

LOCATION PLAN



LEGEND:

- Subject Site
- R40 Coding
- Indicative Building Envelope
- No Vehicle Access
- Primary Dwelling Orientation
- Recommended Garage Location
- Designated Garage Location
- Footpath
- Retaining Wall
- Street Bay

(Not to Scale)



RCODE VARIATIONS

The provisions addressed below relate to Lots 116 - 120 approved by WAPC reference (141490), Spires Estate, Baldivis.
The requirements of the Residential Design Codes are varied as shown on the DAP.
The requirements of the Residential Design Codes and Town Planning Scheme shall be satisfied in all other matters.

1. GENERAL PROVISIONS		
R-Coding		R40
Minimum Open Space		40%

2. SETBACK PROVISIONS		
	Minimum	Maximum
Building - Public Open Space	3.0m	-
Building - Laneway (including Garages*)	1.0m	-
Side Boundary**	Nil	-
Secondary Street	1.0m	-

Notes

- * The protrusion of eave into the minimum laneway setback is not permitted.
- ** A nil setback is permissible on both side boundaries of each lot except for the secondary street. Nil setback wall heights on both side boundaries shall not exceed 3.5m (max) and shall be no more than 2/3 the length of the boundary behind the prescribed primary dwelling orientation setback line.

- 3. BUILDING FORM & ORIENTATION**
- a) The design of dwellings shall include an articulated front elevation in the direction of the 'Primary Dwelling Orientation' arrow shown on the DAP; with at least one habitable room window overlooking the POS to provide passive surveillance.
 - b) Where possible, dwellings are to be designed to take advantage of northern solar orientation.
- 4. UNIFORM ESTATE FENCING**
- a) Uniform fencing on boundaries cannot be modified with the exception of maintenance and repair, using materials that are as close as practical with those used in the original construction.

BUILDING SERVICES . 21.05.13.

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.

Manager, Statutory Planning,
City of Rockingham: *[Signature]*

Date: *22/5/2013*

DETAILED AREA PLAN

Lots 116-120 Banpo Lane, BALDIVIS

for: Spatial Property Group

NOTES:

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NORTH

Scale 1: 750 @ A3

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