Detailed Area Plan - Pedestrian Mews

Highbury Park Estate Lot 9003 (formerly lot 656 & 659) Baldivis Rd, Baldivis

Approved by the City of Rockingham

C. RIZZUTO
BUILDING SERVICES
07/04/10.

Manager, Statutory Planning

8/4/2010
Date

Detailed Area Plan Provisions

The Town Planning Scheme and Residential Design Codes are varied in the following manner:

1. A residential density code of R20 applies to all lots the subject of this Detailed Area Plan.
2. The Pedestrian Access Way (PAW) is to be treated as the primary street, including the provision of the major entry (front door) and an opening to a habitable room onto the PAW. Buildings must be setback a minimum of 3.0m (no averaging) from the PAW, except for minor incursions as defined by the R-Codes.
3. Secondary street setbacks as per the R-Codes apply to all public streets.
4. All fencing within 3m of PAWs must be no higher than 1.2m above natural ground level and must be visually permeable above 0.6m from natural ground level.

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.

CITY OF ROCKINGHAM
TOWN PLANNING
- 6 APR 2010
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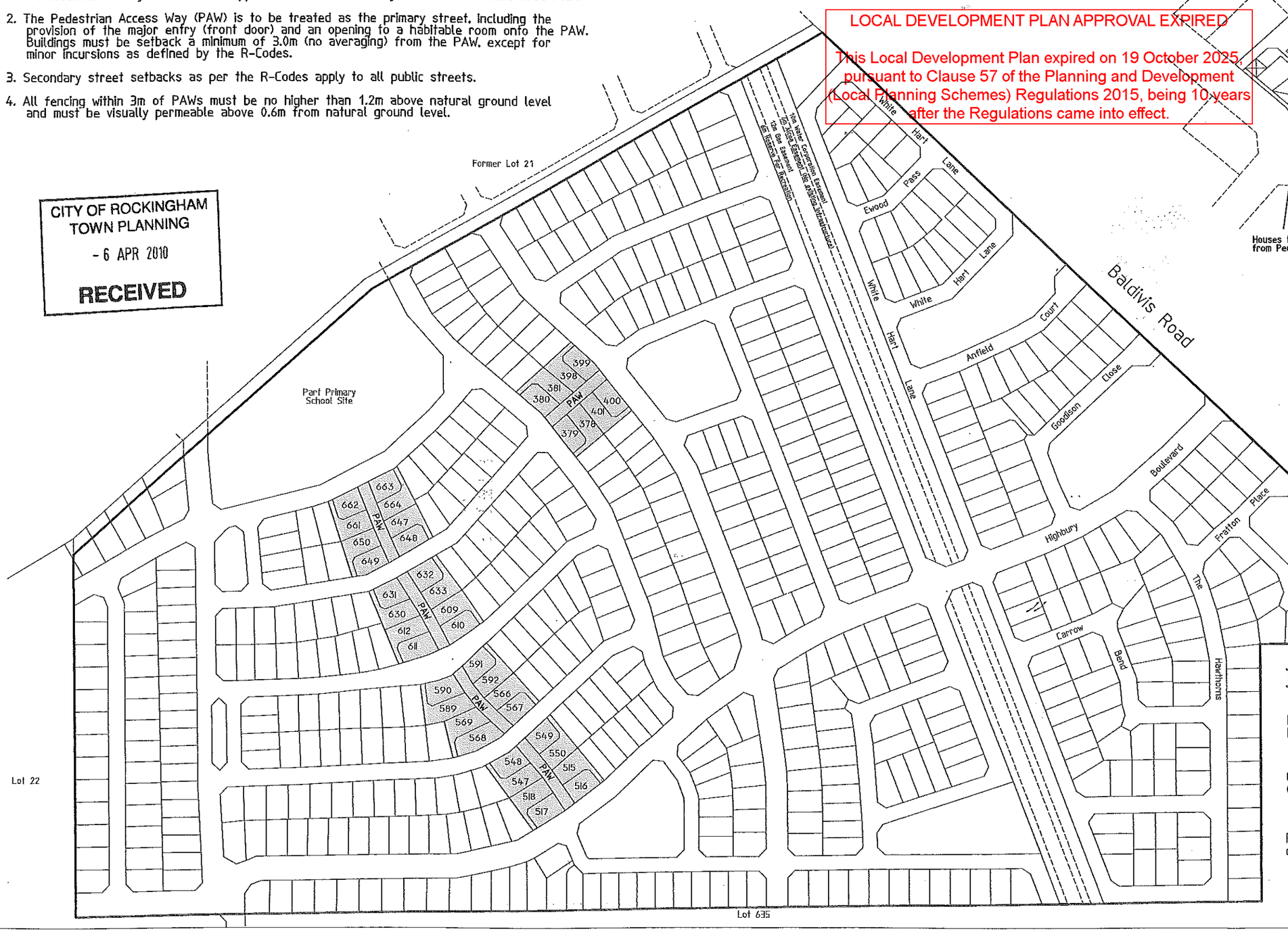

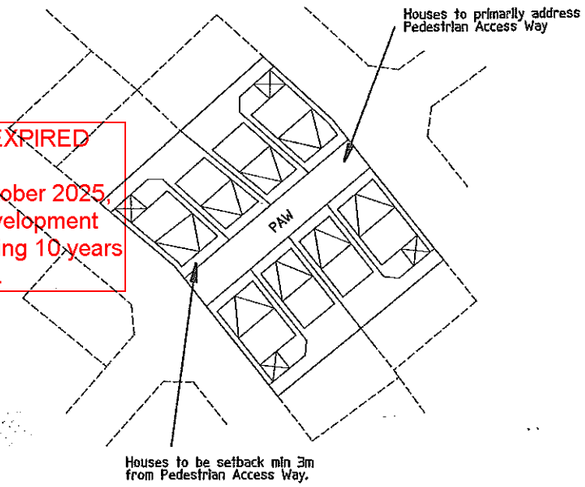

TYPICAL DETAIL

(not to scale)

Avon ESTATES

0 50m
Scale 1:2,000 @ A1

Copyright
Urban Endeavour
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Perth WA 6000
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Plan DAP02 rev D
6 April 2010

Key To Symbols

Lots subject to this Detailed Area Plan

Garage Location (Indicative Only)

Primary House Frontage in direction of arrow