



**DETAILED AREA PLAN R-CODE VARIATIONS**

**DETAILED AREA PLAN "BAYSHORE GARDENS" SEASIDE LINK**

1. The provisions of the City of Rockingham Town Planning Scheme No 2 and the State Planning Policy 3.1 Residential Design Codes as amended (R codes) are varied as detailed within this DAP.
2. All other requirements of the Town Planning Scheme and R Codes shall be satisfied in all other matters.
3. Consultation with the adjoining or other land owners to achieve a variation to the R Codes as provided for by the DAP is not required.

**R Code**  
 • The R 40 Density code applies to all lots contained within this DAP.

**Streetscape**  
 • All Dwellings and ancillary development shall be located within the building envelopes depicted on the DAP.  
 • Dwellings must be designed to include at least one habitable room window facing the primary street.  
 • For Lot 101 the dwelling must also address the PAW with one or more major openings to a habitable room (not a bedroom) to ensure passive surveillance.  
 • Minimum front setback of 2.0m, maximum front setback of 4.0m. The Manager of Building Services and the Manager, Statutory Planning may approve variations to the maximum setback where the streetscape objectives and other statutory requirements are met.  
 • Uniform fencing on boundaries cannot be modified with the exception of maintenance and repair, using materials that are substantially identical with those used in the original construction.  
 • Rear Garage setbacks for Lots 101-114 shall be a minimum of 0.5m with no protrusion of eaves or gutters into the minimum setback.  
 • For Lots 101-114 the main entry (front door) must be oriented towards Seaside Link.

**Laneway Access provisions**  
 • It is mandatory for all lots within the DAP to locate carports and garages at the rear, on Star Lane and Seashells Crescent.

**Open space**  
 • A five percent (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.

**Design elements**  
 Setbacks for Development shall be in accordance with R Codes, except for the following:  
 • A nil side setback is only permitted to the boundary nominated on this DAP for a maximum of 12m of the boundary length with an average wall height of 3.0m and a maximum wall height of 3.5m.  
 • The second storey of a dwelling must be set back a minimum of 1.5m from the side boundary nominated unless the R Codes specify a greater setback.

*C. REGAN  
 BUILDING SERVICES  
 26.10.11*

**ENDORSEMENT TABLE**

This Detailed Area Plan (DAP) has been approved under delegation by the Manager, Statutory Planning under Clause 4.23.1 (c) City of Rockingham Town Planning Scheme No. 2  
 Manager Statutory Planning \_\_\_\_\_  
 Date 26th October 2011

**LOCATION PLAN**



**LEGEND**

- DESIGNATED GARAGE LOCATION
- BUILDING ENVELOPE
- 1.5M SECOND STOREY SETBACK
- NIL BUILDING SETBACK
- NO VEHICLE ACCESS PERMITTED
- VISUALLY PERMEABLE FENCING (to be provided by the developer)
- RETAINING WALLS
- BIN PADS

**Detailed Area Plan - "Bayshore Gardens" Seaside Link**

LOTS 101-114 SEASIDE LINK, SINGLETON  
 A TEMWOOD/BAYSHORE PROJECT

plan: 01/030/0305	designed: RS	scale: 1:1000/A3	
date: 25/10/2011	checked: WHB	0 10 20	
drawn: XXXXX	drawn: MQ		

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