

Legend

- DAP Boundary
- No Vehicular Access
- Retaining Wall
- Existing Fencing
- Nominated Building Orientation
- Laneway Street Light
- R20
- R40
- Laneway surveillance requirement (see note 14)
- Indicative Garage Location

* Parking embayments are indicative only. Subject to detail design.

TABLE 1 - BOUNDARY WALLS

| Description | Max. height * | Max. length |
|--|---------------|-------------|
| Dwelling - Single Storey | 3.5m | No limit |
| Dwelling - Two Storey | 6.5m | 15m |
| Garage - Single Storey | 3.5m | 7m |
| Garage - Two Storey (with portion of dwelling above) | 6.5m | 7m |

NOTES:
* Height to be measured from the Natural Ground Level.

RESIDENTIAL DESIGN CODE VARIATIONS

- The requirements of the Residential Design Codes are varied as shown on the DAP.
- The requirements of the Residential Design Codes and Town Planning Scheme shall be satisfied in all other matters.
- Consultation with the adjoining or other land owners to achieve a variation to the Residential Design Codes, as provided for by the DAP is not required.

Garages

- The siting of garages shall comply with the vehicular access restrictions as shown on the DAP.

Boundary Walls

- Boundary walls are permitted in accordance with Table 1 and are permitted on both side boundaries inclusive of side boundaries adjoining a laneway for all laneway lots. A boundary wall is not permitted adjoining a secondary street road reserve (excluding laneways).

Setbacks

- Developments on all laneway lots shall be setback a minimum of 2 metres and a maximum of 4 metres from the primary street.
- Any single storey wall containing major openings shall provide a minimum 1.0 metre setback from the side boundary. Notwithstanding front and rear setback requirements, there is no maximum length applied to the wall.
- All buildings on laneway lots are to have a minimum rear setback of 1m with no protrusions of eaves or gutters into this setback area.
- All dwellings, including garages and outbuildings but excluding patios, verandahs, pergolas and swimming pools, shall be setback a minimum 3m from a public open space boundary. Patios, verandahs and pergolas shall be setback a minimum 2m from a public open space boundary. Swimming pools have no required minimum setback distance from a public open space boundary.

Open Space

- A minimum of 30% open space applies to all R40 lots.

Outdoor Living Area

- For all single dwelling laneway lots, an outdoor living area shall be provided in accordance with the Residential Design Codes with the exception of the

permanent roof cover, which is permitted to cover a maximum of two thirds of the outdoor living areas.

Fencing

- Fencing along secondary streets (excluding laneways) must be visually permeable above 1.2 metres for 50 per cent of the length of the boundary.
- Uniform fencing abutting Public Open Space is not to be modified with the exception of maintenance and repair, using materials that are substantially similar with those used in the original construction.


Overshadowing


- The overshadowing provision of the RD-Codes do not apply for all laneway lots.

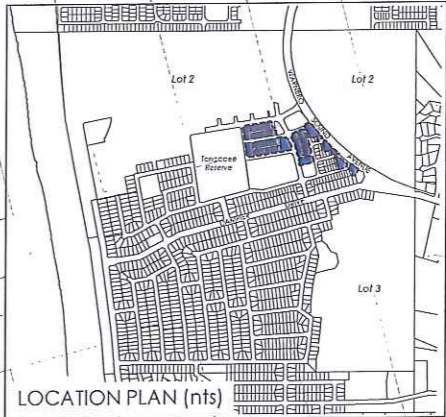
Dwelling Design

- With respect to Lot 194 dwellings abutting public open space must provide surveillance of the public open space through the location of a major opening from a habitable room on ground level facing the public open space. Where a two storey dwelling is proposed, surveillance from at least one habitable room on the upper floor is required to face the public open space, in addition to the ground floor level.
- With respect to Lot 194 development of outbuildings on dwellings abutting public open space should be built to compliment the design and materials of the dwelling. Outbuildings that do not achieve this are to be suitably screened from view to the satisfaction of the City of Rockingham.
- Proposed development on Lots 215, 248 and 251 (as identified on the DAP) must provide surveillance of the laneway. This surveillance shall be provided through the location of a major opening from a habitable room either located on the upper floor of the dwelling or from a studio located above the garage facing the laneway (i.e. two storey construction is required for the portion of the dwelling facing the laneway).

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


15/4/2011
 Manager, Statutory Planning Date


15/04/11
 [Signature] 641



REVISED DETAILED AREA PLAN 1

Lot 2 Warnbro Sound Avenue
Golden Bay

City of Rockingham

plan no: 2187-172C-01

scale: 1:1500 @ A3

date: 14.04.2011



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