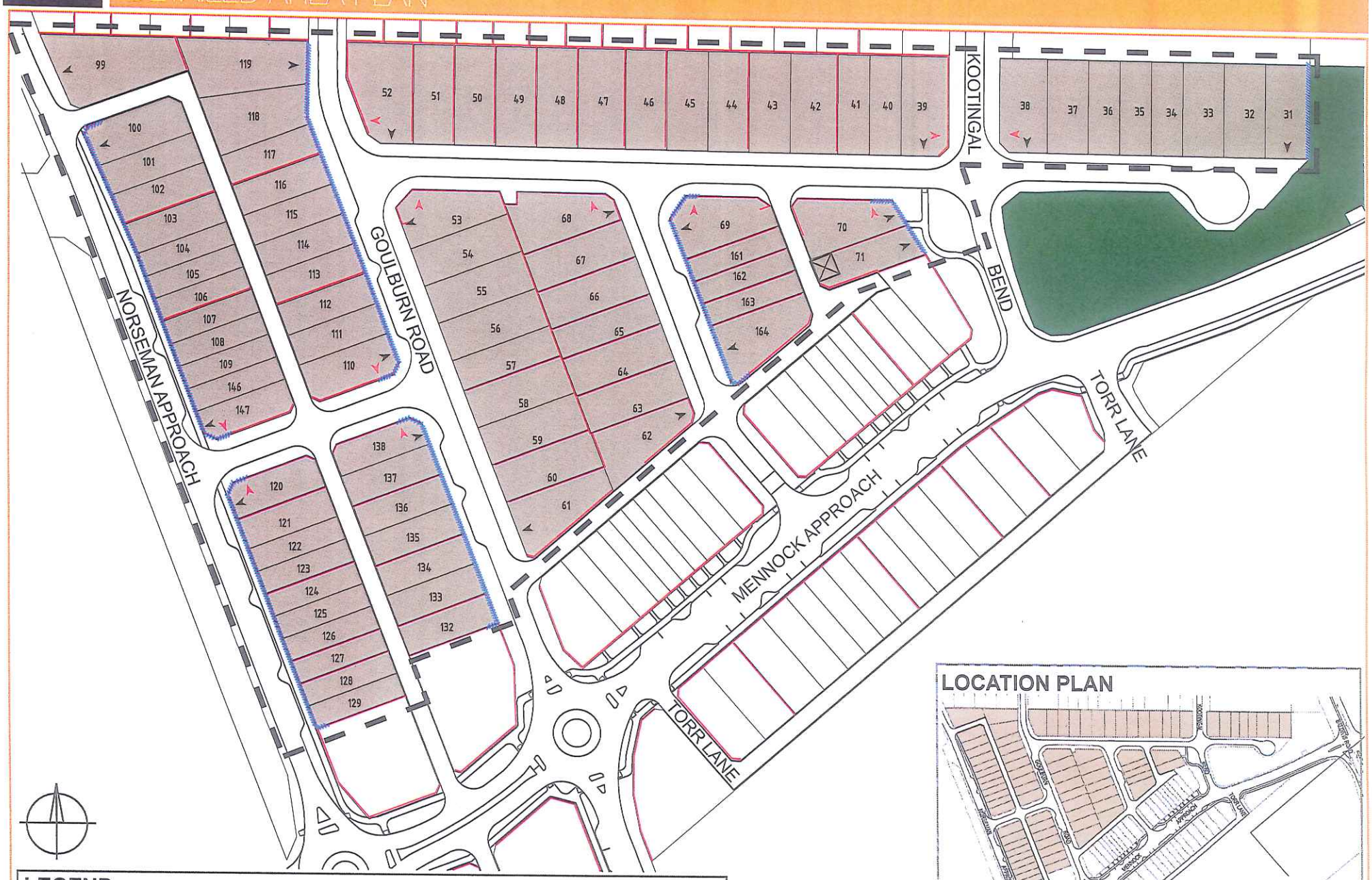
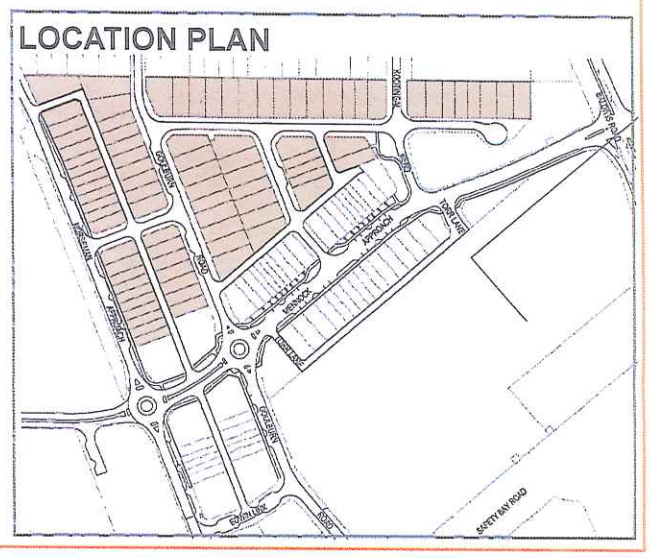
SETTLERS TOWNSIDE NORTH

DETAILED AREA PLAN





LEGEND

- DAP Application Area
- Primary Frontage
- Retaining Walls (no vehicle access)
- Lots subject to this DAP
- Secondary Frontage
- Estate Fencing by Developer (no vehicle access permitted)
- Designated Garage location

VARIATIONS FOR RESIDENTIAL LOTS

The provisions of the City of Rockingham Town Planning Scheme No. 2 and State Planning Policy 3.1 - Residential Design 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. For the purpose of assessing residential development, proposed dwellings will be assessed against the provisions of the R60 density code (where not provided below). Minimum site area requirements do not apply, and further subdivision of a lot and construction of more than one dwelling may be contemplated in accordance with the Baldivis Town Centre Policy.

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.

SETBACKS	MINIMUM	MAXIMUM
Primary Street	2m	4m
Side Setback	Nil	not applicable
Upper Storey (All Lots)	Nil side setbacks are permitted where it can be demonstrated adjacent boundary walls will be a similar height.	
Secondary Street	Nil	not applicable
Laneway	Garages and carports - 1m with no intrusion of eaves and gutters into the minimum setback	not applicable
	All other development - Nil	
Car Parking: Primary & Secondary Street	0.5m behind main building line (see 2A)	6m
Laneways	1m	not applicable
	ALL LOTS	
Min Open Space	30%	
Outdoor Living Area	20m² (min. dimension 4m)	
Dwelling Side Boundary Wall Height	Dwelling side boundary walls are permitted to a maximum height of 7m.	

1. BUILDING FORM & ORIENTATION

A) Dwellings must be designed to include at least one habitable room window facing the Primary and Secondary street.

B) A porch, balcony or verandah may project no more than 1m into the street setback area for 100% of the frontage at any level.

C) The City may approve variations to the maximum street setback where the street scape objective of the R-Codes is met.

2. CAR PARKING

A) Garages must be located at least 0.5m behind the main building line for dwellings accessed via a street only. (This setback does not apply to dwellings accessed from a laneway.)

B) It is mandatory for all lots with laneway access to locate car parking spaces at the rear only with vehicular access via the laneway. Lot 61 is to obtain vehicular access from the adjacent primary streets.

C) Garages shall be located as indicated on the DAP.

3. FENCING

A) Uniform fencing on boundaries cannot be modified unless a nil setback is proposed, with the exception of maintenance and repair, using materials that are as close as practical to those used in the original construction.

4. OVERSHADOWING

A) Lots 104-109, 122-129, 146 and 161-163 are exempt from provision 6.9.1 of the R-Codes.

BUILDING SERVICES 20.02.13

This Detailed Area Plan has been endorsed by Council under Clause 4.23 of Town Planning Scheme No. 2:

21/2/2013

Manager Statutory Planning — Date

City of Rockingham

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.