

RESIDENTIAL DESIGN CODE VARIATIONS

1. The requirements of the Residential Design Codes are varied as shown on the DAP.
2. The requirements of the Residential Design Codes and Town Planning Scheme No. 2 shall be satisfied in all other matters.
3. 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.

Street Setbacks/Streetscape

Primary Street Setbacks	2m minimum - 4m maximum
Laneway Setbacks	Minimum 0.5m (including eaves and fencing)
Front Loaded Lots - Garage Setback	Minimum 4.5m
Front Loaded Lots - Garage Width (Including supporting structures)	Maximum 50% of the frontage of the dwelling at the setback line (Maximum of 60% for two storey dwellings)

Boundary Walls (Laneway lots less than 350m2 only)

- a. Single storey boundary walls are permitted to two side boundaries to a maximum height of 3.5 metres with an average height of 3m for 75% of the boundary behind the front setback.

Open Space/Outdoor Living Area

- b. Open Space is permitted in accordance with the table below, subject to the provisions of an Outdoor Living Area being provided, as follows:

Lots & Size	Minimum Open Space (% of site)	Minimum Outdoor Living Area (m ²)
221m ² - 260m ² Lots 1041-1044, 1046-1048, 1052-1055, 1057-1059, 1062-1065 & 1081-1084	30%	24m ² uncovered with 4m minimum dimension
261m ² -300m ² Lots 1001-1004, 1023, 1024, 1026, 1027, 1045, 1049, 1066-1071, 1073-1077, 1080, 1085 & 1087-1090	35%	24m ² uncovered with 4m minimum dimension
301m ² -350m ² Lots 1051 & 1061	40%	30m ² uncovered with 4m minimum dimension
Lots greater than 350 m ² 1020-1022, 1025, 1028-1032, 1040, 1050, 1056, 1060, 1072, 1078, 1079, 1086 & 1091	As per R-Codes	As per R-Codes

Overshadowing

- c. The overshadowing provisions of the R-Codes only applies to those lots denoted on the Detailed Area Plan.

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

[Signature] 26/8/14
MANAGER, STATUTORY PLANNING DATE



Legend

- R30
 - R40 (Laneway Lots)
 - DAP Boundary
 - No Vehicular Access
 - Retaining Wall
 - Overshadow Provision
 - 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.

