

**DETAILED AREA PLAN PROVISIONS**

The provisions of the City of Rockingham Local Planning Scheme and the Residential Design Codes apply unless otherwise varies in the following manner:

**GENERAL PROVISIONS**

- Only provision 10 of this Detailed Area Plan (DAP) applies to Lots 237-242 and 312-315;
- All requirements of the Residential Design Codes and Local Planning Scheme shall be satisfied in all other matters;
- Consultation with adjoining or other landowners to achieve a variation as provided by this DAP, is not required;
- The Residential density code of R30 applies to all of the lots within this DAP;
- OPENSACE**  
For lots less than 350m<sup>2</sup> in area, Open Space can be reduced to 40%;
- SETBACKS**

Primary Street / Public Open Space	2.0m min, 4m maximum setback. No averaging required.
Secondary Street	1m minimum setback.
Rear / Side Laneway	1m minimum setback with no protrusion of eaves and gutters into the setback
Side Boundaries	No side setbacks permitted to both side boundaries for single storey to a minimum height of 3.0m, for two thirds the length of the boundary behind the front setback
Corner Lots	Setback variation on corner lots may be approved at the discretion of the Manager Building Services where the configuration of these lots may limit compliance with the setback requirements.

- VEHICULAR ACCESS AND GARAGE/CARPORTS**  
It is mandatory for all lots with the laneway access to located carports and garages at the rear with vehicle access via the laneway;
- FENCING**  
Uniform fencing on boundaries cannot be modified with the exception of maintenance and repair, using materials that are as close as practical to those used in the original construction;
- RETAINING WALLS**  
The retaining wall on the southern boundary of Lot 316 will need to be modified to facilitate vehicle access into the lot once the location of the garage/carport is determined/approved.
- BUSHFIRE CONSTRUCTION STANDARDS**
  - The approved Fire Management Plan (FMP) requires buildings, on the lots identified by an asterisk, to be constructed in accordance with AS3959 in order to achieve the appropriate hazard separation requirements of the *Planning for Bush Fire Protection Guidelines*. The Bushfire Attack Levels (BALs) identified in the FMP are:
 

BAL 12.5	Lots 243 - 245, 247 - 250, 257 - 262 and 307 - 316
BAL 19	Lots 237 - 242, 246, 251 and 256
BAL 40/FZ	Lots 252 - 255
  - Lots 252 - 255 (inclusive) are located within the Building Protection Zone required by the FMP and cannot be developed until the adjacent Lot 740 Baldvis Road is developed. At that time the FMP will be revised for these lots.
  - All fences must be constructed of non-combustible materials (i.e. steel, iron, brick, limestone etc) to the satisfaction of the Manager, Statutory Planning.

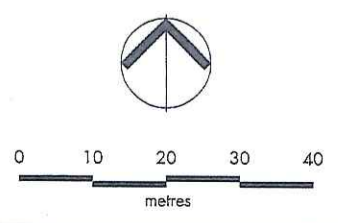
**ADOPTION**

This Detailed Area Plan has been approved under delegation by the Manager, Statutory Planning under clause 4.23.1(c)(i) of the City of Rockingham Town Planning Scheme No.2.

*[Signature]* 18/7/2014  
Manager, Statutory Planning. Date.

**LEGEND**

- LOTS SUBJECT TO DETAILED AREA PLAN
- RETAINING WALL
- 22.75 FINISHED GROUND LEVELS
- LIGHT POLE
- MANDATORY GARAGE / CARPORT LOCATION
- RECOMMENDED GARAGE / CARPORT LOCATION
- WESTERN POWER ELECTRICITY CONNECTION
- NO VEHICLE ACCESS PERMITTED
- PERMEABLE UNIFORM FENCING
- PRIMARY DWELLING ORIENTATION
- BUILDING ENVELOPE
- STAIRS
- \* REFER TO DAP PROVISIONS FOR BUSHFIRE CONSTRUCTION STANDARDS



Client	: Fairgroup Pty Ltd
Plan No.	: DAP 2
Revision	: G
Date	: 14 July 2014
Drawn	: BDL
Scale	: 1:1000