

## Detailed Area Plan R-Code Variation

### INTRODUCTION

- The requirements of the Residential Design Codes are varied as shown on this DAP.
- The requirements of the R Codes and Town Planning Scheme shall be satisfied in all other matters.
- Consultation with adjoining land owners to achieve a variation to the R Codes as provided for by the DAP is not required.
- R Coding R60.

### 1. Primary Street or Primary Building Orientation Setbacks

- 2.0m minimum to the dwelling.
- No averaging is required.
- Dwellings must be designed to include one or more major openings to habitable rooms facing the Primary Street.

### 2. Lots 19-29; Baldvis Road (reserve) setback

- 2.0m minimum to the dwellings and outbuildings to the Eastern Boundary.
- 1.0m minimum to patios, pergolas and unenclosed structures.
- Outbuildings must be screened from view from Baldvis Road reserve or constructed to compliment the materials of the dwelling.
- Dwellings must be designed to include one or more major openings to habitable rooms facing Baldvis Road reserve.

### 3. Lot 19; Safety Bay Road (reserve) and Northern Baldvis Road (reserve) setback

- 1.0m minimum to the dwellings and outbuildings.
- Dwelling must be designed to include one or more major openings to habitable rooms facing Baldvis Road reserve and/or Safety Bay Road reserve.

### 4. Open Space

- Minimum 30%.

### 5. Side Boundary Setbacks (except Secondary Streets)

- Nil setback is permitted to both side boundaries at single storey level for a maximum length determined by the front and rear setbacks.

### 6. Fencing

- Uniform fencing provided by the developer cannot be modified (with the exception of maintenance and repair). Materials used must be as close a practical to those used in the original construction.

### 7. Overshadowing

- The lots the subject of this DAP are exempt from R Code provisions determining solar access for adjoining lots.

### 8. 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.

### Endorsement Table

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

Manager Statutory Planning  
City of Rockingham

*gmak* 20.1.2016  
23 JAN 2016  
Date

### Legend

- Extent of Detailed Area Plan
- R60 Subject Lots
- Primary Building Orientation
- Retaining Walls (no vehicle access permitted)
- Estate Fencing by Developer (no vehicle access permitted)

### Location Plan



### 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.

