

## DETAILED AREA PLAN

The following matters apply where required, in the design and construction of buildings on Lot 1887 Clyde Street, Baldvis unless otherwise approved by the City of Rockingham.

### USE PERMISSIBILITY

The subject lots are identified as 'Mixed Use' under the adopted Settlers Hills Village Centre Structure Plan. The permissibility of uses on the lots is to be the same as set out in the Commercial Zone in the Zoning Table of the City of Rockingham TPS No. 2.

Studio Office / Commercial use is encouraged in the portion of the building fronting Cringle Lane.

## PROVISIONS

- All dwellings and ancillary development must be located within the building envelope as depicted on the DAP.
- The R60 density code applies to all lots contained within this DAP.
- The requirements of the Residential Design Codes are varied as shown on the DAP.
- The requirements of the Residential Design Codes and Town Planning Scheme shall be satisfied in all other matters.
- Consultation with the adjoining or other land owners to achieve a variation to the Residential Design Codes, as provided for by the DAP is not required.
- An alternative garage location to the preferred location shown on the plan may be approved by the Manager, Statutory Planning subject to the design meeting the solar design principles, streetscape objectives and other statutory requirements.

## R-CODE VARIATIONS

The City of Rockingham Town Planning Scheme and Residential Design Codes are varied as shown on this Detailed Area Plan.

### SETBACKS

Setbacks for the construction of buildings upon the land will not be other than in accordance with the following:

<u>Front</u>	1.0 metre minimum front building setback, 3.0 metre maximum. <b>Note:</b> Portico may be permitted to a minimum front setback of 0.5 metres.
<u>Secondary Street</u>	1.0 metre minimum.
<u>Side</u>	(i) Nil setback walls are permitted on side boundaries wherever depicted on the plan. (ii) A minimum 1.0 metre 'solar' setback shall apply to all other side boundaries where indicated.
<u>Laneways</u>	(i) It is mandatory for all lots with laneway access to locate carports and garages at the rear with access via the laneway. (ii) Rear setbacks shall be a minimum of 1.0m with no protrusion of eaves and gutters into the minimum setback.
<u>Garages</u>	1.0 metre minimum.
<u>Upper Storey</u>	Nil setback walls are permitted for the side setback between units, where it can be demonstrated that it will improve overall design of the development.
<u>Commercial Setbacks</u>	Setbacks to the Commercial use of any proposed building must comply with the Building Code of Australia (as amended) in the event of any discrepancy with the setbacks nominated on this DAP.

### OPEN SPACE

Nil - no requirement for open space.











### STOREROOM

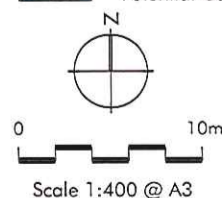
A 4m<sup>2</sup> store is to be integrated within the design of the garage.

### ESTATE FENCING

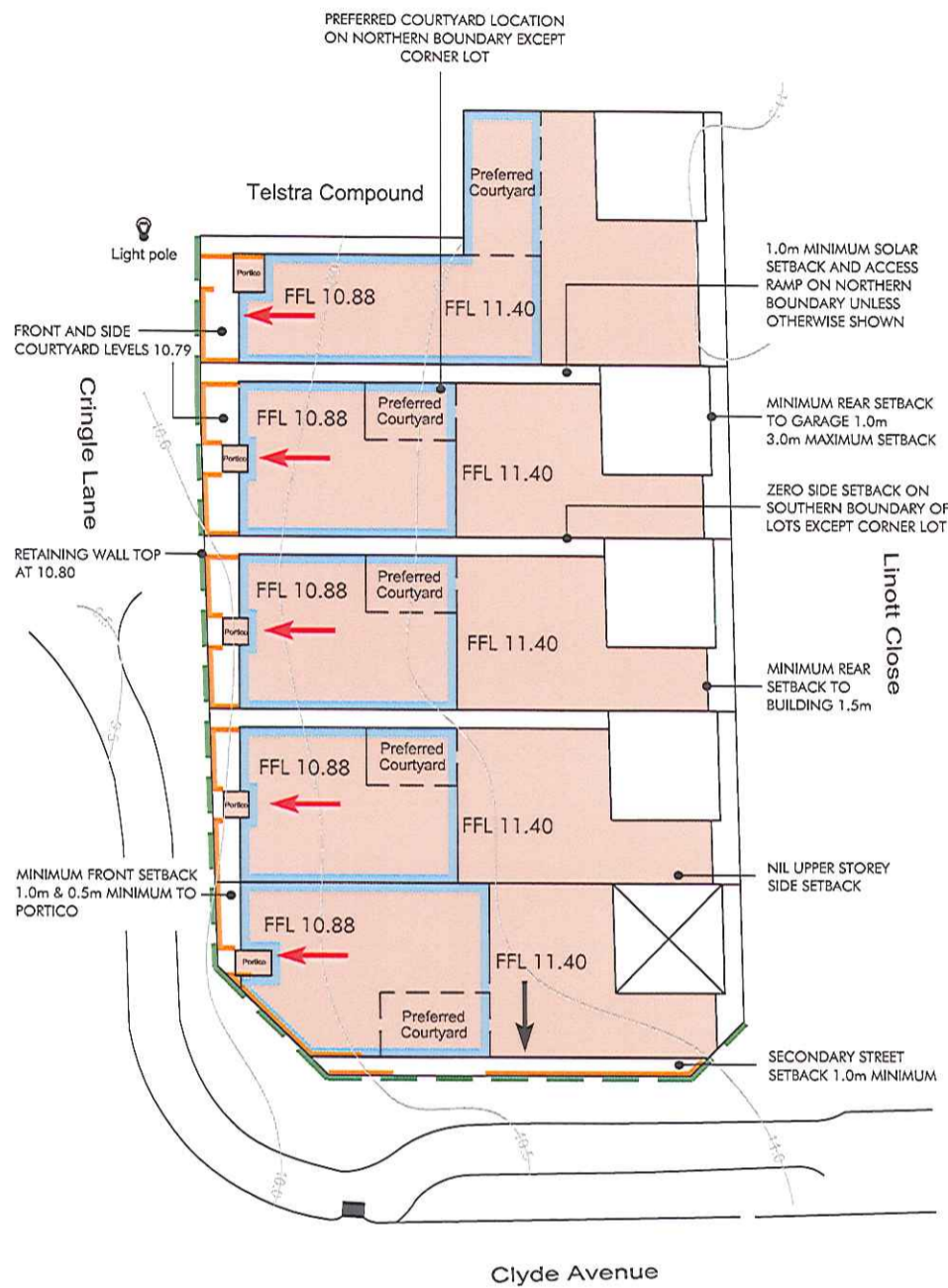
Uniform fencing on boundaries cannot be modified with the exception of maintenance and repair, using materials that are substantially identical with those used in the original construction.

## LEGEND

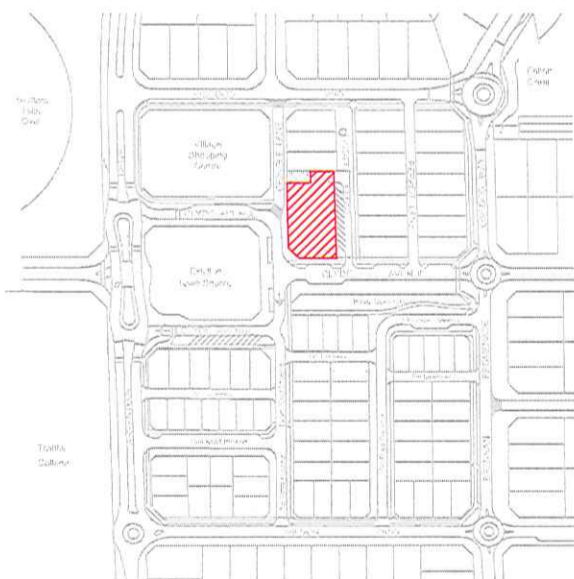
	Primary Building Orientation		Designated Garage Location
	Secondary Building Orientation		Preferred Garage Location
	Building Envelope (ground floor)		Preferred Private Open Space
	Building Envelope (upper floor)		Retaining Walls
	Potential Commercial / Office Use		No Vehicle Access Strip and provision of uniform fencing by subdivider



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## LOCATION PLAN



## APPROVAL PANEL

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

Manager, Statutory Planning

Date

**DETAILED AREA PLAN**  
**LOT 1887 CLYDE AVENUE**  
**SETTLERS HILLS (BALDIVIS)**

9/7/2010