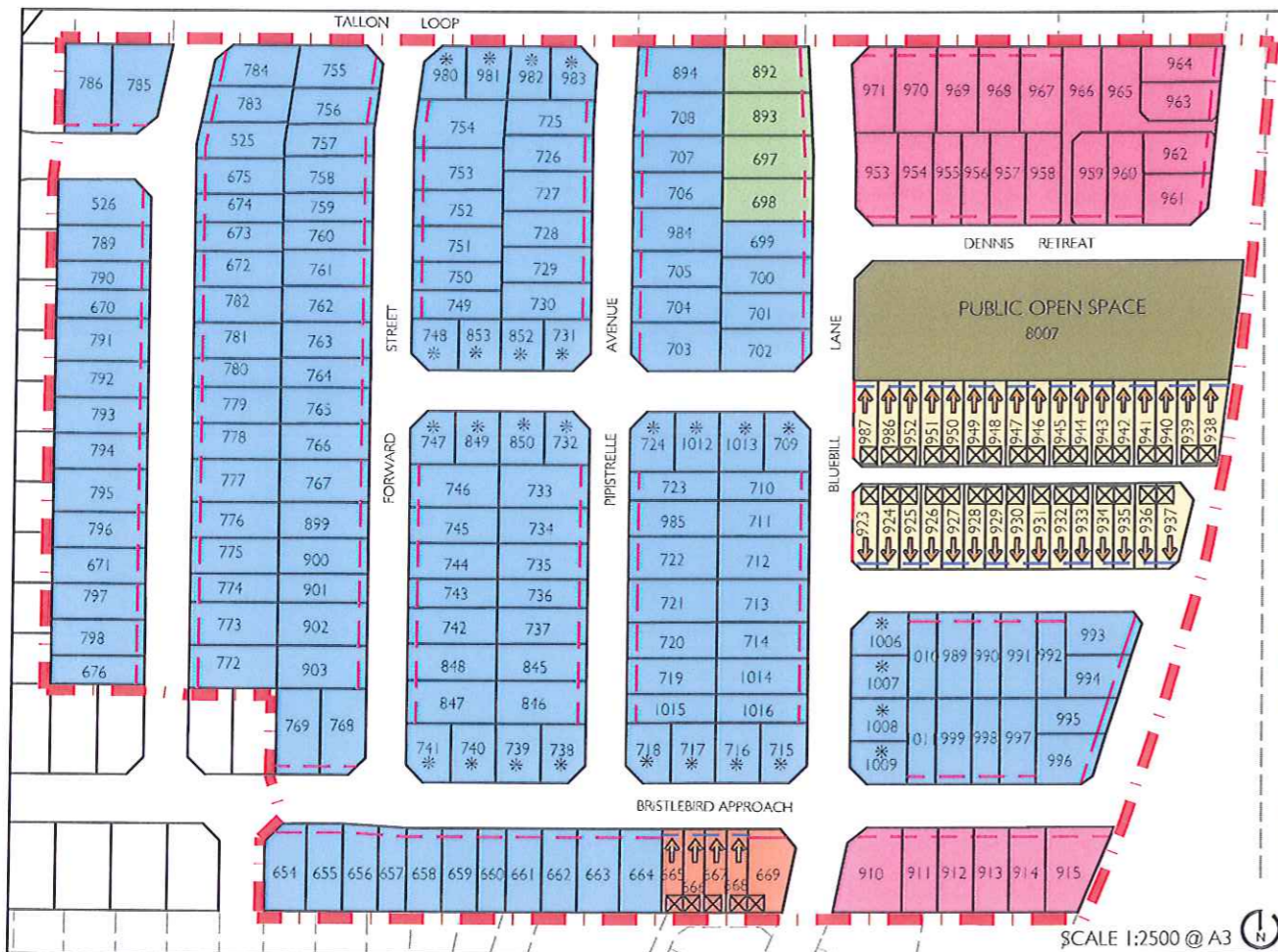
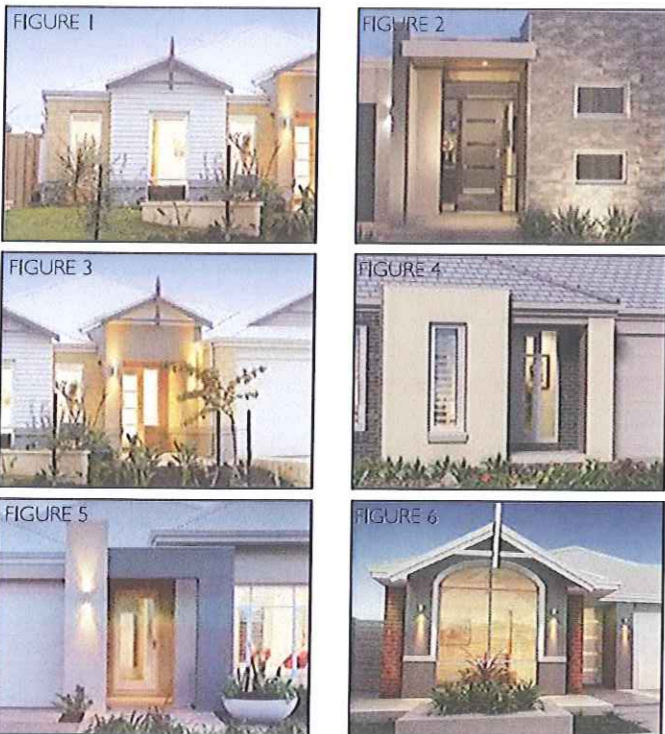


DETAILED AREA PLAN (DAP) - STAGES 5 - 9, EVERMORE HEIGHTS RESIDENTIAL ESTATE



EXAMPLES OF FACADE FEATURE STYLES



LEGEND

- Lots subject to this Detailed Area Plan
- Minimum 3m building setback line
- Minimum 2m building setback line
- Minimum nil building setback line
- Public Open Space
- R20
- R25
- R30
- R40
- R60
- Dwelling orientation
- Compulsory Garage Location
- Minimum nil street setback permitted on this lot

General

1. The requirements of the Residential Design Codes (R-Codes) are varied as shown on the DAP.
2. The requirements of the R-Codes and the Town Planning Scheme 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 this DAP is not required.
4. Compliance with the provisions of this DAP negates the need for planning approval for lots of 350m² or less.

Setbacks:

5. No average setbacks apply to lots within this DAP.
6. Minor incursions (as described by the R-Codes) into the minimum primary street setback area are permitted.
7. Setback variations to corner lots may be approved at the discretion of the Manager, Building Services where the configuration of these lots limits compliance with setback requirements.
8. For lots with a frontage of 10m or less, walls not higher than 3.5m with an average of 3.0m for the full length of two boundaries behind the front setback line are permitted. On all other lots, walls not higher than 3.5m with an average of 3m for two-thirds the length of the balance of the boundary behind the front setback, to two side or rear boundaries are permitted.
9. The second storey of a dwelling must be setback a minimum of 1.5m from the side boundary unless the R-Codes specify a greater setback.
10. A minimum nil street setback is permitted where shown on this DAP, and on these lots garages must be setback at least 0.5m behind the dwelling alignment, where a nil street setback is proposed.
11. Except where shown on this DAP, on lots coded R20, R25 and R30 the following minimum setbacks apply:
 - a. a minimum primary street setback of 3.0m (no average)
 - b. a minimum secondary street setback of 1.0m applies, except where a lesser setback is permissible under Planning Policy 3.3.20.
12. On lots coded R40 the following minimum setbacks apply:
 - a. 2.0m to the primary street (no average)
 - b. 2.0m to public open space
 - c. 1.0m to the secondary street except where a lesser setback is permissible under the Planning Policy 3.3.20.
 - d. On Lots 987 and 923 a nil set back to Bluebill Lane is permitted.
 - e. 1.0m to the laneway (protrusions of eaves or gutters into the setback to the laneway are not permitted).
13. On lots coded R60 the following minimum setbacks apply:
 - a. 3.0m to the primary street for Lot 669 (no average)
 - b. 2.0m on all other lots to the primary street (no average)
 - c. 1.0m to the secondary street except where a lesser setback is permissible under planning policy 3.3.20
 - d. 1.0m to the laneway. (Protrusions of eaves and gutters into the setback to the laneway are not permitted).

Public Open Space

14. Sheds and garages are not permitted within the public open space setback area.
15. Patios, verandahs and the like are permitted within the public open space setback area to a minimum of 1m from the public open space boundary.
16. Dwellings must have at least one major opening to a habitable room facing the Public Open Space.

Private Open Space

17. The minimum open space provision shall be:
 - a. 45% for lots coded R20
 - b. 40% for lots coded R25
 - c. 30% for lots coded R30
18. For lots coded R40 and R60 the minimum open space provision shall be 25%.

Streetscape

19. For lots 10m wide or less, a garage facing the primary street may exceed 50% of the frontage up to a maximum 60% of the frontage subject to the dwelling meeting the following:
 - a. A clear indication of the dwelling entrance; and
 - b. The dwelling entrance shall be the dominant feature of the facade. Dwelling frontages shall be of a high standard to the satisfaction of the City of Rockingham. Figures 1 to 6 provide examples of the types of treatments considered acceptable to the City of Rockingham.
 - c. Where garages exceed 50% of the primary lot frontage they shall be setback at least 1m behind the dwelling alignment.
20. Uniform fencing on boundaries 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.

Laneway Access Provisions

21. It is mandatory for all lots with laneway access to locate carports and garages at the rear with access via the laneway.

Incidental Development

22. For lots with an area less than 350m², a minimum 4m² storeroom with a minimum width of 1m is to be incorporated in the design of the dwelling.

This DAP has been approved under delegation by the Manager, Statutory Planning under clause 4.23.1(c)(i) of the City of Rockingham Town Planning Scheme No.2

Manager, Statutory Planning:

Date: 20/12/12