



- DETAILED AREA PLAN PROVISIONS**
- The provisions of the City of Rockingham Town Planning Scheme No. 2 and State Planning Policy 3.1 - Residential Design Codes (R-Codes) are varied as detailed within this DAP.
 - All other requirements of the Town Planning Scheme and R-Codes shall be satisfied in all other matters.
 - Consultation with the adjoining or other land owners to achieve a variation to the Residential Design Codes, as provided for by the DAP is not required.
- R-Code**
- The R40 density code applies to all lots contained within this DAP.
- Design Elements**
- All dwellings and ancillary development must be located within building envelopes as shown on this DAP.
 - Entrance Portico shall be included into the housing design and to be integral to the dwelling and set forward of the main dwelling frontage. - See attached examples
- Streetscape**
- Building Services may approve variations to the maximum setback where the streetscape objectives and other statutory requirements are met.
 - Unless shown on the DAP, Garages/Carports to be setback a minimum 4.5m from primary street frontage and 1.0m if fronting secondary street.
 - An alternative garage location to the designated location shown on the plan may be approved by the Manager, Building Services subject to the design meeting the solar design principles, streetscape objectives and other statutory requirements.
- Setbacks**
- Unless shown on the DAP, Eastern boundary setback as per the Residential Design Codes except nil setback walls are not permitted to the eastern boundaries with the exception of garages.
 - A nil setback is permissible on the lots where shown on the DAP. Side setbacks for dwellings on lots subject to this DAP may be reduced to nil for the length of the western boundary, provided that walls do not exceed a 3m average and 3.5m maximum height.
 - Main frontage of dwellings to be setback between 0m to 3.0m maximum from primary street.
- Open Space/Site Coverage**
- The site area requirements outlined in Table 1 of the R-Codes do not apply to lots subject to this DAP.
 - A 30m² outdoor living area is to be provided in accordance with the Acceptable Development Provision 6.4.2 A2 of the R-Codes.
- Incidental Development**
- Storage areas preferred to be integral to the dwelling design.

LEGEND

↑	Primary orientation of dwelling
▭	Building envelope
---	Building front setback
⊠	Designated garage / carport location
---	Second Storey Setback
—	Retaining wall
13.87	Ground levels
☼	Light poles
⚡	Power domes
⊞	Drain gully pits

Managers Approval
 This DAP has been approved under delegation by the Manager, Statutory Planning under clause 4.23.1 of the City of Rockingham Town Planning Scheme No. 2.

Manager of Building Services
 Date: 21.05.10

Manager, Statutory Planning
 Date: 24/5/10

**DETAILED AREA PLAN
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 BALDIVIS**

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