

LEGEND

- APPLICATION BOUNDARY
- DETAILED AREA PLAN BOUNDARY
- R40 R-CODING
- PRIMARY DWELLING ORIENTATION
- MINIMUM 2.0m PRIMARY STREET SETBACK LINE
- DESIGNATED GARAGE / CARPORT LOCATION
- RECOMMENDED GARAGE / CARPORT LOCATION
- STREET LIGHT LOCATION
- NO VEHICLE ACCESS
- FINISHED LOT FILL LEVEL
- RETAINING WALLS
- DUPLEX LOT
- CORNER LOT DESIGN REQUIRED
- BUSHFIRE PRONE AREA
- FOOTPATH
- SOLAR ACCESS FOR ADJOINING SITES R-CODE REQUIREMENTS APPLY (REFER TO PROVISION 1 UNDER SITE PLANNING AND DESIGN).

RESIDENTIAL DESIGN CODE VARIATIONS

- The provisions of Town Planning Scheme No.2 (TPS2) and State Planning Policy 3.1 - Residential Design Codes (R-Codes) are varied as detailed within the Detailed Area Plan (DAP).
- The requirements of the R-Codes and TPS2 must be satisfied as provided in this DAP, except where provided in accordance with the City's Planning Policy 3.3.20 - Residential Design Codes.
- Consultation with adjoining or other landowners to achieve a variation to the R-Codes, as provided for by this DAP is not required.

STREET SETBACKS

- Primary Street Setback - 2.0m minimum to 4.0m maximum (no average setback applies).
- Secondary Street Setback - 1.0m minimum

LOT BOUNDARY SETBACKS

- Side Boundary walls - Side boundary walls not higher than 3.5m with an average of 3m, for 75% of the length of the boundary to both sides, behind the Primary Street Setback.

STREETScape

- Garages and Carports - 4.5m minimum from Primary Street, which may be reduced to 3m at 'block ends' where lots have a depth of 25m or less, providing the garage or carport is located at least 0.5m behind the dwelling
- Street Surveillance - Garage doors and supporting structures must not exceed 50% of the frontage at the front setback line from the Primary Street. This can be increased to 60% for two storey dwellings in accordance with clause 5.2.2 of the R-Codes.

OPEN SPACE

Lot Size	Minimum Open Space (% of site)	Minimum Outdoor Living Area (m ²)
261m ² - 300m ²	35%	24m ² uncovered with a 4m minimum dimension
301m ² - 350m ²	40%	30m ² uncovered with a 4m minimum dimension
More than 350m ²	As per the R-Codes	

SITE PLANNING AND DESIGN

- Solar Access for adjoining sites - R-Codes requirements do not apply, other than where a lot abuts a lot greater than 350m², in which case R-Code requirements apply.

OTHER PROVISIONS

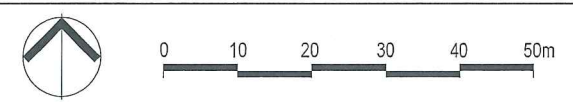
- Bushfire
 - (i) Buildings on the lots identified as being Bushfire Prone Areas are to be constructed in accordance with AS3959. The approved Fire Management Plan, prepared by Strategen dated August 2014, requires the following Bushfire Attack Levels (BALs):

Lot	BAL
467 to 474, 482, 483, 491, 492 and 497	BAL 12.5
466, 475 to 481	BAL 19

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

14/11/2014
 Manager, Statutory Planning Date



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

Revision	Date	Item
E	11/11/2014	Revise Planning Provisions / minor adjustments
D	24/10/2014	Revise Planning Provisions / minor adjustments
C	24/09/2014	Revise Planning Provisions / adjust setbacks
B	2/09/2014	Revise Planning Provisions

Baldivis North Pty Ltd : CLIENT
 A3@1:1,000 : SCALE
 11 November 2014 : DATE
 00026-4-002 : PLAN No
 E : REVISION
 G.A. : PLANNER
 B.L. : DRAWN

AHOLA PLANNING
 TOWN PLANNING | DESIGN

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DETAILED AREA PLAN STAGE 11
BALDIVIS NORTH
 Lot 9009 Fifty Road, BALDIVIS