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.

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

Outdoor Living Area
10. 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
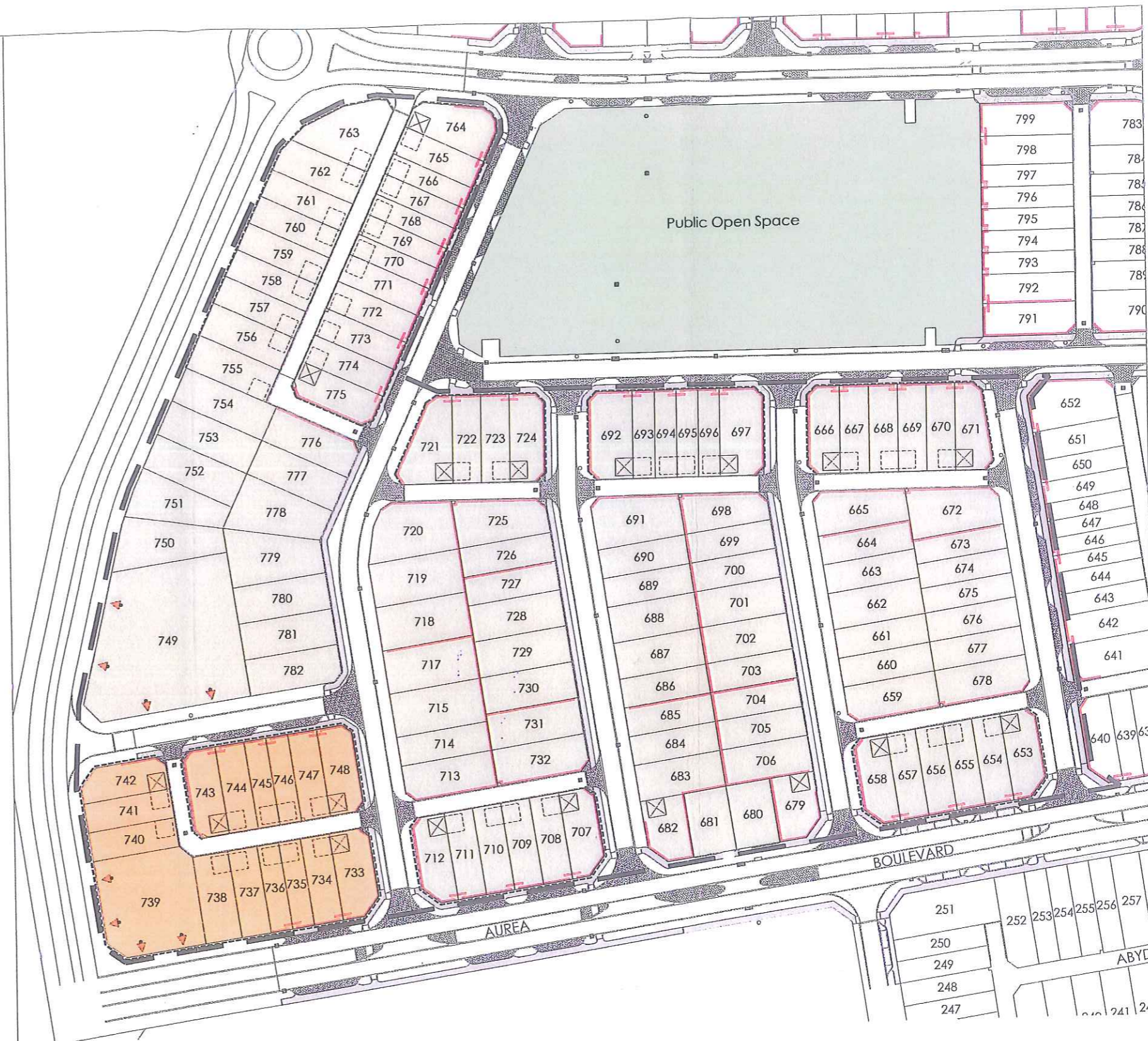11. The overshadowing provision of the R-Codes does not apply.
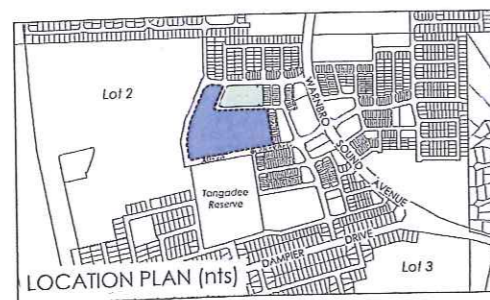
LOCATION PLAN (nts)

Public Open Space

Legend

Symbol	Description
DAP Boundary	
No Vehicular Access	
Retaining Wall	
Footpath	
R40	
R60	
Nominated Building Orientation	
Designated Garage Location	
Preferred Garage Location	
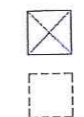
~ An alternative garage location to the preferred location shown on the plan may be approved by the Manager, Building Services subject to the design meeting the solar design principles, streetscape objectives and other statutory requirements.

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

DETAILED AREA PLAN 2
Stage 3 - Aurea Boulevard, Golden Bay
City of Rockingham

CLE
TOWN PLANNING - DESIGN

plan no: 2187-275E-01
scale: nts @ A3
date: 14.01.2013

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