



**RESIDENTIAL DESIGN CODE VARIATIONS**

- 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).
- 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.
- 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**

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

**STREETScape (SIDE LOADED - LANEWAY) FOR R30 LOTS**

- 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 connections).

**STREETScape (FRONT LOADED - STREET) FOR R30 LOTS**

- 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.
- 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.
- 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 (m <sup>2</sup> )
301m <sup>2</sup> - 350m <sup>2</sup>	40%	30m <sup>2</sup> uncovered with a 4m minimum dimension
More than 350m <sup>2</sup>	As per the R-Codes	

**SITE PLANNING AND DESIGN**

- Solar Access for adjoining sites - R-Codes requirements do not apply, other than where a lot abuts a lot greater than 350m<sup>2</sup>, in which case R-Code requirements apply.

**OTHER PROVISIONS**

- Bush Fire.
  - 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

**LEGEND**

- DAP BOUNDARY
- NO VEHICLE ACCESS
- R20 CODING
- R30 CODING
- UNIFORM FENCING
- LOTS LESS THAN 350m<sup>2</sup>
- BUSHFIRE PRONE AREA
- RECOMMENDED GARAGE / CARPORT LOCATION
- DESIGNATED GARAGE / CARPORT LOCATION
- PRIMARY DWELLING ORIENTATION
- CORNER LOT DESIGN REQUIRED
- RETAINING WALL
- STAIRS
- FINISHED GROUND LEVELS
- LIGHT POLE
- WESTERN POWER ELECTRICITY CONNECTION
- FOOTPATH

**DISCLAIMER**  
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 The City of Rockingham cannot guarantee the currency, accuracy or completeness of any data and will not accept any responsibility for any errors or losses incurred as a result of the use of this information.  
 Users are advised to verify the currency, accuracy and completeness of the data with the source organisations or the relevant data custodian before making any decision.

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.  
  
 Manager, Statutory Planning.  
 City of Rockingham.  
 Date: 5/5/2015

**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

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