



**LEGEND**

	DAP Boundary		R20 Coding
	Preferred garage/carport location		R30 Coding
	Mandatory garage/carport location		Footpath
	Primary orientation of dwelling		Visitors Carbays
	Retaining wall		
	Uniform fencing (open style)		

<b>RESIDENTIAL DESIGN CODE VARIATIONS</b>						
<ol style="list-style-type: none"> <li>The provisions of Town Planning Scheme No.2 and State Planning Policy 3.1 - Residential Design Codes (R-Codes) are varied as detailed within this Detailed Area Plan (DAP).</li> <li>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.</li> <li>Consultation with adjoining or other land owners to achieve a variation to the R-Codes, as provided for by this DAP is not required.</li> </ol>						
<b>STREET SETBACKS</b>						
<ol style="list-style-type: none"> <li>Primary Street Setback - 2.0m minimum to 4.0m maximum (no average setback applies).</li> <li>Secondary Street Setback - 1.0m minimum.</li> </ol>						
<b>STREETScape (REAR LOADED LANEWAY)</b>						
<ol style="list-style-type: none"> <li>Garages and Carports - 0.5m from laneway.</li> <li>Lots 150 - 159 shall have mandatory (rear loaded) vehicular access from the laneway.</li> </ol>						
<b>STREETScape (FRONT LOADED STREET)</b>						
<ol style="list-style-type: none"> <li>Garages and Carports - 4.5m minimum from Primary Street.</li> <li>Garage doors 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.</li> <li>Lots 142 - 148 shall have mandatory (front loaded) vehicular access from the street.</li> </ol>						
<b>LOT BOUNDARY SETBACKS</b>						
<ol style="list-style-type: none"> <li>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.</li> </ol>						
<b>OPEN SPACE</b>						
Open space Variations (by lot size)						
<table border="1"> <thead> <tr> <th>Lot Size</th> <th>Minimum Open Space (% of site)</th> <th>Minimum Outdoor Living Area(m<sup>2</sup>)</th> </tr> </thead> <tbody> <tr> <td>More than 350m<sup>2</sup></td> <td colspan="2">As per R-Codes</td> </tr> </tbody> </table>	Lot Size	Minimum Open Space (% of site)	Minimum Outdoor Living Area(m <sup>2</sup> )	More than 350m <sup>2</sup>	As per R-Codes	
Lot Size	Minimum Open Space (% of site)	Minimum Outdoor Living Area(m <sup>2</sup> )				
More than 350m <sup>2</sup>	As per R-Codes					

**DISCLAIMER**  
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 The City of Rockingham cannot guarantee the currency, accuracy or completeness of any data and will not accept any responsibility for any errors or losses incurred as a result of the use of this information.  
 Users are advised to verify the currency, accuracy and completeness of the data with the source organisations or the relevant data custodian before making any decision.

This DAP has been approved under delegated authority by the City pursuant to Clause 4.23.1 (c) (i) of Town Planning Scheme No.2

Manager Statutory Planning  
 City of Rockingham

Date: 20/11/2014

**Paradiso Estate**

**DETAILED AREA PLAN  
 LOTS 141 - 159  
 BALDIVIS**

**whelans**  
 TOWN PLANNING

Scale 1:1 000  
 Projection: MGA 94 Zone 50  
 Datum: AHD  
 Date: 15/10/14

CIVIC BOULEVARD  
 WESTERN AUSTRALIA

city of Rockingham  
 where the coast comes to life

P.O. Box 2142 Rockingham 6967 WA  
 Telephone 9 528 0333 Fax. 9592 1705