



7041 051102 DAP 10 JUNE 2011

Detailed Area Plan: Lot 9107 Clyde Avenue, Baldivis

Unless otherwise defined below, all development will be in accordance with the City of Rockingham Town Planning Scheme No 2 and the Residential Design Codes. The R50 provisions apply to this development.

Setbacks:

1. Front setbacks – 2.0 metre minimum, 4.0 metre maximum.
2. Secondary street - 1.0 metre minimum.
3. A portico may be setback 1.0 metre from the front boundary subject to it being no greater than 20% of the lot frontage.

TABLE 1: BOUNDARY WALLS

Description	Maximum height *	Maximum length
Dwelling – Single Storey	3.5 metres	No Limit
Dwelling – Two Storey	6.5 metres	15.0 metres
Garage – Single Storey	3.5 metres	7.0 metres
Garage – Two Storey (With portion of dwelling above)	6.5 metres	7.0 metres

Note: * Height to be measured from the Natural Ground Level.

4. Boundary walls are permitted in accordance with Table 1 and are permitted on both side boundaries.
5. A boundary wall is not permitted adjoining a secondary street road reserve/laneway road reserve.
6. Any single storey wall containing major openings shall provide a minimum 1.0 metre setback from the side boundary.
7. The overshadowing provisions of the Residential Design Codes do not apply.

Open space

8. A five percent (5%) variation to the minimum open space requirements (in addition to that described in the open space definition of the R-Codes) shall be permitted.
9. In respect to lots 5020 to 5024 inclusive, a 2.0 metre minimum, 4.0 metre maximum Public Open Space setback applies. Sheds and garages are prohibited within the Public Open Space setback area (swimming pools are exempt from this provision).
10. In respect to lots 5020 to 5024 inclusive, Patios, Verandahs and the like are permitted within the Public Open Space setback area with a 0.5 minimum setback.

11. Lots 5020 to 5024 inclusive, abutting Public Open Space must provide surveillance of the Public Open Space through the location of a major opening from a habitable room on ground level facing the Public Open Space. Where a two storey dwelling is proposed, surveillance from at least one habitable room on the upper floor is required to face the Public Open Space, in addition to the ground floor level.
12. In respect to lots 5020 to 5024 inclusive, development of outbuildings fronting the Public Open Space shall be built to compliment the design and materials of the dwelling. Outbuildings that do not achieve this are to be suitably screened from view with vegetation (and the like), to the satisfaction of the City.
13. In respect to lots 5020 to 5024 inclusive, fencing on boundaries facing Public Open space is to be visually permeable and provided by the developer. The fencing cannot be modified with the exception of maintenance and repair using materials that are substantially identical to those used in the original construction.

Garages

14. Garages are to be setback a minimum of 2.5 metres (except where they adjoin a laneway. Refer to laneway setback below).
15. An alternative garage location to the recommended location shown on the plan may be approved by the Manager, Building Services subject to the design meeting solar design principles, streetscape objectives and other statutory requirements.

Laneways

16. It is mandatory for all lots with laneway access to locate carports and garages at the rear with access via the laneway.
17. Rear setbacks (dwellings and garages) shall be a minimum of 1.0 with no protrusion of eaves and gutters into the minimum setback.

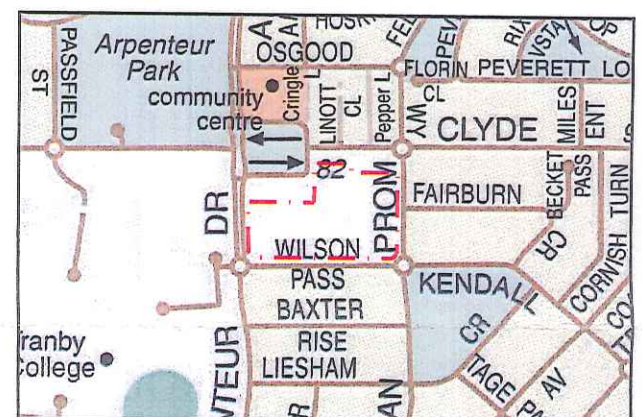
General Requirements

18. All north facing walls containing glazed window and door openings (excluding walls less than 900 millimetres from a side boundary) shall incorporate eaves with a 450 millimetre overhang to provide passive shading during summer.

LEGEND

	No vehicle access strip and provision of uniform fencing by subdivider
	Subject Site
	Visually permeable fencing by developer (with gates)
	Building envelopes
	Mandatory garage location
	Recommended garage / carport location
	Primary building orientation
	Secondary building orientation

LOCATION PLAN



GREG ROWE & associates

FOCUSSED ON ACHIEVEMENT

APPROVAL PANEL

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

Manager, Statutory Planning

Date

C. REGUERO
BUILDING SERVICES, 10.06.11