

## Detailed Area Plan R-Code Variation

### GENERAL

- 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 the DAP.
- All other requirements of the Town Planning Scheme and Residential Design Codes shall be satisfied in all other matters.
- Consultation with the adjoining or other landowners to achieve a variation to the Residential Design Codes, as provided for by the DAP is not required.

### LAND USE

- The subject lots are included within the General Precinct under the City of Rockingham Planning Policy 3.2.4 Baldivis Town Centre. Preferred land uses are as stated in the Policy for land within the General Precinct and include:
  - Office
  - Professional consulting rooms
  - Residential
  - Eating and drinking premises
  - Leisure and recreation
  - Non-core retail
  - Showrooms
- Commercial and residential use buildings, rather than single purpose buildings, is encouraged.

### R-CODES

- For the purpose of assessing residential development, proposed dwellings will be assessed against the provisions of the R60 density code (except where development criteria is provided on this DAP). When multiple dwellings are proposed, development will be assessed against the provisions of the R-AC0 density code except where development criteria is provided on this DAP.
- The minimum site area requirements of the Residential Design Codes 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.

STREETSCAPE AND SETBACK REQUIREMENTS			
Criteria	Location	Minimum	Notes
Street	Lot 98	Nil	• Permitted to Mennock Approach and Gouburn Road.
	Lots 130, 131, 139 & 179	Nil	• Permitted to Mennock Approach.
		2.0m	• Permitted to all other street frontages (except laneways).
	Lots 145 & 185	Nil	• Permitted to Edwin Link.
	Lots 140-144 & 180-184	2.0m	• Permitted to all other street frontages.
Laneway	Garage and carports – all lots	1.0m	• No intrusion of eaves or gutters into the setback.
	Dwelling – all lots	Nil	
Dwelling Side Boundary (other than Street)	All lots	Nil	• Both side boundaries.

OPEN SPACE REQUIREMENTS		
Location	Minimum	Notes
Lots 142-143 and 181-183	25%	Permitted where Outdoor Living Area is: <ul style="list-style-type: none"> <li>• Min. 16m<sup>2</sup> (min. dimension 3m).</li> <li>• At least one third without permanent roof cover.</li> </ul>
Lots 140-141, 144, 180, 184	30%	Permitted where Outdoor Living Area is: <ul style="list-style-type: none"> <li>• Min. 16m<sup>2</sup> (min. dimension 4m).</li> <li>• At least one third without permanent roof cover.</li> </ul>
All other lots	30%	Permitted where Outdoor Living Area is: <ul style="list-style-type: none"> <li>• Min. 16m<sup>2</sup> (min. dimension 4m).</li> <li>• At least one third without permanent roof cover.</li> </ul>

### DESIGN ELEMENTS

- BUILDING DESIGN**
  - Broad facades or blank walls must create variety and interest through architectural design elements. Blank walls facing roads is not acceptable.
  - Buildings must be designed to include at least one habitable or commercial room window facing the Primary and Secondary Streets.
  - Two-storey development is encouraged.
  - Dwelling side boundary walls are permitted to a maximum height of 7.0m (no averaging). Maximum total length determined by front and rear setbacks.
  - A porch, balcony or verandah may project not more than 1m into the street setback area, for 100% of the frontage at any level.
- FENCING**
  - Uniform fencing cannot be modified, with the exception of maintenance and repair, using materials that are as close as practical to those used in the original construction.
- CAR PARKING**
  - In the case of Lots 142-143 and 181-183, at least one on-site car parking space must be provided and a garage/carport shall be single width only.
  - It is mandatory for all lots with laneway access to locate all car parking spaces at the rear with vehicular access via the laneway.
- PLOT RATIO**
  - Where multiple dwellings are proposed, a maximum plot ratio of 2.0 will apply.
- CEILING HEIGHT**
  - Where buildings are intended to be used for commercial purposes, a minimum ground floor to first floor height of 3.2m, with a minimum 3.0m ceiling height, is required for the portion intended to be for commercial use. Where less than 10% of the floor area of a single house is intended to be used for a non-residential use, this ceiling height requirement shall not apply.
- OVERSHADOWING**
  - The lots the subject of this DAP are exempt from provision 6.9.1 A1 of the R-Codes.
  - The lots the subject of this DAP are to comply with clause 6.4.3 of Planning Policy 3.2.4.
- STORMWATER DRAINAGE**
  - 50% of the stormwater runoff generated from 5m lots (Lots 142-143 and 181-183) can be discharged and accommodated into the road stormwater drainage infrastructure via the connection point at the rear. For all other lots, all stormwater must be contained on-site.
- AIR CONDITIONING**
  - The placement of the air conditioner unit needs to be considered so as to achieve compliance with the assigned noise levels under the Environmental Protection (Noise) Regulations 1997.

### Legend

- Extent of Detailed Area Plan
- Building Envelope
- Primary Building Orientation
- Retaining Walls (no vehicle access permitted)
- Estate Fencing by Developer (no vehicle access permitted)

### Location Plan



### Endorsement Table

The Detailed Area Plan has been endorsed by Council under Clause 4.23.1 (c) of Town Planning Scheme No.2:

*[Signature]*  
 Manager Statutory Planning  
 City of Rockingham

27/3/2013  
 Date

