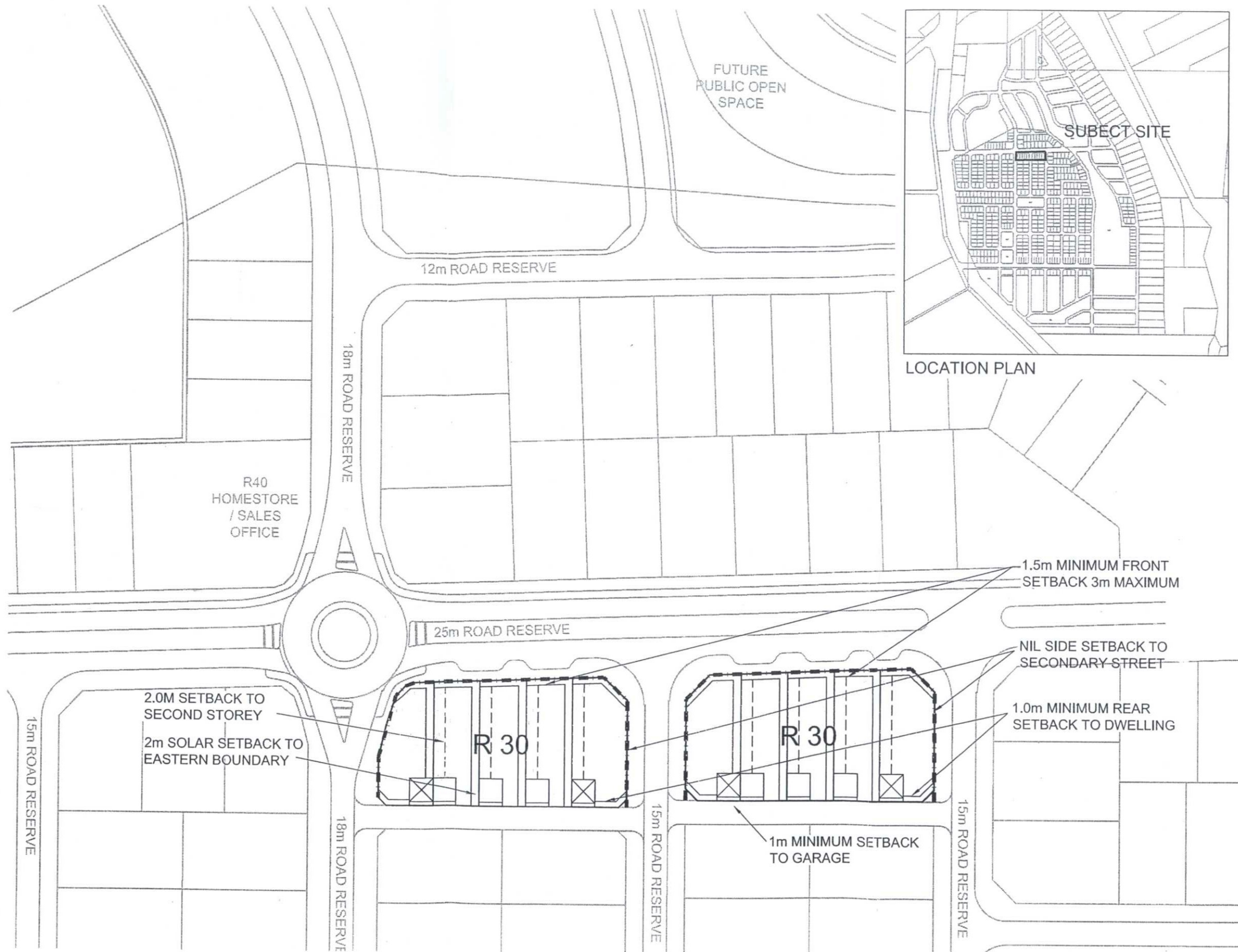


The Town Planning Scheme and The Residential Design Codes are varied in the following manner:

1. All dwellings and ancillary development must be located within the building envelopes as depicted on the DAP.
2. The requirements of the Residential Design Codes are varied as shown on the DAP.
3. The 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 provided for by the DAP, is not required.
5. Density coding is as depicted on the Detail Area Plan.
6. An alternative garage location to that shown on the plan may be approved by the Manager, Statutory Planning, subject to the design meeting solar orientation principles and statutory requirements.
7. A five (5%) variation to 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 2002 Residential Design Codes.
8. The front setback of all dwellings shall be determined in accordance with the following:
 - i) The minimum primary street setback shall be 1.5m;
 - ii) The maximum setback of a wall addressing the primary street shall be 3m
9. A nil setback is permissible on the lots where shown on the DAP (generally western boundaries). Side setbacks for lots may be reduced to nil for 2/3 length of the boundary provided that walls do not exceed 3m average and 3.5m maximum height.
10. A 2m solar setback applies, as shown on the DAP, generally along the boundary which adjoins a permitted nil setback boundary (on an abutting lot). Council will only consider applications for structural development in the solar setback where the principles and benefits of solar access to the dwelling are being maintained.
11. A 1.0m minimum rear setback to the dwelling is required, unless the R-codes specify a greater setback.
12. Rear garage setbacks shall be a minimum of 1.0m with no protrusion of both eaves and gutters into the setback.
13. The second storey of a dwelling must be setback 2.0m from the eastern boundary as shown on the DAP to avoid excess overshadowing of the adjoining lot, unless the R-codes specify a greater setback.
14. It is mandatory for all allotments within the DAP area to locate carports and garages at the rear with access via the laneway.
15. Fences shall not be located within 0.5m of the intersection of a crossover and shall be truncated at 45 degrees so that no portion of the fence is within the truncation in order to enhance safety and sight lines.



This Detailed Area Plan has been approved by the Manager Statutory Planning.

[Signature]
 Manager Statutory Planning
 16.4.04
 Date

DETAILED AREA PLAN
 LOTS 190-194, 214-218 BALDIVIS ROAD
 CITY OF ROCKINGHAM



- LEGEND**
- BUILDING ENVELOPES
 - X PREFERRED GARAGE LOCATION
 - X DESIGNATED GARAGE LOCATION
 - NO VEHICULAR ACCESS



No.	Revision	Date	Initial	Size	Dwg. No.	Rev
E	TEXT CHANGES	15.04.04	ES	A3	CWP PEE DAP 01	E
D	REVISED	21.01.04	PV			
C	TEXT CHANGES	14.10.03	JB			
B	BOUNDARY CHANGES	06.10.03	JB			
A	FOR APPROVAL	16.07.03	JB			

Client: CEDARWOODS PTY LTD
 Scale: 1:1000 at A3
 Drawn: ES
 Checked: ER
 Approved: ER
 Date: 15.04.04
 XREFS:

robertsday 40397
 town planning + design

Perth
 Level 1, 130 Royal Street, East Perth WA 6004
 GPO Box 6369, East Perth WA 6892
 Melbourne
 Suite 2, 33 Chesseil St. SOUTH MELBOURNE VIC 3205
 Sydney
 King Street Wharf, Suite 412, Lime St. SYDNEY NSW 2000
 www.robertsday.com.au

T: 61 8 9218 8700
 F: 61 8 9218 8701
 T: 61 3 9645 0788
 F: 61 3 9645 0799
 T: 61 2 8270 8300
 F: 61 2 8270 8399