

Detailed Area Plan

112 FORESHORE DRIVE, SINGLETON

The provisions addressed below and on the plan relate to the lots facing Foreshore Drive, Singleton.

RESIDENTIAL DESIGN CODE VARIATIONS

1. The R40 code applies to all lots shown on the Detailed Area Plan (DAP).
2. The requirements of the Residential Design Codes are varied as shown on the DAP.
3. The requirements of the R-Codes and Town Planning Scheme shall be satisfied in all other matters.
4. Consultation with the adjoining or other land owners, within the DAP area, to achieve a variation to the R-Codes as provided for by the DAP is not required.

Street Setbacks/Streetscape

Primary Street Setbacks	2m minimum - 4m maximum (averaging does not apply)
Garage Setbacks	Minimum 4.5m
Garages Width (Including supporting structures)	Only a single width garage is permitted.

Open Space/Outdoor Living Areas

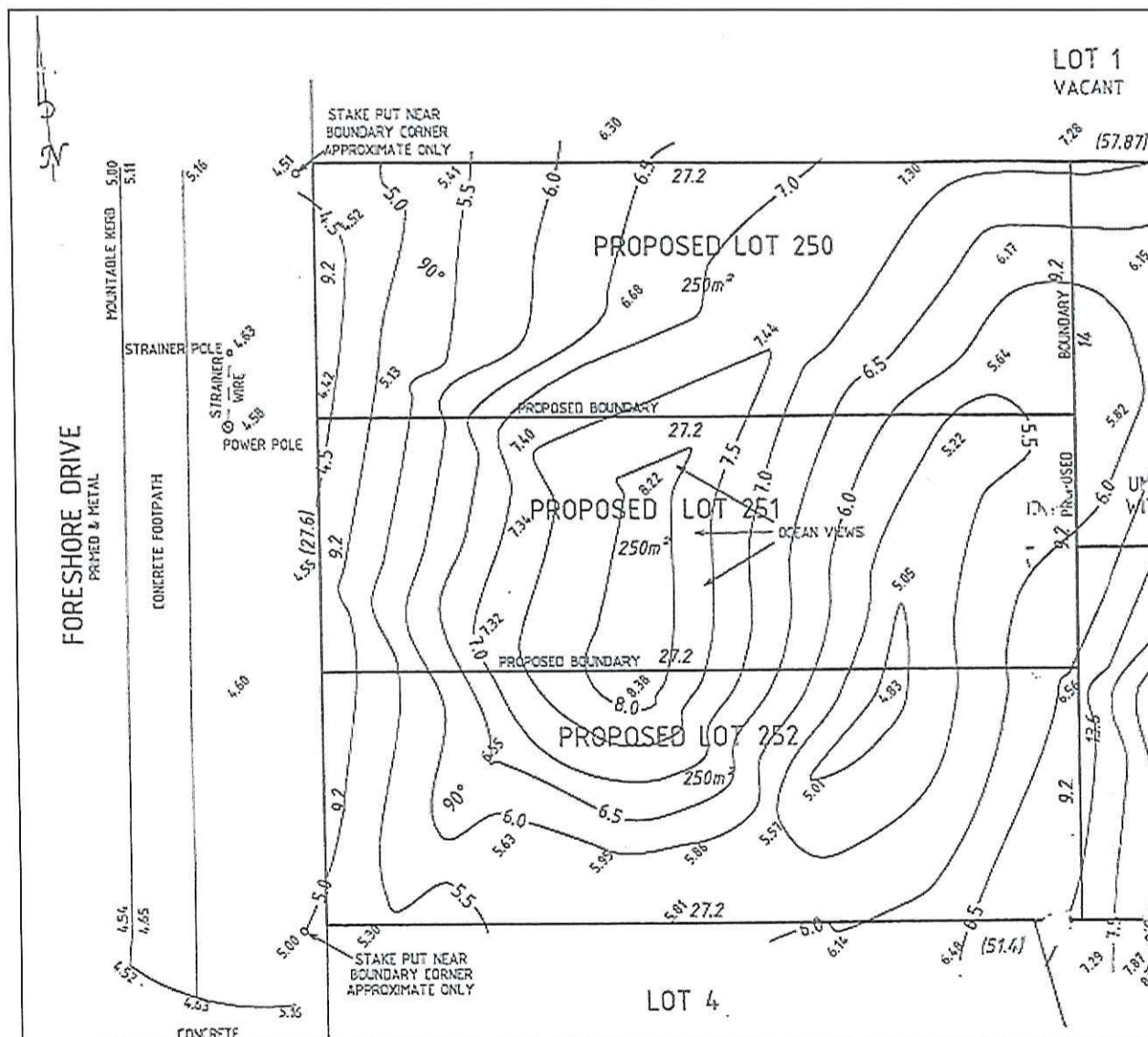
Open Space of 35% is permitted subject to the provisions of an 24m² uncovered Outdoor Living Area with a minimum dimension of 4m.

Overshadowing

The overshadowing provisions of the R-Codes only apply to Lot 252.

Boundary Wall

Boundary walls must comply with the R-Codes or Planning Policy 3.3.10.



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

25/8/2014

 Date