LOCATION PLAN

RESIDENTIAL DESIGN CODE VARIATIONS

1. The provisions of Town Planning Scheme No. 2 (TPS2) and State Planning Policy 3.1 - Residential Design Codes (R-Codes) are varied as detailed within this Detailed Area Plan (DAP).
2. The requirements of the R-Codes and TPS2 must be satisfied as provided in this DAP except where provided in accordance with the City's Planning Policy 3.3.20 - Residential Design Codes.
3. Consultation with adjoining or other land owners to achieve a variation to the R-Codes, as provided by this DAP is not required.

SETBACKS FOR R30 LOTS

1. Primary Street Setback - 2.0m minimum to 4.0m maximum (no average setback applies).
2. Secondary Street and Public Open Space Setback - 1.0m minimum.

STREETSCAPE (SIDE LOADED - LANEWAY) FOR R30 LOTS

1. Garages and Carports - 0.5m from the laneway for Lots 214 and 215, and 1.5m from laneway for Lots 217 and 218 (to avoid service conections).

STREETSCAPE (FRONT LOADED - STREET) FOR R30 LOTS

1. Garages and Carports - 4.5m minimum from Primary Street, which may be reduced to 3m at 'block ends' where lots have a depth of 25m or less, providing the garage or carport is located at least 0.5m behind the dwelling.
2. Garage doors and supporting structures must not exceed 50% of the frontage at the front setback line from the Primary Street. This can be increased to 60% for two storey dwellings in accordance with clause 5.2.2 of the R-Codes.
3. Garage width on a single storey dwelling, on a lot less than 10m wide, must not exceed 3m.

OPEN SPACE

Open Space variation by lot size.

Lot Size	Minimum Open Space (% of site)	Minimum Outdoor Living Area (m²)
301m² – 350m²	40%	30m² uncovered with a 4m minimum dimension
More than 350m²	As per the R-Codes	

SITE PLANNING AND DESIGN

1. Solar Access for adjoining sites - R-Codes requirements do not apply, other than where a lot abuts a lot greater than 350m², in which case R-Code requirements apply.

OTHER PROVISIONS

1. Bush Fire.
   i. Buildings on the lots identified as being Bushfire Prone Areas are to be constructed in accordance with AS3959. The approved Fire Management Plan, prepared by Southwest Fire Services and Pritchard Francis, dated December 2011 Revised March 2014, requires the following Bushfire Attack Levels (BALs):

Lot	BAL
200 to 218, 223 - 225, 291 and 292	BAL 12.5

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.

LEGEND

DAP BOUNDARY	BUSHFIRE PRONE AREA	STAIRS	
NO VEHICLE ACCESS	RECOMMENDED GARAGE / CARPORT LOCATION	FINISHED GROUND LEVELS	22.75
R20 CODING	DESIGNATED GARAGE / CARPORT LOCATION	LIGHT POLE	
R30 CODING	PRIMARY DWELLING ORIENTATION	WESTERN POWER ELECTRICITY CONNECTION	
UNIFORM FENCING	CORNER LOT DESIGN REQUIRED	FOOTPATH	
LOTS LESS THAN 350m²	RETAINING WALL		

This DAP has been approved under delegate authority by the City pursuant to clause 4.23.1(c)(i) of Town Planning Scheme No.2.

5/5/2015

Manager, Statutory Planning.
City of Rockingham.   Date.

DETAILED AREA PLAN

Lot 18 Sixty Eight Road, Baldivis - STAGE 3

Client	:	Fairgroup Pty Ltd
Plan No.	:	DAP 3
Revision	:	D
Date	:	30 April 2015
Drawn	:	BDL
Scale	:	1:1,000

{the spatial group}
planning + design

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LEIGHTON