

LEGEND

- DAP Boundary
- 20m Building Protection Zone
- 100m 'Classified Vegetation' Buffer
- 2.0m Path
- 2.5m Dual Use Path
- Residential R25
- Residential R30
- Residential R40
- Bushfire Prone Area
- Building To Be Retained
- Lots potentially affected by noise. Refer Acoustic Assessment by Herring Storer Acoustics, dated April 2014 (Appendix 5 of East Baldvis Structure Plan)
- Lots requiring an acoustic barrier
- Block ends (lots 25m deep or less)
- Primary Dwelling Orientation
- Corner Lot Design

RESIDENTIAL DESIGN CODE VARIATIONS

- The provisions of Town Planning Scheme No.2 (TPS2) and State Planning Policy 3.1 – Residential Design Codes (R-Codes) are varied as detailed within this Detailed Area Plan (DAP).
- The requirements of the R-Codes and TPS2 must be satisfied as provided in this DAP, except where provided in accordance with the City's Planning Policy 3.3.20 – Residential Design Codes.
- Consultation with adjoining or other land owners to achieve a variation to the R-Codes, as provided for by this DAP is not required.

SETBACKS

Primary

- Lots 120-123, Lots 180-185, Lots 391-394 and Lots 402-403 – 7.0m (in accordance with 20m Building Protection Zone. No average setback applies)
- All other lots – 2.0m minimum (no average setback applies).

Secondary

- Secondary Street Setback – 1.0m minimum.
- Laneway Setback – 0.5m including garage, carport and eaves

Other

- Lot 173 and Lot 178 Western Boundary Setback – 20.0m (no average setback applies)

STREETScape (REAR LOADED – LANEWAY)

- Garages and Carports – 0.5m from laneway.

STREETScape (FRONT LOADED – STREET)

- Garages and Carports – 4.5m minimum from Primary Street, which may be reduced to 3m at 'block ends' where lots have a depth of 25m or less, providing the garage or carport is located at least 0.5m behind the dwelling.
- Street Surveillance – Garage coors and supporting structures must not exceed 50% of the frontage at the front setback line from the Primary Street. This can be increased to 60% for two storey dwellings in accordance with clause 5.2.2 of the R-Codes.
- Garage width on a single storey dwelling, on a lot less than 10m wide, must not exceed 3m.

LOT BOUNDARY SETBACKS (REAR LOADED – LANEWAY)

- Side boundary walls not higher than 3.5m with an average of 3m, for 75% of the length of the boundary to both sides, behind the Primary street setback.

OPEN SPACE

Open Space Variations (by lot size)

Lot Size	Minimum Open Space (% of site)	Minimum Outdoor Living Area (m ²)
180m ² – 220m ²	30%	20m ² uncovered with 4m minimum dimension
221m ² – 260m ²	30%	24m ² uncovered with 4m minimum dimension
261m ² – 300m ²	35%	24m ² uncovered with 4m minimum dimension
301m ² – 350m ²	40%	30m ² uncovered with 4m minimum dimension
More than 350m ²		As per R-Codes

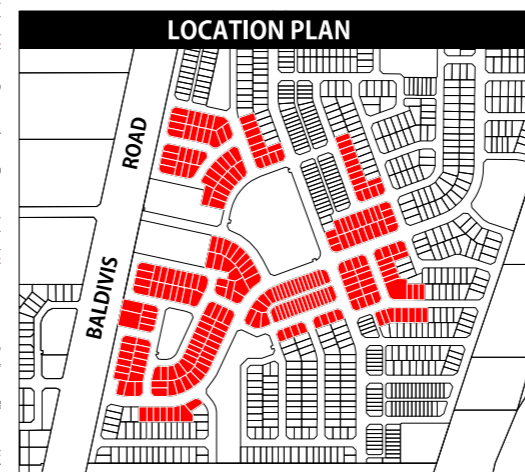
SITE PLANNING AND DESIGN

- Solar Access for adjoining sites – R-Codes requirements do not apply, other than where a lot abuts a lot greater than 350m², in which case R-Code requirements apply.

OTHER PROVISIONS

- Noise**
Buildings on the DAP lots identified as being noise affected must be designed and constructed in accordance with a site specific Acoustic Report prepared by a qualified acoustic consultant demonstrating that the design of the dwelling complies with the 'Quiet House Design provisions of the Western Australian Planning Commission's State Planning Policy 5.4 – Road and Road Transport Noise and Freight Considerations in Land Use Planning.
- Bush Fire**
 - Buildings on the lots identified as being Bushfire Prone Areas are to be constructed in accordance with AS3959. The approved Fire Management Plan, prepared by Bushfire Safety Consulting, dated 15 March 2014, requires the following Bushfire Attack Levels (BALs):

Lot	BAL
124-128, 134-138, 158-161, 174-177, 186-193, 202-204, 395-401, 413-417 & 900	BAL-12.5
173, 178, 180-185, 194, 391-394 & 402-403	BAL-19
120-123	BAL-29
 - No buildings are permitted in the Building Protection Zone. Any structures or fences in the Building Protection Zone must be constructed of non-combustible materials.



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

APPROVED

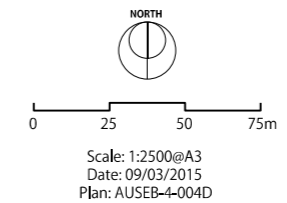
City of Rockingham
Statutory Planning
City of Rockingham

Date:

ESTATE DETAILED AREA PLAN

Baldvis Parks Estate

for: Australand



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