



### THE DALES, LOTS ABUTTING SIXTY EIGHT ROAD DETAILED AREA PLAN PROVISIONS

The provisions of the City of Rockingham Town Planning Scheme No.2, the Residential Design Codes (R-Codes) are varied/enforced in the following manner:

#### GENERAL

1. The requirements of the R-Codes are varied as shown on this DAP.
2. The R20 Density code applies to all lots contained within this DAP.
3. Consultation with the adjoining or other land owners to achieve a variation to the R-Codes, as provided by this DAP is not required.

#### SETBACKS

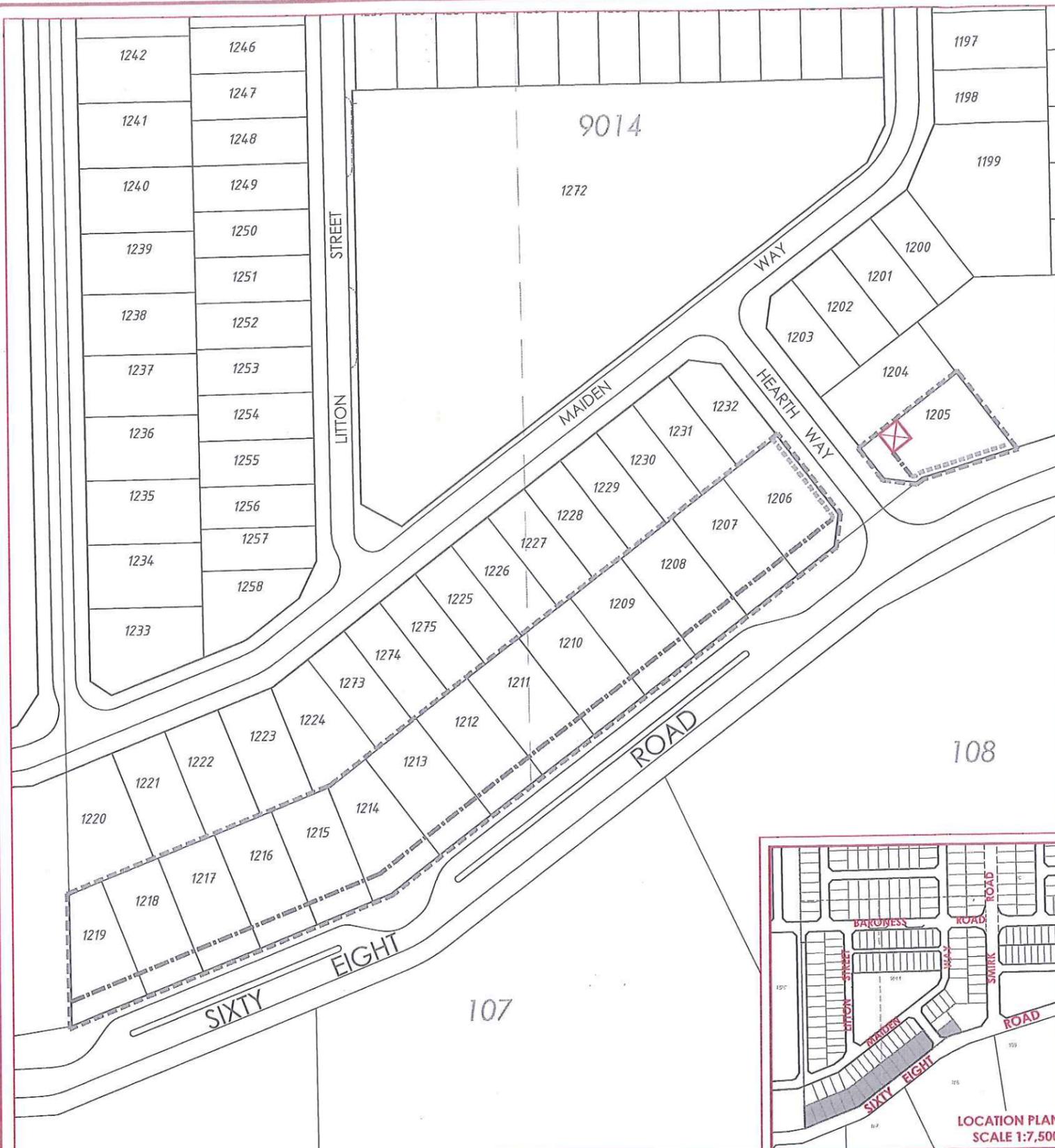
4. A minimum 6m setback to the Sixty Eight Road Reserve and a 1.5m setback to the the Hearth Way Road Reserve applies to all lots west of Hearth Way, no variation is permitted.
5. A minimum 1.5m setback to the Sixty Eight Road Reserve and a 6m setback to the Hearth Way Road Reserve applies to all lots east of Hearth Way, no variation is permitted.
6. Minor incursions (as described by the R-Codes) into any of the specified minimum street setbacks are not permitted.
7. A minimum 1.5m side and rear setback applies to all second storey development.
8. All garages and carports must be setback a minimum of 6.0m from the street.

#### BUSHFIRE HAZARD REDUCTION

9. All development must be designed and constructed in accordance with AS3959 (as current at the date of application for a Building Permit) based on the subject lots being subject to a Bush Fire Attack Level of BAL-12.5.
10. All fences and outbuildings must be constructed of non combustible material (ie. Steel, iron, brick, limestone etc) to the satisfaction of Manager, Statutory Planning.
11. A notification on the title is required for all lots subject to this DAP which states:
  - This lot is subject to, or likely to be subject to Bush Fires.
  - A Bushfire Management Plan applies to this land.
  - All construction is to comply with the Australian Standard relevant to Bush Fire Attack Levels and minimum construction standards (currently AS3959-2009).

#### LOCAL DEVELOPMENT PLAN APPROVAL EXPIRED

This Local Development Plan expired on 19 October 2025, pursuant to Clause 57 of the Planning and Development (Local Planning Schemes) Regulations 2015, being 10 years after the Regulations came into effect.



All areas and dimensions are subject to survey, engineering and detailed design and may change without notice. © Copyright of Burgess Design Group.

**LEGEND**

- ▣ Detailed Area Plans
- DAP provisions:**
  - 6.0m Minimum Setback
  - - - 1.5m Minimum Setback
  - ⊠ Mandatory Garage/Carport Location

*BUILDING SERVICES 29/11/12*

**MANAGERS APPROVAL**

This DAP has been approved under delegation by the Manager, Statutory Planning under clause 4.23.1(c) of the City of Rockingham Town Planning Scheme No.2.

*[Signature]* 30/11/12

Manager Statutory Planning  
City of Rockingham

Date

