

LOCATION PLAN (nts)

RESIDENTIAL DESIGN CODE VARIATIONS

1. The provisions of Town Planning Scheme No. 2 and State Planning Policy 3.1 - Residential Design Codes (R-Codes) are varied as detailed within this Detailed Area Plan (DAP).
2. The requirements of the R-Codes and TPS2 must be satisfied as provided in this DAP, except where provided in accordance with the City's Planning Policy 3.3.20 - Residential Design Codes.
3. Consultation with adjoining or other land owners to achieve a variation to the R-Codes, as provided for by this DAP is not required.

STREET SETBACKS

1. Primary Street Setback - 2.0m minimum to 4.0m maximum (no average setback applies).
2. Secondary Street Setback - 1.0m minimum.

STREETScape

1. Garages and Carports - 4.5m minimum from Primary Street.
2. Garage doors and supporting structures must not exceed 50% of the frontage at the front setback line from the Primary Street. This can be increased to 60% from two storey dwellings in accordance with clause 5.2.2 of the R-Code.
3. Garage width on a single storey dwelling, on a lot less than 10m wide, must not exceed 3m.

OPEN SPACE

Open Space Variations (by lot size)

Lot Size	Minimum Open Space (% of site)	Minimum Outdoor Living Area (m ²)
301m ² -350m ²	40%	30m ² uncovered with 4m minimum dimension
Lots greater than 350 m ²	As per R-Codes	As per R-Codes

SITE PLANNING AND DESIGN


Solar Access for adjoining sites - R-Codes requirements do not apply, other than where a lot abuts a lot greater than 350m², in which case R-Code requirements apply.

OTHER PROVISIONS






Bushfire

Construction standards on Bushfire Prone Lots (as identified on this DAP) are required to achieve a Building Attack Level of 12.5 in accordance with the Australian Standard 3959: Construction of Buildings in Bushfire-Prone Areas (AS3959:2009) as identified in the approved Fire Management Plan, prepared by Natural Area Consulting, dated January 2012.

THIS DAP HAS BEEN APPROVED UNDER DELEGATION BY THE MANAGER, STATUTORY PLANNING UNDER CLAUSE 4.23.1 (C)(1) OF THE CITY OF ROCKINGHAM TOWN PLANNING SCHEME NO. 2

 25/2/2015
 MANAGER, STATUTORY PLANNING DATE

Legend

-  DAP Boundary
-  Retaining Wall
-  R20
-  R30
-  Bushfire Prone Area



DETAILED AREA PLAN 8
 Stage 2 - Golden Bay
 City of Rockingham



plan no: 2187-351C-01
 scale: 1:1500 @ A3
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T: (4618) 9382 4233 F: (4618) 9382 1127
 E: admin@cleplan.com.au
 www.cleplan.com.au
 12-36 ROWLAND STREET SUBIACO WA 6008
 PO BOX 736 SUBIACO WA 6904

This plan is current of the revised date & subject to approval, survey & engineering detail. This plan remains the property of CLE ©