

DETAILED AREA PLAN R-CODE VARIATIONS - EVERMORE HEIGHTS (LOT 845)

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

1. The requirements of the R-Codes are varied for those lots identified on the Detailed Area Plan;
2. The requirements of the R-Codes and the City of Rockingham Town Planning Scheme No. 2 shall be satisfied in all other manners;
3. The R60 density code applies to all lots identified on the Detailed Area Plan.

Setbacks

4. Nil front setbacks are permitted to car parking spaces (a carport may have a 100% frontage), except where garages are provided the following requirements apply:
  - a. Garages shall be situated in the locations shown on the Detailed Area Plan and shall be setback a minimum of 1.5 metres from the primary street;
  - b. The width of the garage door and its supporting structures shall not exceed 6 metres; and
  - c. A portico being provided between the garage setback and the street adjacent at the pedestrian entry point, with the portico having a roof pitched at the same angle as the main building. This provision is not applicable to lot 1891.
5. Nil setbacks are permitted to the secondary street in order to provide for a more desirable streetscape and increase the developable area of corner lots;
6. A nil side setback is permissible on those lots shown on the Detailed Area Plan. Such walls shall not be higher than 6 metres for 80% of the balance of the boundary behind the front setback.

Streetscape and Parkscape

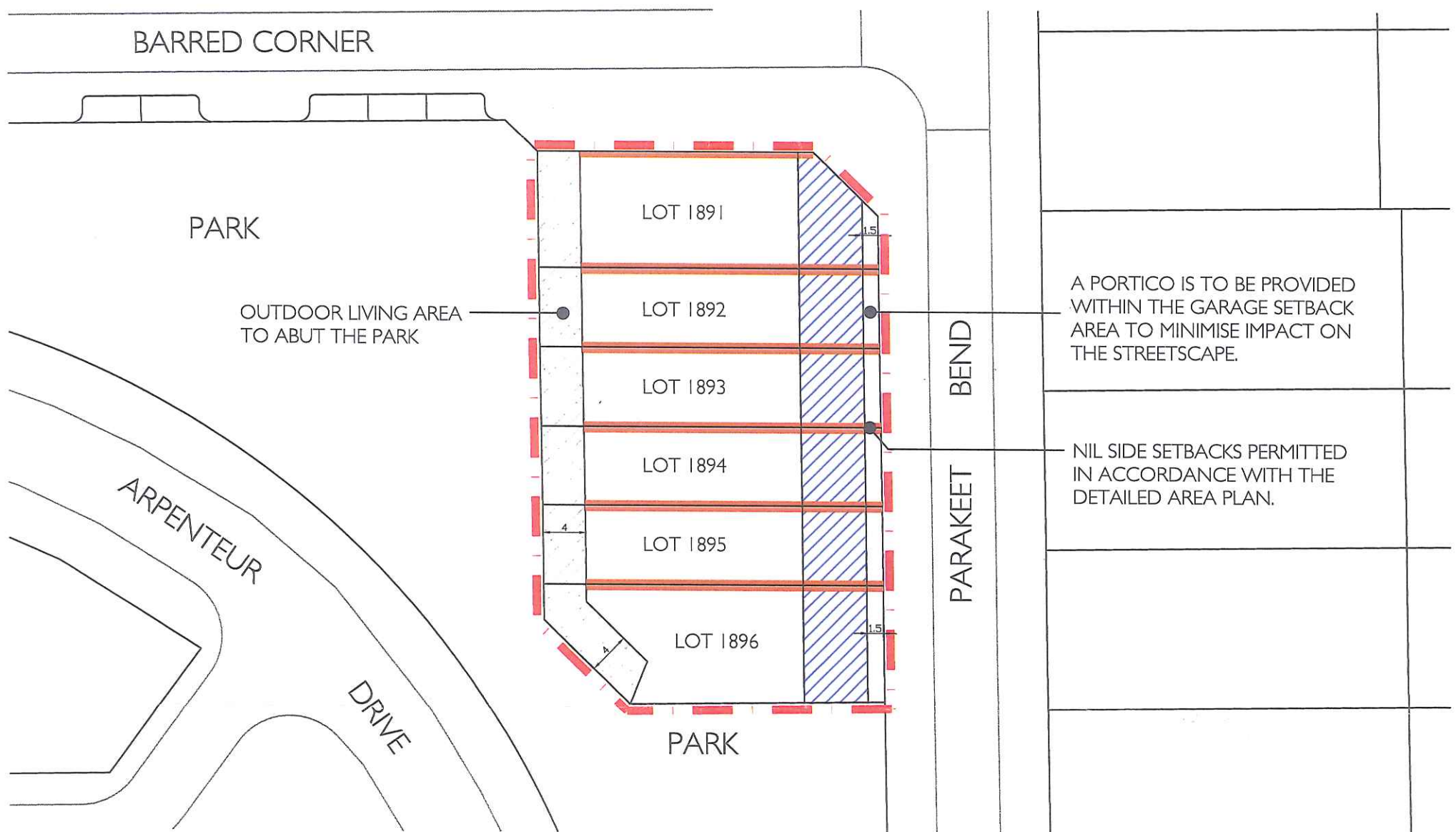
7. At least one indoor habitable room is to be oriented towards the park, to ensure the passive visual surveillance of that park;
8. No enclosed structures are to be located in the outdoor living area, as designated on the Detailed Area Plan. Patios and other unenclosed structures are excluded from this requirement, subject to compliance with the outdoor living area provisions of the R-Codes;
9. Outdoor living areas are to be provided as designated on the Detailed Area Plan;
10. A minimum total of 30% of each lot being provided as open space;
11. Boundary fences to streets and parks, where provided, must be visually permeable above 1.2 metres, but may be visually permeable below 1.2 metres.

Ancillary Accommodation

12. Where an ancillary accommodation is constructed above the main residence's two car parking spaces, an additional car parking space is not required.



LOCATION PLAN - NOT TO SCALE



LEGEND

- LOTS SUBJECT TO THIS DETAILED AREA PLAN
- NIL SETBACK PERMITTED
- DESIGNATED GARAGE LOCATION
- DESIGNATED OUTDOOR LIVING AREA LOCATION

THIS DAP SUPERSEDES THE DAP DATED THE 29<sup>TH</sup> OCTOBER 2010.

THIS DETAILED AREA PLAN HAS BEEN ADOPTED BY COUNCIL AND SIGNED BY THE MANAGER, STATUTORY PLANNING UNDER DELEGATED AUTHORITY.

MANAGER, STATUTORY PLANNING

1/3/2011

C. ROWE HOLDINGS SERVICES 24.02.11

