

## VARIATIONS FOR ALL REAR LANEWAY LOTS

**GENERAL**

The provisions of the City of Rockingham Town Planning Scheme No. 2 and State Planning Policy 3.1 - Residential Design Codes are varied as detailed within this DAP. All other requirements of the Town Planning Scheme and R-Codes shall be satisfied in all other matters. For the purpose of assessing residential development, proposed dwellings will be assessed against the provisions of the R60 density code (where not provided below). Minimum site area requirements do not apply, and further subdivision of a lot and construction of more than one dwelling may be contemplated in accordance with the Baldvis Town Centre Policy.

Consultation with the adjoining or other land owners to achieve a variation to the Residential Design Codes, as provided for by the DAP is not required.

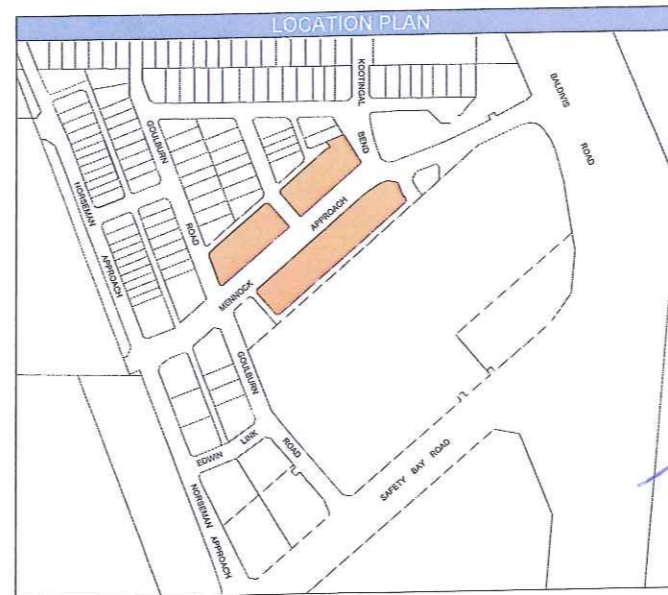
**LANDUSE**

The subject lots are included within the General Precinct under the City of Rockingham Planning Policy 3.2.4 Baldvis Town Centre. Preferred land uses are as stated in the Policy for land within the General Precinct.

Office / Commercial use is encouraged fronting Mennock Approach and is to occur in the front portion of the dwelling only.

| VARIATIONS   |   |  |
|--|---|--|
| SETBACKS (ALL LOTS)                                | MIN   | MAX  |
| Primary Street                                     | 1.5m  | N/A  |
| Side Setback                                       | Nil   | N/A  |
| Secondary Street                                   | Nil   | N/A  |
| Car Parking  | 1m  | N/A  |
| Laneway  | Garages and carports - 1m with no intrusion of eaves and gutters into the minimum setback   | N/A  |
|  | All other development - Nil   | N/A  |
| ESTATE FENCING (ALL LOTS)                          | Uniform fencing on boundaries cannot be modified unless a nil setback is proposed, with the exception of maintenance and repair, using materials that are as close as practical to those used in the original construction. |  |
|  | LOTS 75-78, 174-177   | LOTS 72-74, 79-83, 85-97, 148-150 171-173, 178 |
| MIN OPEN SPACE (RESIDENTIAL DEVELOPMENT ONLY)      | 25%   | 30%  |
| OUTDOOR LIVING AREA (RESIDENTIAL DEVELOPMENT ONLY) | 16m <sup>2</sup> (min. dimension 3m)<br>(at least one third without permanent roof cover)   | 20m <sup>2</sup> (min. dimension 4m)           |
| DWELLING SIDE BOUNDARY WALL HEIGHT                 | Dwelling side boundary walls are permitted to a maximum height of 7m.   |  |
| SINGLE GARAGE/CARPORT                              | Lots 75-78 and 174-177 are to have single garage/carport only. Double garage / carport permitted on all other lots.   |  |

- DESIGN ELEMENTS**
- Building Design**
    - Buildings must be designed to include at least one habitable or commercial room window facing the Primary and Secondary Streets.
    - Two-storey development is encouraged.
    - A porch, balcony or verandah may project not more than 1m into the street setback area, for 100% of the frontage at any level.
  - Car Parking**
    - It is mandatory for all lots with laneway access to locate all car parking spaces at the rear only with vehicular access via the laneway.
    - In the case of Lots 75-78 and 174-177, at least one on-site car parking space must be provided.
  - Overshadowing**
    - The lots the subject of this DAP are exempt from provision 6.9.1 A1 of the R-Codes.
  - Ceiling Height**
    - Where buildings are intended to be used for commercial purposes, a minimum ground floor to first floor height of 3.2m, with a minimum 3.0m ceiling height, is required. Where less than 10% of the floor area of a single house is intended to be used for a non-residential use, this ceiling height requirement shall not apply.
  - Stormwater Drainage**
    - 50% of the stormwater runoff generated from 5m lots (Lots 75-78 and 174-177) can be discharged and accommodated into the road stormwater drainage infrastructure via the connection point at the rear. For all other lots, all stormwater must be contained and disposed of on-site.
  - Air conditioning**
    - Air conditioning units shall not be visible from Mennock Approach, secondary streets, and major openings and outdoor living areas on adjoining properties.



**LEGEND**

- Application Boundary
- Lots subject of this DAP
- Primary Dwelling Orientation
- Estate Fencing by Developer (no vehicle access permitted)
- Secondary Dwelling Orientation
- Bin Pad

This Detailed Area Plan has been endorsed by Council under Clause 4.23.1(c) of Town Planning Scheme No.2:

*[Signature]*  
 Manager Statutory Planning  
 City of Rockingham

*[Signature]* 21/2/2013  
 Date

*[Signature]* - 20.02.13.