

LEGEND

- LOTS SUBJECT TO THIS DAP
- R25 LOTS
- RESERVE FOR RECREATION & DRAINAGE
- RETAINING WALL
- PAD LEVEL
- PRIMARY ORIENTATION
- GARAGE LOCATION FOR LOT 281 TO ABUT SOUTHERN BOUNDARY. ALL OTHER PRIMARY STREET SETBACK PROVISIONS APPLY TO THIS LOT.
- DWELLING ENTRIES ARE ENCOURAGED TO BE ALIGNED WITH STEPS ON LOTS 255 AND 267.

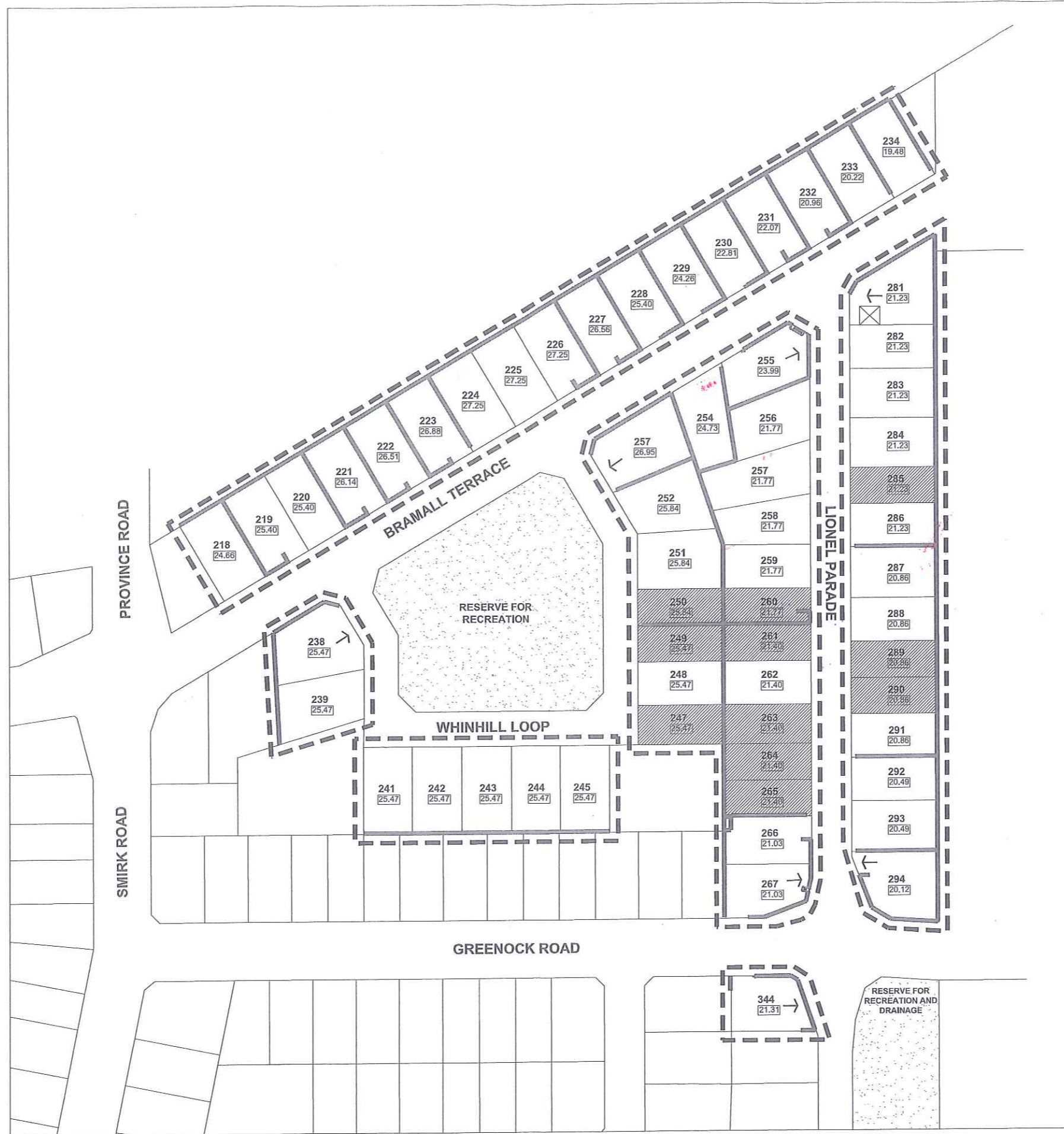
BUILDING SERVICES
01.03.13

ENDORSEMENT TABLE

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

Date 8/3/2013

Manager Statutory Planning
City of Rockingham



DETAILED AREA PLAN R-CODE VARIATIONS

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 Detailed Area Plan (DAP). All other requirements of the Town Planning Scheme and R-Codes shall be satisfied in all other matters.

OBJECTIVES

- Encourage dwellings forward to the street to provide a greater street presence and a more intimate streetscape.
- Minimise garage dominance associated with reduced front setbacks.
- To ensure that meaningful and useful outdoor living areas are provided.

R-CODE VARIATIONS

The R20 density code applies to all lots contained within the DAP unless otherwise noted. Consultation with adjoining or other land owners to achieve a variation to the Residential Design Codes, as provided for by the DAP, is not required.

SET BACKS

1. Primary street: 3.0m minimum (Front setback averaging does not apply).
2. Verandahs and porticos can encroach into the primary street setback up to 1.0m.
3. Garage to be setback 0.5m from the primary and secondary street building façade. Variations can be considered for Lots 255, 267, 344 where the garage is accessed from the secondary street.
4. The primary building facade is defined as the main dwelling alignment and does not include verandahs and porticos.
5. Setback variations to corner lots may be approved at the discretion of the Manager Building Services, where the configuration of these lots limit compliance with the setback requirements.
6. A 1.0m setback may apply to the secondary street setback.

OPEN SPACE

7. Open space requirement can be reduced to 45% when a minimum 4.0m x 6.0m outdoor living area is provided.
8. Outdoor living areas may have permanent roof cover up to 75% of the area provided.