

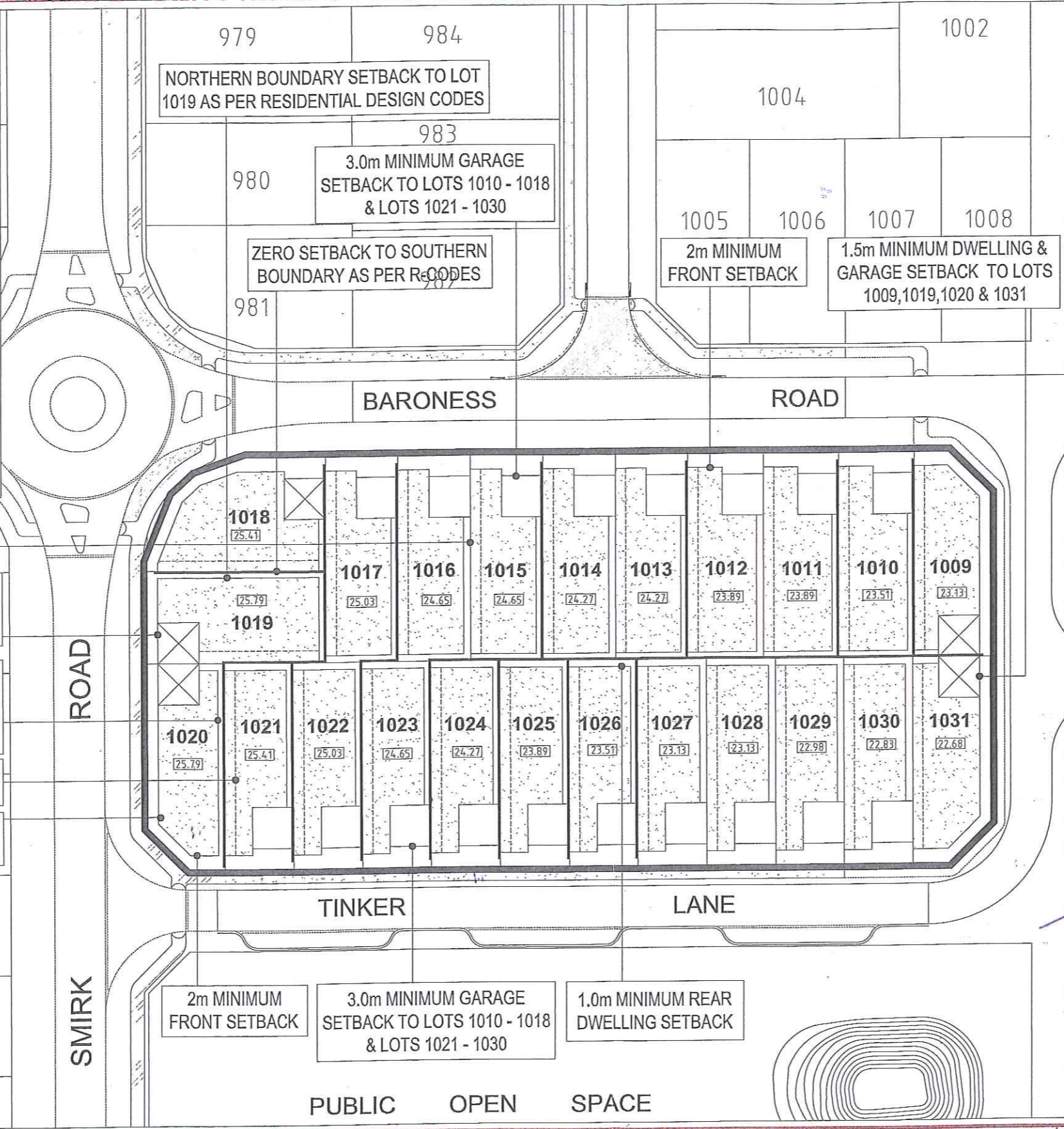
ZERO SETBACK TO WESTERN BOUNDARY AS PER R-CODES

1.5m MINIMUM DWELLING & GARAGE SETBACK TO LOTS 1009, 1019, 1020 & 1031

EASTERN BOUNDARY SETBACKS AS PER RESIDENTIAL DESIGN CODES

1.5m MINIMUM SECOND STOREY SETBACK

1.5m SECONDARY STREET SETBACK



**THE DALES COTTAGE LOTS
DETAILED AREA PLAN PROVISIONS - R CODE VARIATIONS**

The provisions of the City of Rockingham Town Planning Scheme No. 2 and the Residential Design Codes apply unless otherwise varied below:

DESIGN ELEMENTS

- All dwellings and ancillary development must be within the building envelopes as depicted on the DAP.
- An alternative garage location to that shown as "Preferred Garage/Carport Location" on the Detailed Area Plan may be approved by the Manager, Building Services subject to the development meeting solar orientation principles, streetscape objectives and statutory requirements.

R-CODING

- The Residential Density Code which applies to this land is R30.

SETBACKS

- Front**
 - 2 metre minimum front setback applies to all dwellings.
 - Minor incursions (as described in the residential design codes) into the 2.0m setback are not permitted.
- Side**
 - A nil setback is permissible on the lots where shown on the DAP (generally the western and southern boundaries where indicated) within the limitations set out in the Residential design Codes.
 - Eastern setbacks as per Residential Design Codes and apply to all buildings on each lot. Nil setback walls are not permitted except for garages and carports.
 - Northern boundary setback to lot 1019 as per Residential Design Codes.
- Rear**
 - 1.0 metre minimum rear setback applies to all dwellings with no protrusion of eaves.
- Second Storey**
 - 1.5 metre minimum second storey setback applies to all dwellings.
- Variations**

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.

SITE COVERAGE

- A minimum of 40% open space applies to all lots.

CONSULTATION

- Consultation with adjoining or other landowners to achieve a variation of the R-Codes in accordance with this approved Detailed Area Plan is not required.

ENDORSED BY

[Signature]
Manager, Statutory Planning
City of Rockingham

15/12/09
Date:

[Signature]
C. REGUERO
15.12.09

[Signature]
15.12.09

burgess design group
TOWN PLANNING * URBAN DESIGN

SCALE 1:750
ORIGINAL PLAN SIZE: A2

DRAWING NUMBER: RID BAL-8-04b
DATE: 14.12.2009

351 Newcastle Street, Northbridge W.A. 6003
PO Box 374 Northbridge W.A. 6865
PH: (08) 9328 6411 FAX: (08) 9328 6511

NOTE:
All areas and dimensions are subject to survey, engineering and detailed design and may change without notice.

Australian Association of Planning Consultants
CERTIFIED PRACTISING PLANNER

LEGEND:

- Subject Area..... [Symbol]
- Building Envelopes..... [Symbol]
- Preferred Garage / Carport Location..... [Symbol]
- Designated Garage / Carport Location..... [Symbol]
- 1.5m Second Storey Setback..... [Symbol]
- Retaining Walls..... [Symbol]
- Finished Ground Levels..... [Symbol] [24.65]



**REVISED DETAILED AREA PLAN
"THE DALES"**

LOTS 1009 - 1017 BARONNESS ROAD,
LOTS 1018 & 1019 SMIRK ROAD &
LOTS 1020 - 1031 TINKER LANE
BALDIVIS
CITY OF ROCKINGHAM
for FERNHILL LAND PTY LTD