

DETAILED AREA PLAN R-CODE VARIATIONS

The provisions addressed below and accompanying plan relates to WAPC approved subdivision (WAPC Ref: 141490) within Baldavis. The requirements of the City of Rockingham Town Planning Scheme and Residential Design Codes apply unless otherwise provided for below.

- All dwelling and ancillary development must be located within the building envelope as depicted on the 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 Schemes shall be satisfied in all other matters.
- The R30 density code applies to all lots contained within this DAP.
- 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.

In order to minimise conflict with adjoining Residential development, the following land uses which maybe approved within the Residential zone are specifically excluded;

- Home Store;
- Industry Cottage;
- Communications Antenna- Domestic; or
- Public Utility.

1. GENERAL PROVISIONS

Town Planning Scheme No. 2 Zoning	'Development'
R-Coding	Residential 'R30'
Minimum Open Space	40%

2. BUILDING SETBACKS

	Minimum
a) Primary frontage	3.5m
c) Rear lane	1.0m
d) Garage (refer Section 4)	1.0m

3. BUILDING FORM & ORIENTATION

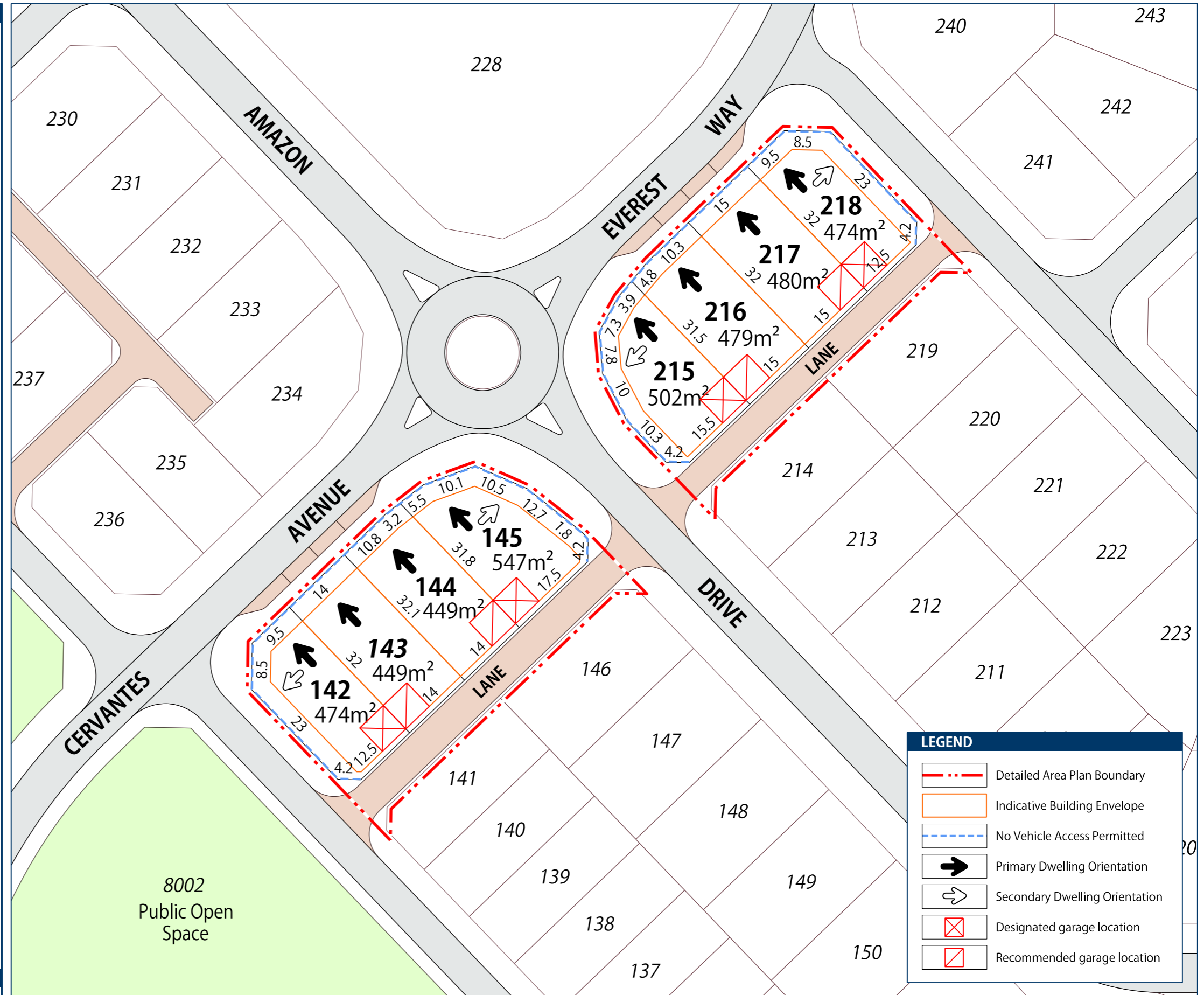
- Dwellings must be designed to include at least one habitable room window facing the primary street.
- Rear setbacks shall be a minimum of 1.0m with no protrusion of eaves and gutters into the minimum setback.

4. VEHICULAR ACCESS and GARAGES

- An alternative garage location to the recommended location shown on the plan may be approved by the Manager, Building Service subject to the design meeting, the solar design principles, streetscape objectives and other statutory requirements.
- It is mandatory for all lots with laneway access to locate carports and garages at the rear with access via the laneway.

5. FENCING

- Fencing on private lots shall be provided by the developer and maintained as visually permeable by landowners where applicable, in accordance with the Residential Design Codes.



SIGNATURE PANEL

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

Manager Statutory Planning _____ Date: _____



DETAILED AREA PLAN

Lots 142 - 145 Cervantes Avenue and Lots 215 - 218 Everest Way,

BALDIVIS

NORTH		Scale 1: 750 @ A3	
0 10 20 30 40 50 metres			
COMPILED: DPS	DRAWN BY: MDH		
DATE: 23/4/2012	REVISED: 19/6/2012		
GRID: MGA 50	DATUM: AHD		
DRAWING NUMBER: CARBD084c	JOB CODE: CARBDLSP		
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