2.5m minimum front setback

1.8m minimum second storey setback

Nil side setback for garages/ carports

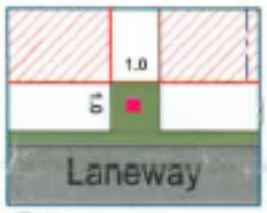
1.0m minimum laneway setback with no protrusion of eaves into the setback

1m minimum secondary street setback

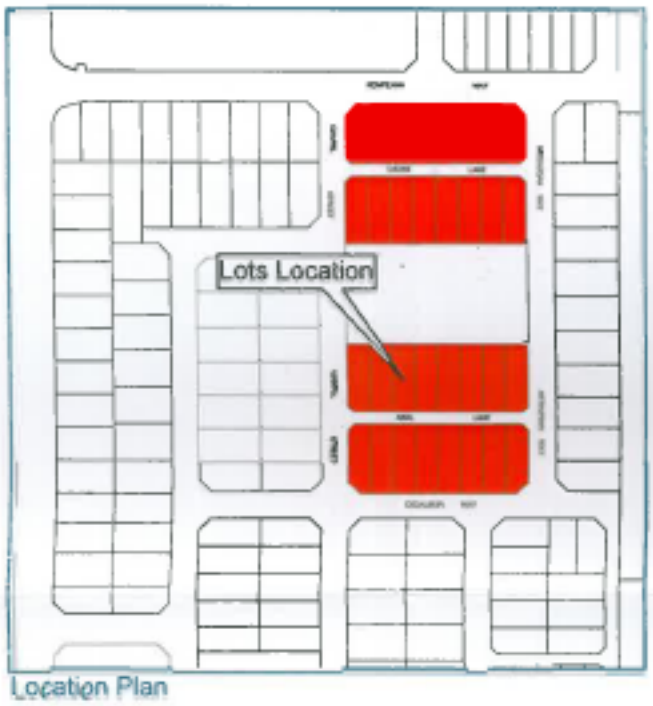
2.5m minimum Public Open Space setback

LEGEND

- Mandatory garage/carport location
- Recommended garage / carport location
- No Vehicle access
- Primary orientation of dwelling
- Building envelope
- Second Storey Setback
- Retaining wall
- Finished ground levels
- Light Pole
- Traffic Calming Device



(A) Typical Enlargement



Location Plan

2.5m minimum front setback

The City of Rockingham Town Planning Scheme No.2 and the Residential Design Codes are varied in the following manner:

1. The Residential Design Code of R30 applies to all lots on this Detailed Area Plan (DAP).
2. All dwellings and ancillary development must be located within the building envelopes as depicted on this DAP.
3. The requirements of the Residential Design Codes and Town Planning Scheme shall be satisfied in all other matters.
4. Consultation with adjoining or other landowners to achieve a variation to the Residential Design Codes, as provided for by this DAP, is not required.
5. An alternative garage location to the recommended location shown on this DAP may be approved by the Manager, Building Services, subject to the design meeting solar orientation principles and statutory requirements.
6. A five percent (5%) variation to minimum open space requirements (in addition to that described in the Open Space definition of the Codes) shall be permitted for single storey dwellings. Open Space shall be calculated in accordance with the provisions of the 2008 Residential Design Codes.
7. Setback variations to corner lots may be approved at the discretion of the Manager, Building Services of the City of Rockingham where the configuration of these lots may limit compliance with setback requirements.
8. Each dwelling is to have a double garage/carport accessed from the rear laneway.
9. No eaves shall protrude into the one (1) metre laneway setback.
10. A nil setback is permissable on the lots where shown on the DAP. Side setbacks for the lots on this DAP may be reduced to nil for 2/3 the length of the Western boundary (behind the front setback line) provided that walls do not exceed 3m average and 3.5m maximum height.
11. Eastern boundary setback as per Residential Design Codes. Nil setback walls are not permitted except for garage and carports.
12. Garages/carports may be setback a maximum of 6m from a rear laneway to provide for additional vehicular parking.
13. Patios and verandahs and the like are permitted within the Public Open Space setback with a 1m minimum setback.
14. 2.5m minimum Public Open Space setback to the dwelling. Sheds and garages are not permitted within the Public Open Space setback area.
15. Dwellings must have at least one habitable room window facing the Public Open Space.

E. REQUENO BUILDING SERVICES 05-11-10.

AVALON AT BALDIVIS

This Detailed Area Plan has been adopted by Council and signed by the Manager, Statutory Planning

Manager, Statutory Planning

8/11/2010

Date

DETAILED AREA PLAN - AVALON AT BALDIVIS LOTS 684 - 677,730 - 745 & 1203 - 1210

Plan 1 of 1

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