

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, patios, garages carports 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, excluding eaves and other minor projections as defined in the RCodes applies to Lots 131 to 139.
 - 2.5 metre minimum front setback, excluding eaves and other minor projections as defined in the RCodes applies to Lots 140 to 151 & 164.
- Side**
 - A nil setback is permissible on the lots where shown on the DAP (generally the southern boundary where indicated). Side setbacks for lots coded R30 or higher may be reduced to nil for 2/3 the length of the boundary provided that walls do not exceed 3m average and a 3.5m maximum height.
 - 0.8m minimum garage side setback applies to Lot 149 with no provision of eaves.
- Solar**
 - 1.5 metre minimum northern solar setback with 450mm eaves, applies to all buildings on each lot with the exception of garages and carports.
- Rear**
 - 1.0 metre minimum rear setback applies to all garages and carports with no protrusion of eaves.
 - 1.3 metre minimum rear setback applies to garages and carports on Lots 140, 142, 144, 146 & 148 with no provision of eaves.
 - 1.0 metre minimum rear setback applies to all other dwellings with no protrusion of eaves.
- Second Storey**
 - 1.8 metre minimum second storey setback applies to Lots 131 to 151 & 164.
- 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.
 - For lots 151, 150 & 164 a 1.5m solar setback applies as shown on the Detailed Area Plan along the eastern boundary. Council will only consider applications for structural development in the solar setback where the principles and benefits of solar access to the dwelling are being maintained.

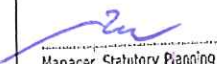
SITE COVERAGE


- 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

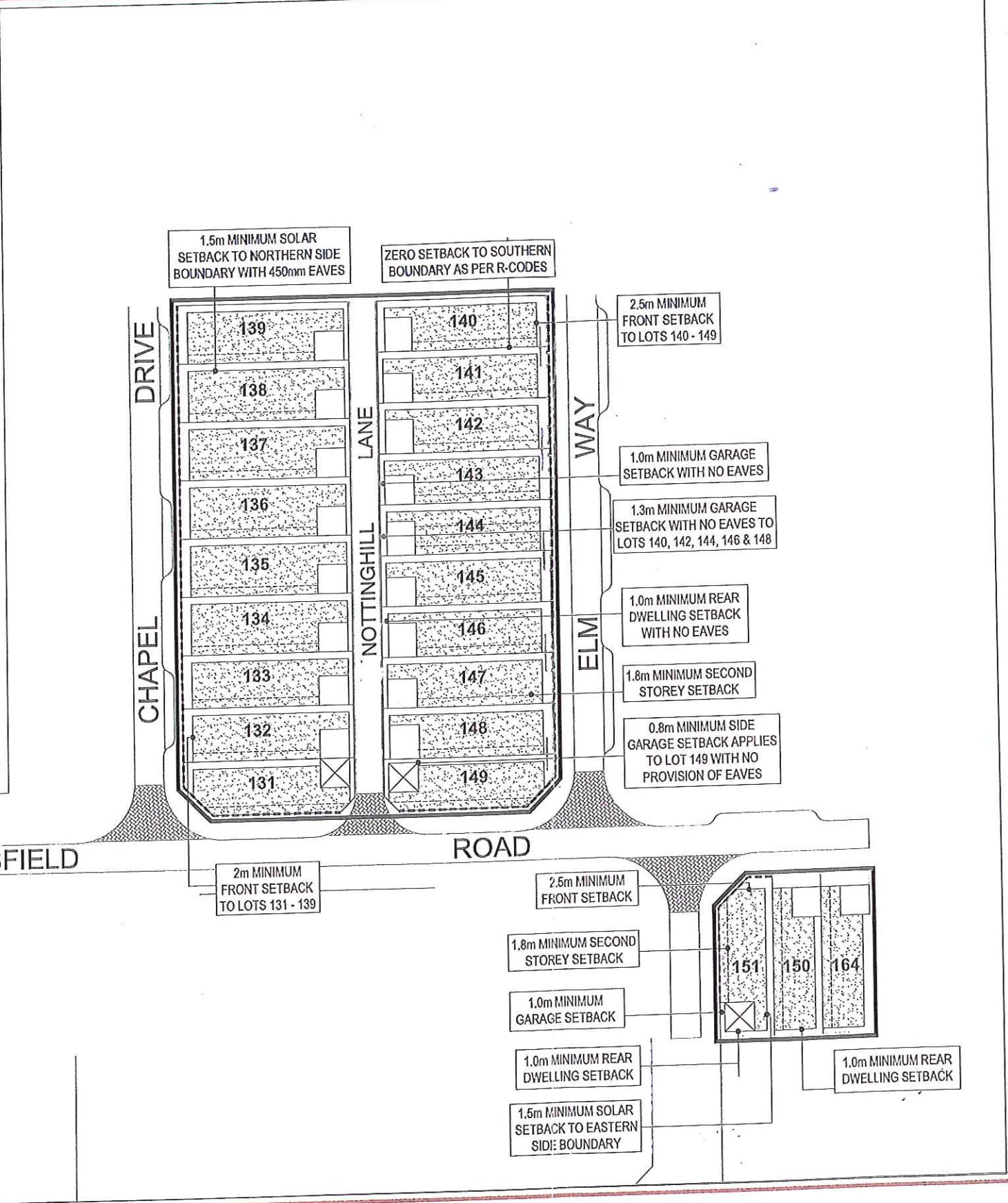
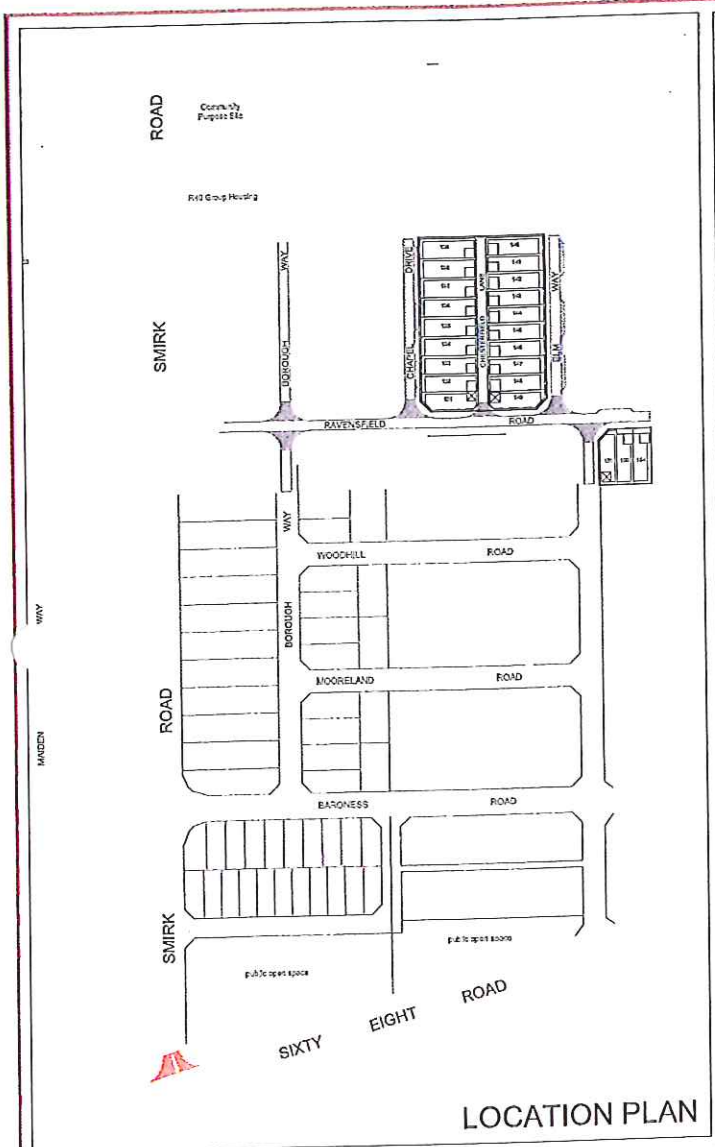

Manager, Statutory Planning
City of Rockingham


C. Rigwell
18.08.09

Date:
19/8/09



**MODIFIED
DETAILED AREA PLAN
"THE DALES"**
LOTS 131-139 CHAPEL DRIVE,
LOTS 140-149 ELM WAY & LOTS 150, 151 & 164
RAVENSFIELD ROAD, BALDIVIS
CITY OF ROCKINGHAM
for FERNHILL LAND PTY LTD



LEGEND:

Subject Area.....	
Building Envelopes.....	
Preferred Garage / Carport Location.....	
Designated Garage / Carport Location.....	
No Vehicular Access.....	
1.8m Second Storey Setback.....	

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



SCALE 1:750
ORIGINAL PLAN SIZE: A2

DRAWING NUMBER:
RID BAL-8-0b

DATE:
17.07.2009

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