1.5m	-

*Side Setbacks:

- With the exception of Lots 197 and 198, a nil (parapet) side setback is permissible on the southern boundary of each lot. Parapet wall heights shall not exceed 3.5m (max) / 3.0m (average) and shall be no more than 2/3 the length of the boundary behind the prescribed average primary street setback line.
- Side setbacks to the northern boundary shall be in accordance with standard R-Codes provisions.
- Lots 197 & 198 are permitted a nil (parapet) side setback along the northern boundary, subject to a maximum/average height and length in accordance with the provisions addressed under i(a).

GARAGES

- Corner lots (Lots 192, 197, 198 and 203) have designated (fixed) garage locations to improve access arrangements.
- The garage location for all other lots is a recommendation only on the DAP. An alternative garage location to that shown on the DAP may be approved by the City of Rockingham's Manager Statutory Planning, subject to a minimum setback of 1.5 metres.
- Garage eaves are not to encroach within 1.0m of the rear laneway boundary.

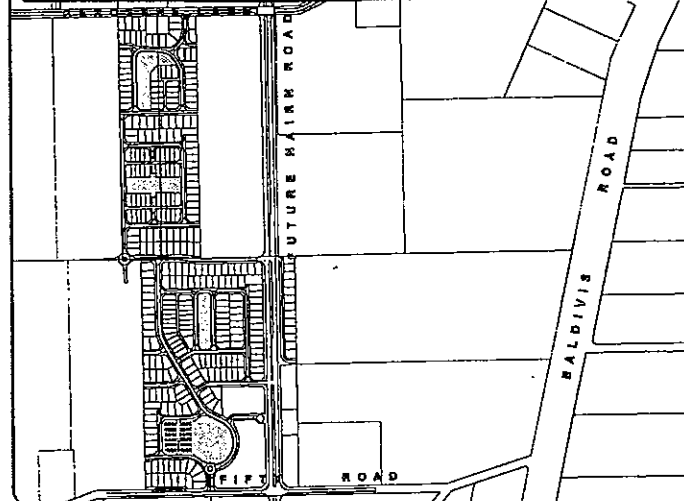
PRIMARY DWELLING ORIENTATION

Dwellings shall be designed to include at least one habitable room window facing the POS or primary street, to provide passive surveillance.

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

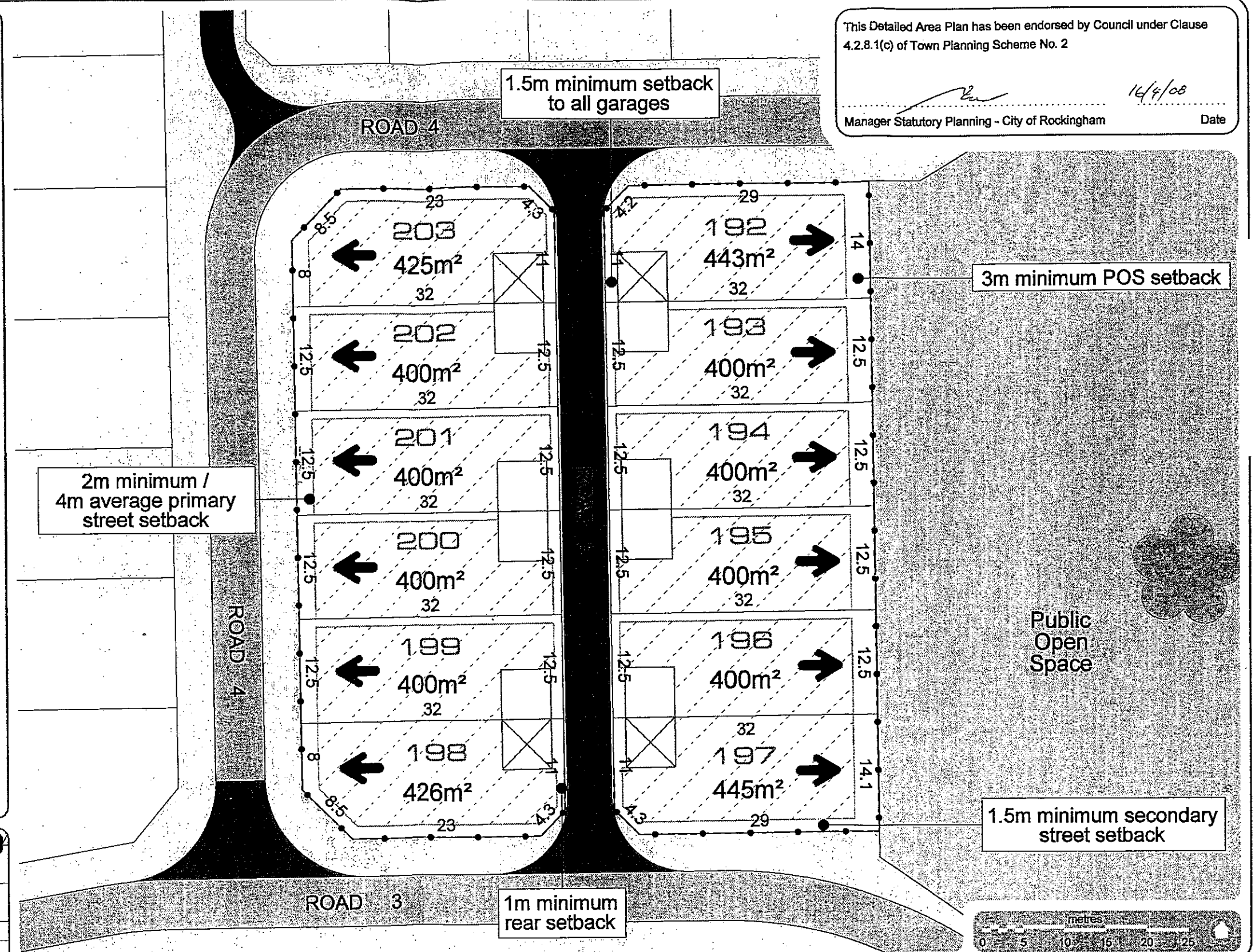


This Detailed Area Plan has been endorsed by Council under Clause 4.2.8.1(c) of Town Planning Scheme No. 2

Manager Statutory Planning - City of Rockingham

Date

16/4/08



LEGEND

	Designated garage location		No Vehicle Access Permitted
	Recommended garage location		Uniform Fencing
	Building Envelope		Primary Dwelling Orientation

DETAILED AREA PLAN - STAGE 1

BALDIVIS NORTH

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