



DAP PROVISION – The Chimes Estate

The provisions addressed below and on the adjacent plan relate to various Lots within Stage 2, The Chimes Estate, Baldvis.

The Detailed Area Plan has been approved under Clause 4.23.1 (i) (c) 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 'R30' Residential 'R40'
b) Minimum Open Space: R30/R40	40%

2. SETBACK PROVISIONS		
	Minimum	Maximum
a) Building Primary Street / POS Laneway*	3.0m	5.0m
b) Secondary Street	1.0m	-
c) Rear	As per R-Codes	-
d) Garage Setbacks Primary Street Laneway* Side	4.5m 1.0m Nil	- - -
e) Side Setbacks R30/R40	Boundary walls are permitted for the length of both boundaries (except for secondary streets) behind the prescribed primary street setback.	
Second Storey	As per R-Codes	-

NOTES
*No eaves should protrude into the 1 metre laneway setback.

- 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 or POS, whichever applies.
 - b) Where possible, dwellings are to be designed to take advantage of northern solar orientation.
- 4. VEHICULAR ACCESS AND GARAGES/CARPORTS**
- a) 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.
 - b) 'Designated Garage Locations' apply to some lots as identified on the Detailed Area Plan.
- 5. UNIFORM ESTATE BOUNDARY FENCING**
- a) Uniform fencing installed by the developer on boundaries cannot be modified with the exception of maintenance and repair, using materials that are as close as practical to those used in the original construction.
- 6. INCIDENTAL DEVELOPMENT**
- a) Outbuildings are to be screened from public view unless constructed from the same materials as the dwelling.

- LEGEND:**
- Stage 2 Boundary
 - Yellow box R30 Coding
 - Orange box R40 Coding
 - Green area Public Open Space
 - Red outline Indicative Building Envelope
 - No Vehicle Access
 - Orange line Footpath
 - Red line Retaining Wall
 - Retaining Wall Step Access
 - Black arrow Primary Dwelling Orientation
 - Grey arrow Secondary Dwelling Orientation
 - Red X box Designated Garage Location
 - Red outline box Recommended Garage Location
 - Green tree icon Trees to be Retained

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.

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

SIGNATURE: *[Signature]* DATE: 15th July 2015