

### Detailed Area Plan Provision

The provisions of the City of Rockingham Town planning Scheme and the Residential Design Codes are varied in the following manner:

#### R-CODING

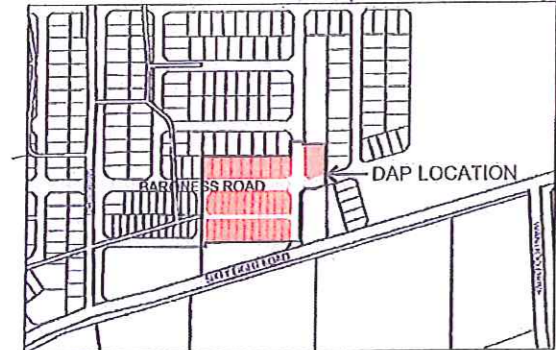
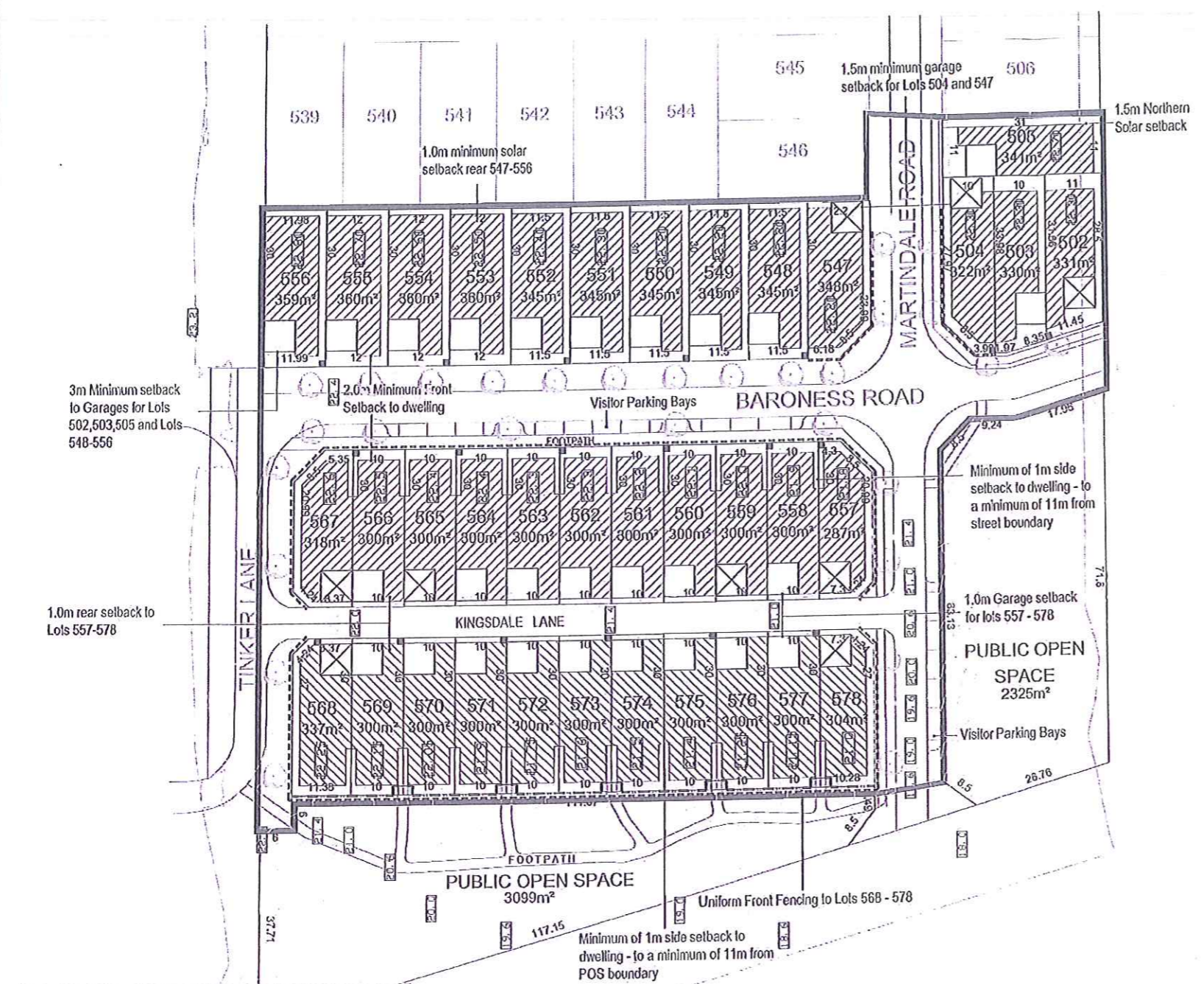
1. The Residential Design Code of R30 applies to all lots on this Detailed Area Plan (DAP).
2. All dwellings and ancillary development must be located within the building envelopes as depicted on this DAP.
3. All requirements of the Residential Design Codes and Town Planning Scheme shall be satisfied in all other matters.
4. Consultation with adjoining or other landowners to achieve a variation to the Residential Design Codes, as provide for by this DAP, is not required.
5. An alternative garage location to the preferred location shown on this DAP may be approved by the Manager, Building Services, subject to the design meeting solar orientation principles and statutory requirements.
6. Uniform fencing on boundaries cannot be modified with the exception of maintenance and repair, using materials that are substantially identical with those used in the original construction.
7. A five percent (5%) variation to the minimum open space requirements (in addition to that described in the open space definition of the Codes) shall be permitted for single storey dwellings. Open Space shall be calculated in accordance with the provisions of the 2008 Residential Design Codes.
8. Setback variations to corner lots may be approved at the discretion of the Manager, Building Services of the City of Rockingham where the configuration of these lots may limit compliance with setback requirements.
9. 3.0m minimum Public Open Space setback to the dwelling. Sheds and garages are not permitted with the Public Open Space setback area
10. Patios and verandahs and the like are permitted within the Public Open Space setback with a 1m minimum setback.
11. Swimming pools are permitted within the Public Open Space setback area.

#### SETBACKS

12. **Front**
  - a. Minimum front setback of 2.0m with a maximum front setback of 4.0m applies to all dwellings. The Manager of the Building Services may approve variations to the maximum setback where the streetscape objectives and other statutory requirements are met.
  - b. 3.0m minimum front setback to garage/carport applies to lots 502,503,505 and lots 548-556.
13. **Side**
  - a. Nil setback to the western boundary is permitted in accordance with Residential Design Codes where indicated on the DAP.
  - b. 1.0m minimum solar setback to the side boundaries for lots 557-578 applies as shown on the DAP. The City will only consider development within the solar setback where the principles and benefits of solar access to the dwelling are maintained.
  - c. 1.5m Northern solar setback to lot 505 applies as shown on the DAP. The City will only consider development within the solar setback where the principles and benefits of solar access to the dwelling are maintained.
  - d. 1.0m minimum secondary street setbacks applies to lots 504, 547, 557, 567, 568, 578.
14. **Rear**
  - a. 3.0m Northern solar setback to lots 502, 503, 504.
  - b. 1.0m minimum rear setback for all other lots.
  - c. No eaves shall protrude into the one (1) meter laneway setback (for garages only).
15. **Second Storey**
  - a. Maximum 3.0m second storey setback to public open space for Lots 568-578.
  - b. The second storey of a dwelling must be setback a minimum of 1.5m from the side boundary unless the R-Codes specify a greater setback.

#### PRIMARY DWELLING ORIENTATION

16. Dwellings on lots 568-578 shall have their primary dwelling frontage orientated towards the Public Open Space.
17. Primary pedestrian access for Lots 568-578 shall be from the southern boundary via the Public Open Space.
18. Dwellings on lots 568 - 578 must have at least one habitable room window facing the Public Open Space.
19. Dwellings must be designed to include at least one habitable room window facing the primary street.
20. All north facing walls containing glazed window and door openings (excluding walls less than 900mm from a side or rear boundary) shall incorporate eaves with a 450mm minimum overhang to provide passive shading to the openings during summer.



LOCATION PLAN

This Detailed Area Plan has been adopted by council and signed by the Manager, Statutory Planning

Manager Statutory Planning

Date: 18/11/11

**LEGEND**

- DAP Subject Area
- Retaining Wall
- No Vehicular Access
- Finished Levels
- Preferred Garage/Carport Location
- Mandatory Garage/Carport Location
- Power Points
- Building Envelope

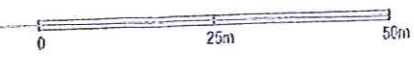
# DETAILED AREA PLAN

LOT 17 SIXTY EIGHT ROAD BALDIVIS  
CITY OF ROCKINGHAM



DISCLAIMER: AREA SUBJECT TO APPLICATION. CARRIAGEWAYS DIAGRAMMATIC ONLY. ALL AREAS AND DIMENSIONS ARE APPROXIMATE ONLY AND ARE SUBJECT TO FURTHER SURVEY ENGINEERING AND DETAIL DESIGN.

date 11.03.10 | scale at a3 1:1000 | ref L36A DAP/01A | revised 17.11.11



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