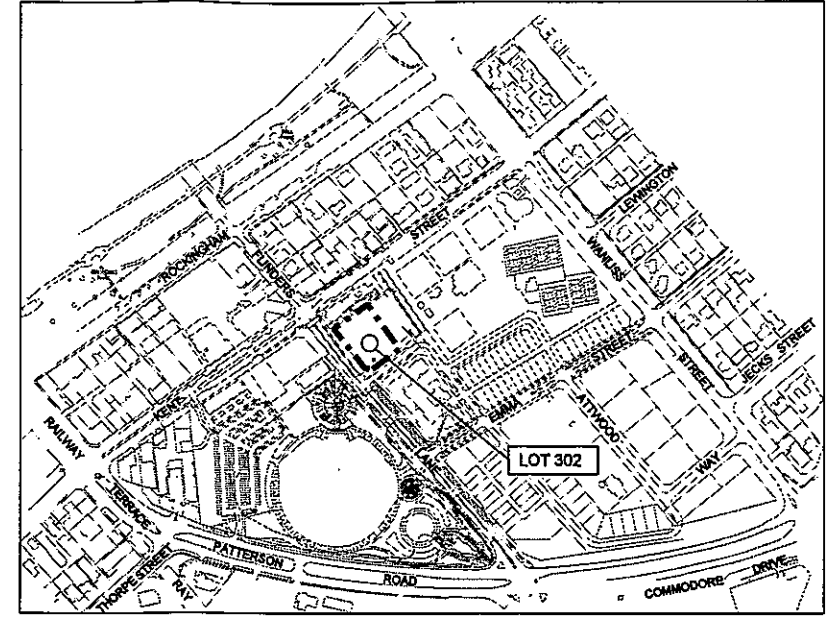


DETAILED AREA PLAN PROVISIONS

1. The requirements of the City's Planning Policy No. 8.2 - Rockingham Beach Waterfront Village and R-Codes are varied as shown on the Detailed Area Plan.
2. The requirements of the City of Rockingham Town Planning Scheme No.2, Planning Policy and R-Code (including the Mixed Use Development Requirements) must be satisfied in all other matters.
3. The R100 density code applies to residential development on the subject site.
4. All buildings must be within the building envelope depicted on the Detailed Area Plan.
5. Buildings must address the public streets with generally contiguous frontage abutting the road reserve boundary, subject to minor variations at building entries. For residential development Council is prepared to consider a maximum setback of 3m.
6. To complement Council's townscape objectives for the Waterfront Village, the massing, articulation and facade treatments of all development will be required to achieve a quality, urban townscape aesthetic. The basic building finishes should favour materials which complement the colours and textures of the Rockingham coastal landscape to the satisfaction of the City.
7. The construction of street verandahs (awnings) will be in accordance with the City's Planning Policy No. 6.8 - Verandahs Along Public Streets in The Rockingham Beach Townscape Area and the City of Rockingham Street Verandahs Local Law 2000.
8. A minimum of fifty percent of the area of the ground level, street front facade of all commercial ground floor buildings should be fitted and maintained with transparent glazing.
9. The on-street parking embayments and pedestrian pavement along Flinders Lane and abutting Lot 302 shall be provided, to the satisfaction of the City of Rockingham.
10. On-site parking provision shall be in accordance with the table of Carparking Requirements contained in Appendix 1 of Planning Policy No. 8.2 - Rockingham Beach Waterfront Village.

LOCATION PLAN



11. To facilitate contiguous streetfront development and limit the visual impact of the carparks, parking areas shall be consolidated and located behind generally contiguous buildings or an appropriate colonnade or structural screening device (other than a blank wall), hedge or planting of an appropriate urban character. Such devices are intended to maintain street facade continuity and in general should not comprise more than 25% of the length of any individual street frontage.
12. Vehicle access and egress shall be limited to a single access point as depicted on the Detailed Area Plan and shall comprise a 4m crossover centrally located between the Tuat trees and constructed in such a manner as to ensure the long term protection of the trees, in accordance with the Tree Preservation and Protection Plan prepared in accordance with Provision 17.
13. Provision shall be made for service access to the rear of commercial premises for the purpose of loading and unloading goods. Service vehicles shall not occupy kerbside carparking bays where access to the rear of business premises is available.
14. Buildings to have a maximum height of 3 storeys and comply with Table 3 of the R-Codes for Category C buildings, in accordance with the adopted Indicative Development Plan, with the exception of a 4th storey element being permitted on the corner of Flinders Lane and Empress Corner as depicted on the Detailed Area Plan.
15. A balcony or terrace is encouraged to each dwelling off a habitable room that faces Flinders Lane or Empress Corner.
16. Electrical switch gear and services must be located on the Empress Corner street frontage, subject to setbacks required under the Tree Preservation Protection Plan prepared in accordance with Provision 17.
17. A Tree Preservation and Protection Plan is to accompany a development application and shall specifically refer to the three Tuat trees in the Tree Preservation Zone within the Empress Corner road reserve abutting Lot 302. The Tree Preservation Plan shall be prepared by a suitably qualified Arboriculture Consultant (minimum of Certificate 4 in arboriculture) and shall include a physical description of the trees; details of any tree protection measures to be implemented during the construction period including any dewatering works and duration; details of tree monitoring during and after construction and details of any canopy management (pruning) requirements, if necessary.
18. A Landscaping Plan is to accompany a development application and shall exclude hard landscaping within the Tree Preservation Zone, unless it can be established via the Tree Preservation and Protection Plan that there will be no adverse impact on the trees.

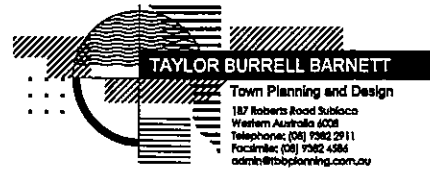
PROJECT
Detailed Area Plan
 LOT 302 FLINDERS LANE
 ROCKINGHAM WATERFRONT VILLAGE

This Detailed Area Plan has been adopted by Council and signed by the Manager Planning Services.

 Manager Planning Services
 15/8/08
 Date

CLIENT	DATE
LANDCORP	05/08/2008
PLAN NUMBER	PROJECTION
03/086/020E	1:1000 @ A3 MGA 94
DRAWN BY	CHECKED BY
RCW	PLANNER
	MQ

Scale: 1:1000 @ A3
 0 5 10 15 20 25m



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