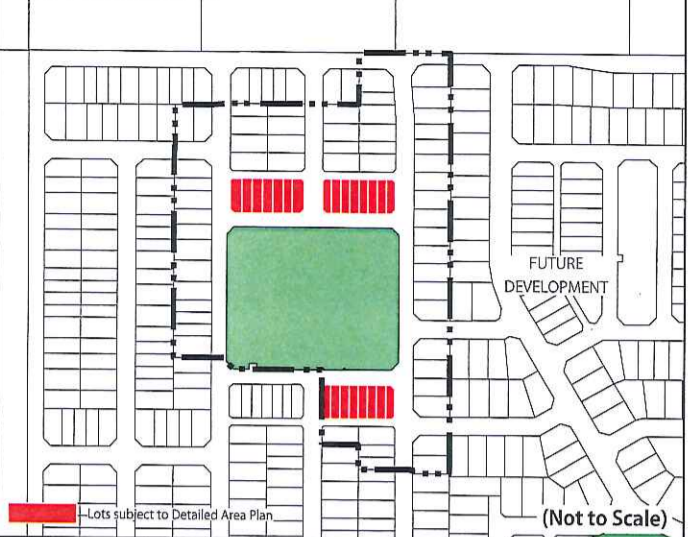


LOCATION PLAN



DAP (LDP) PROVISION - The Chimes Estate

The provisions addressed below and on the adjacent plan relate to various Lots within Stage 3, The Chimes Estate, Baldivis.

The Detailed Area Plan (Local Development 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 'R40'
b) Minimum Open Space:	30%
R40	

2. SETBACK PROVISIONS		
	Minimum	Maximum
a) Building		
Primary Street	2.0m	-
b) Secondary Street	1.0m	-
c) Garage Setbacks		
Laneway	1.0m*	-
d) Side Setbacks	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

* Rear garage setbacks shall be a minimum of 1.0m with no protrusion of eaves into the minimum 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 (LDP). 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 some lots as identified on the DAP (LDP).
- 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 with those used in the original construction.

LEGEND:

- Stage 3 Boundary
- R40 Coding
- Public Open Space
- Indicative Building Envelope
- No Vehicle Access
- Footpath
- Retaining Wall
- Retaining Wall Step Access
- Primary Dwelling Orientation
- Secondary Dwelling Orientation
- Designated Garage Location

BUILDING SERVICES 04.12.13.

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

SIGNATURE: DATE: 4/12/13

DETAILED AREA PLAN

Various Lots Stage 3, The Chimes Estate, BALDIVIS

A Peet Project



NORTH		Scale 1: 1 500 @ A3	
COMPILED: DPS	DATE: 25/10/2013	DRAWN BY: NM	REVISOR: 3/12/2013
GRID: MGA 50	DRAWING NUMBER: PACBD-4-005d	DATUM: AHD	JOB CODE: PACBDDAP
FILE ID: M:\PACBD\BASE\DETAILED AREA PLANS\PACBD-4-005d.dgn			

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