

RESIDENTIAL DESIGN CODE VARIATIONS

- The requirements of the Residential Design Codes (R-Codes) are varied as shown on the DAP.
- The requirements of the R-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 R-Codes as provided for by the DAP is not required.

Garages/Carports

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

Boundary Walls

2. Boundary walls are permitted on both side boundaries for all laneway lots. A boundary wall is not permitted adjoining a secondary street road reserve (excluding laneways).
3. Single storey boundary walls are permitted to a maximum height of 3.5 metres for the entire length of the boundary behind the front setback.
4. Two storey boundary walls are permitted to a maximum height of 6.5 metres, the location being restricted to the front 15 metres of the lot boundary behind the front setback.

Setbacks

5. Developments on all laneway lots shall be setback a minimum of 2 metres and a maximum of 4 metres from the primary street. Minor incursions are allowed in accordance with Clause 6.2.2 of the R-Codes.
6. Any single storey wall containing major openings shall provide a minimum 1 metre setback from the side boundary. Notwithstanding front and rear setback requirements, there is no maximum length applied to the wall.
7. Garage rear laneway setback is a minimum of 1 metre with no overhang of eaves into the minimum setback.
8. Dwelling rear laneway setback is a minimum of 1 metre with eaves permitted to overhang 0.5 metre into the minimum setback.
9. For those lots abutting public open space, buildings (as defined by the R-Codes) shall be setback a minimum of 2 metres from the public open space boundary.
10. Setback variations to corner lots may be approved at the discretion of the Manager, Buildings Services where the configuration of these lots limits compliance with setback requirements.

Open Space

11. A minimum of 30% open space applies to all lots included in the DAP.

Outdoor Living Area

12. For all single dwelling lots, an outdoor living area shall be provided in accordance with the R-Codes (clause 6.4.2 A2), with the exception of the permanent roof cover, which is permitted to cover a maximum of two thirds of the outdoor living area.

Overshadowing

13. The overshadowing provision of the R-Codes does not apply.

Dwelling Design

14. Lots abutting public open space must provide surveillance of the public open space through the location of a major opening from a habitable room on the 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.

15. For those lots abutting public open space, the development of outbuildings should complement 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.

Fencing

16. 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.

