

R CODE VARIATIONS

The provisions addressed below relate to Baldvis North Estate Lots 246 – 267 (Stage 2).

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	Maximum
Primary Street	2.0m	4.0m
Side	Refer provisions below*	
Secondary Street	1.5m	-
Laneway	1.0m	-
Garages (Laneway)	1.5m	-
Garages (Primary Street)	4.5m	-

All dwellings and ancillary development must be located within the building envelopes as depicted on the Detailed Area Plan.

*Side Setbacks:

- With the exception of Lots 254 and 255, a nil setback is permissible on the southern boundary of each lot. 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 of 4.0m.
- With the exception of Lots 254 and 255, northern setbacks as per the Residential Design Codes should be applied to all buildings on each lot. Nil setback walls are not permitted except for garages and carports.
- Lots 254 & 255 are permitted a nil side setback along the northern boundary, subject to a maximum/average height and length in accordance with the provisions addressed under (i).

GARAGES

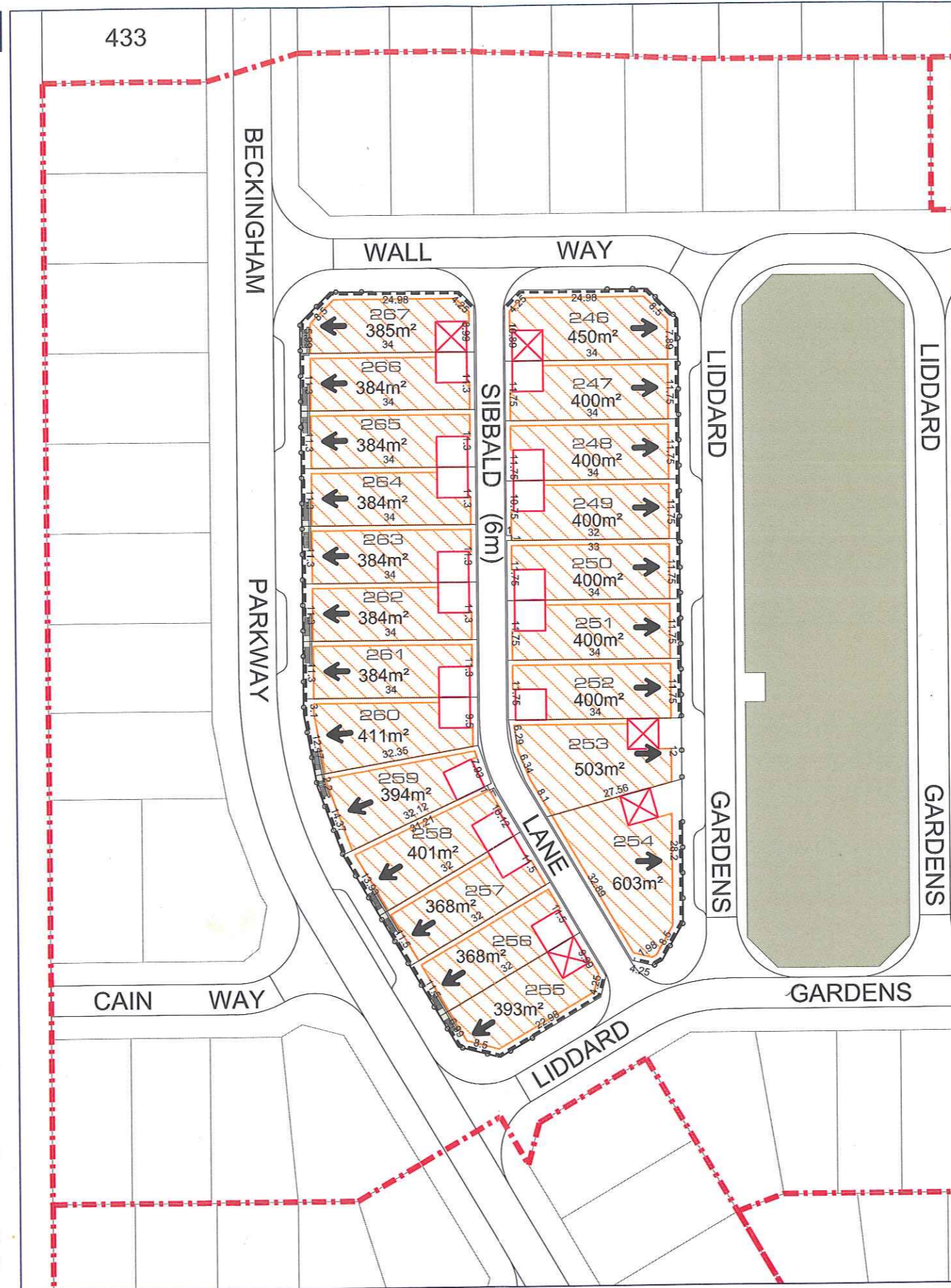
- Lots 246, 253, 254, 255 and 267 have designated (fixed) garage locations to improve access arrangements.
- The garage location for all other lots is a recommendation only on the DAP. An alternative garage location to the recommended locations shown on the DAP may be approved by the City of Rockingham's Manager Building Services, 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 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



LEGEND

- Stage 2 Boundary
- Building Envelope
- Uniform Estate Fencing (Open Style)
- No Vehicle Access Permitted
- Primary Dwelling Orientation
- Designated garage location
- Recommended garage location
- Access Point, Retaining Wall & Steps

C. REGIERO
BUILDING SERVICES
21-05-10.

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: *[Signature]*

Date: *25/5/2010*

DETAILED AREA PLAN - STAGE 2 BALDIVIS NORTH