



PROVISION - DAP Stage 1

The provisions below relate to Stage 1, The Chimes Estate, Baldivis.  
 The Detailed Area Plan has been approved under Clause 4.23.1 (c) (i) of Town Planning Scheme No.2. The requirements of the City of Rockingham Scheme and R-Codes shall be satisfied in all other matters.

**1. GENERAL PROVISIONS**

a) R-Coding	Residential 'R25'
	Residential 'R30'
b) Minimum Open Space:	
R25	45%
R30	40%

**2. SETBACK PROVISIONS**

	Minimum	Maximum
a) Building - Primary Street		
R25	4.0m	-
R30	3.0m	-
b) Secondary Street	1.0m	-
c) Rear	As per R-Codes	-
d) Garage Setbacks - Primary Street	4.5m	-
e) Garage Setbacks - Side Boundary	Nil	-
f) Side Setbacks		
Ground Floor	1.0m	-
R25		
R30	Boundary walls are permitted to R30 lots for the length of both boundaries (except for secondary streets) behind the prescribed primary street setback.	
Second Storey	As per R-Codes	-

- 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. The front elevation shall consist of at least one major opening overlooking the Primary Street.
  - b) Where possible, dwellings are to be designed to take advantage of northern solar orientation.
- 4. VEHICULAR ACCESS AND GARAGES/CARPORTS**
- a) 'Designated Garage Locations' apply to lots as identified on the DAP.
  - b) On lots identifying a 'Recommended Garage Location', an alternative garage location may be approved by the City of Rockingham subject to the design meeting solar orientation principles, design guidelines and any other statutory requirements to the satisfaction of the City.
- 5. INCIDENTAL DEVELOPMENT**
- a) Outbuildings are to be screened from public view unless constructed from the same materials as the dwelling.

**LEGEND:**

- Stage 1 Boundary
- R30 Coding
- R25 Coding
- Public Open Space
- Indicative Building Envelope
- Footpath
- Retaining Wall
- Primary Dwelling Orientation
- Secondary Dwelling Orientation
- Recommended Garage Location
- Designated Garage Location
- Trees to be Retained

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

SIGNATURE: DATE: 19/6/13

**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.

**DETAILED AREA PLAN**

Various Lots Stage 1, The Chimes Estate, BALDIVIS

A Peet Project



NORTH

Scale 1: 1 000 @ A3

0 10 20 30 40 50 metres

COMPILED: DPS	DRAWN BY: LW
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