

# Detailed Area Plan - Pedestrian Mews

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

Approved by the City of Rockingham

C. REGUIERO  
BUILDING SERVICES  
07/0A/10

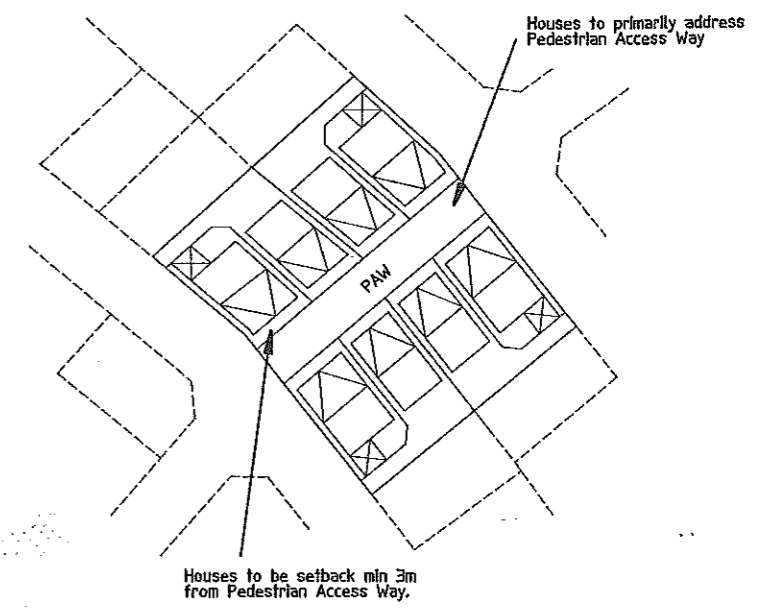
*[Signature]*  
Manager, Statutory Planning      Date *8/4/2010*

## Detailed Area Plan Provisions

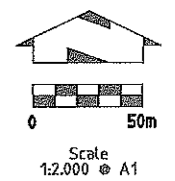
The Town Planning Scheme and Residential Design Codes are varied in the following manner:

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.

CITY OF ROCKINGHAM  
TOWN PLANNING  
- 6 APR 2010  
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TYPICAL DETAIL  
(not to scale)



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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



Lot 22

Lot 635