

**The Dales, South Western Laneway Lots
Detailed Area Plan Provisions**



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

GENERAL

1. The requirements of the R-Codes are varied as shown on this DAP.
2. The R30 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.
4. An alternative garage/carport location to the preferred location shown on the plan may be approved by the Manager, Building Services subject to the design meeting the solar design principles, streetscape objectives and other statutory requirements.

STREETScape

5. Dwellings must be designed to include at least one habitable room window facing the primary street or POS, whichever is applicable.
6. Uniform Fencing installed by the developer cannot be modified with the exception of maintenance and repair using materials that are as close as practical to those used in the original construction.

SETBACKS

7. A minimum 1.0m laneway setback applies to all development, with no protrusion of eaves, gutters or fencing permitted into the minimum setback area.
8. A minimum 2.0m setback applies to Baroness Road and to Public Open Space.
9. A minimum 1.0m street setback applies to Maiden Way and to Litton Street.
10. Notwithstanding provision 8 above, patios, verandahs and the like may be setback a minimum 1.0m from Public Open Space.
11. Notwithstanding provision 8 above, below ground swimming pools are permitted within the specified setback areas.
12. With the exception of 10 & 11 above, all other minor incursions (as described by the R-Codes) into any of the specified minimum setbacks are not permitted.
13. Setback variations to corner lots may be approved by the Manager of Building Services where streetscape objectives and other statutory requirements are met.

ACCESS

14. No vehicular access is permitted in those locations shown on the DAP.

OPEN SPACE

15. A 5% variation to the minimum open space requirements (in addition to that described in the open space definition of the R-Codes) shall be permitted.

INCIDENTAL DEVELOPMENT

16. Dwellings are to be provided with an enclosed, lockable storage area, accessible from outside the dwelling, with a minimum dimension of 1.5m and an internal dimension of at least 4.0m². The minimum dimension may be reduced to 1.0m where the space is shared with a garage. Where visible from the street, storage areas must be constructed in a material and design matching the dwelling.
17. Development of outbuildings fronting Public Open Space shall be built to compliment the design and materials of the dwelling. Outbuildings that do not achieve this are to be suitably screened from view with vegetation to the satisfaction of the Manager of Building Services.

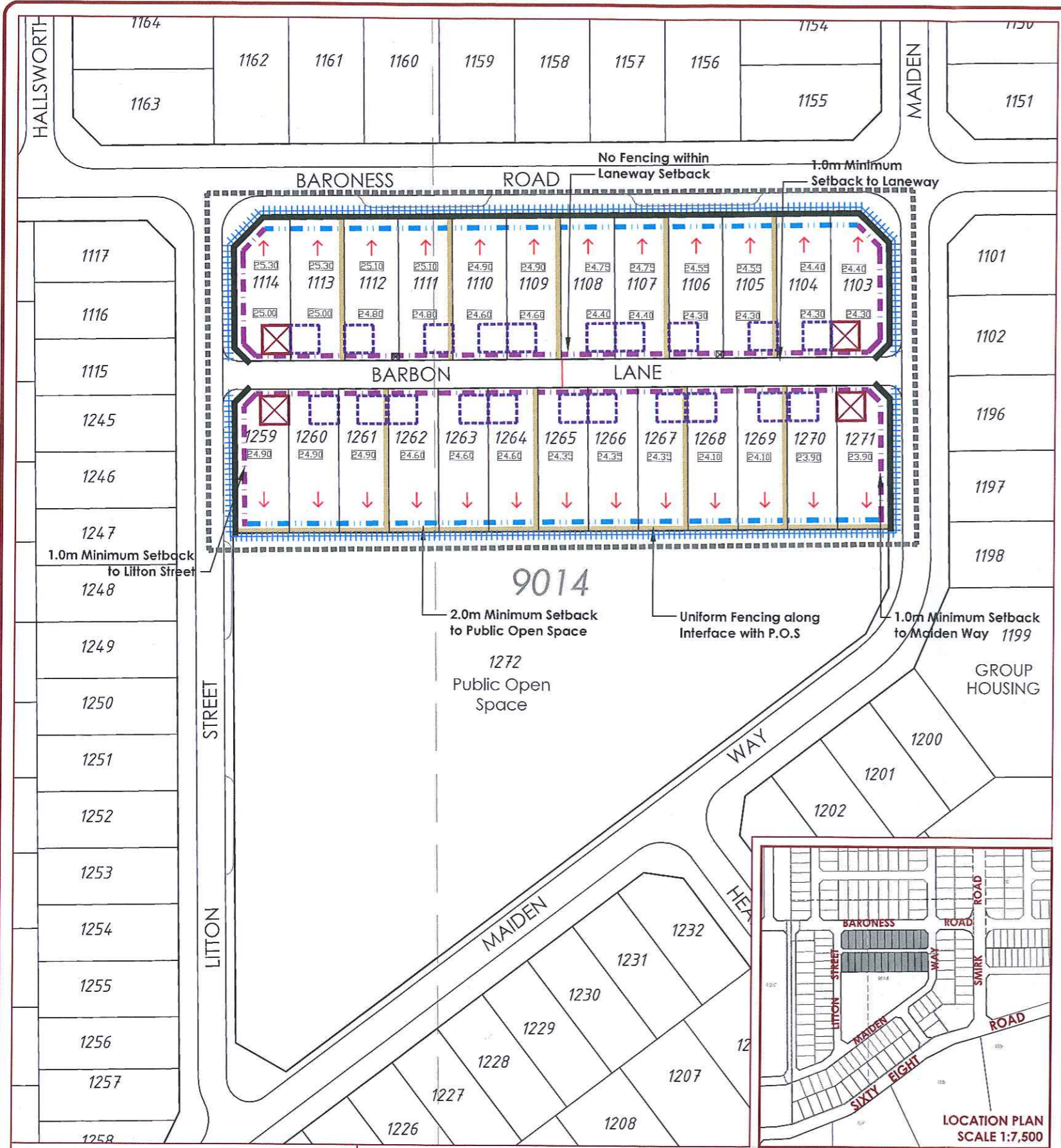
LEGEND

- DAP Application Area
- 2.0m Minimum Setback
- 1.0m Minimum Setback
- No Vehicular Access
- Retaining Wall
- Light Pole
- Primary Dwelling Orientation
- Preferred Garage/Carport Location
- Mandatory Garage/Carport Location
- Indicative Footpath Location
- Indicative On Street Vehicle Parking
- Finished Floor Level

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] 14/6/13
 Manager Statutory Planning Date
 City of Rockingham
[Signature] Building Services 14/6/13



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