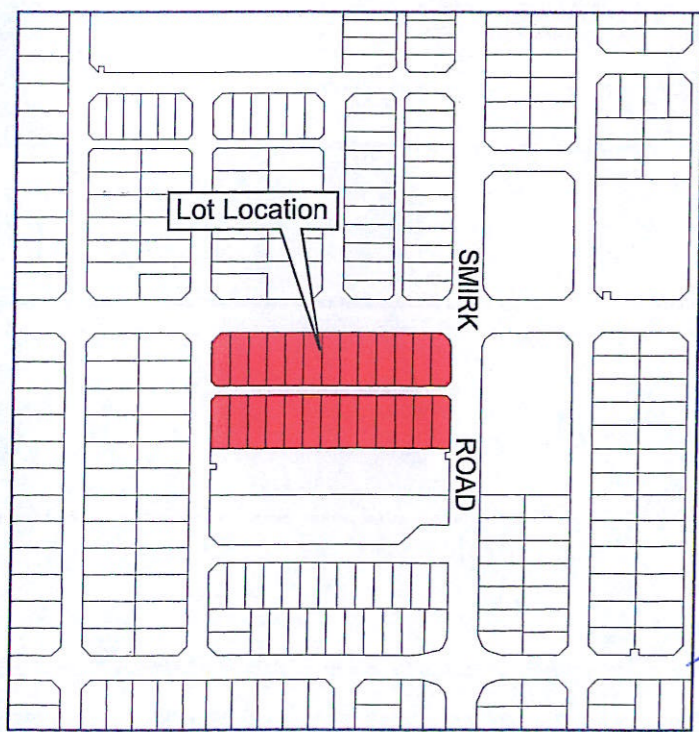


- 1.8m minimum second storey setback
- Nil side setback for garages/ carports
- 1m minimum laneway setback with no protrusion of eaves into the setback
- 1m minimum secondary street setback
- 2.5m minimum front setback



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
	Traffic Calming Device
	Visually Permeable Fencing by Developer (with gate where abutting POS)

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

*[Signature]*  
 Manager, Statutory Planning  
 Date 5/1/2010

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

- The Residential Design Code of R30 applies to all lots on this Detailed Area Plan (DAP).
- All dwellings and ancillary development must be located within the building envelopes as depicted on this DAP.
- The requirements of the Residential Design Codes and Town Planning Scheme shall be satisfied in all other matters.
- Consultation with adjoining or other landowners to achieve a variation to the Residential Design Codes, as provided for by this DAP, is not required.
- 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.
- 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.
- 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.
- Each dwelling is to have a double garage/carport accessed from the rear laneway.
- No eaves shall protrude into the one (1) metre laneway setback.
- A nil setback is permissible 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.
- Eastern boundary setback as per Residential Design Codes. Nil setback walls are not permitted except for garages and carports.
- All dwellings abutting public open space shall be suitably designed and oriented to ensure passive surveillance. Dwellings shall have one or more major openings to a habitable room ( outdoor living areas are encouraged) facing the public open space.
- Fencing on boundaries facing public open space is to be provided by the developer. The fencing cannot be modified with the exception of maintenance and repair using materials that are substantially identical to those used in the original construction.

**AVALON**  
AT BALDIVIS

**DETAILED AREA PLAN**  
- AVALON AT BALDIVIS  
**LOTS 890 TO 915**  
Plan 1 of 1

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