

RESIDENTIAL DESIGN CODE VARIATIONS

- 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).
- 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.
- 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

- Primary Street Setback - 2.0m minimum to 4.0m maximum (no average setback applies).
- Secondary Street Setback - 1.0m minimum.
- Laneway Setback - 0.5m including garage, carport and eaves.

STREETScape (REAR LOADED - LANEWAY)

- Garages and Carports - 0.5m from laneway.

STREETScape (FRONT LOADED - LANEWAY)

- Garages and Carports - 4.5m minimum from Primary Street, which may be reduced to 3m at 'block ends' where lots have a depth of 25m or less, providing the garage or carport is located at least 0.5m behind the dwelling.
- 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.
- Garage width on a single storey dwelling, on a lot less than 10m wide, must not exceed 3m.

LOT BOUNDARY SETBACKS (REAR LOADED - LANEWAY)

- Side Boundary Walls - Side boundary walls not higher than 3.5m with an average of 3m, for 75% of the length of the boundary to both sides, behind the Primary Street setback.

OPEN SPACE

Open Space Variations (by lot size)

Lot Size	Minimum Open Space (% of site)	Minimum Outdoor Living Area (m ²)
261m ² -300m ²	35%	24m ² uncovered with 4m minimum dimension
Lots 1034-1039, 1358-1362, 1364-1368 & 1403-1411		
301m ² -350m ²	40%	30m ² uncovered with 4m minimum dimension
Lot 1033		
Lots greater than 350 m ²	As per R-Codes	As per R-Codes
Lots 882-886, 1018, 1019, 1348, 1349, 1357, 1363, 1369, 1384, 1401 & 1402		

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.

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

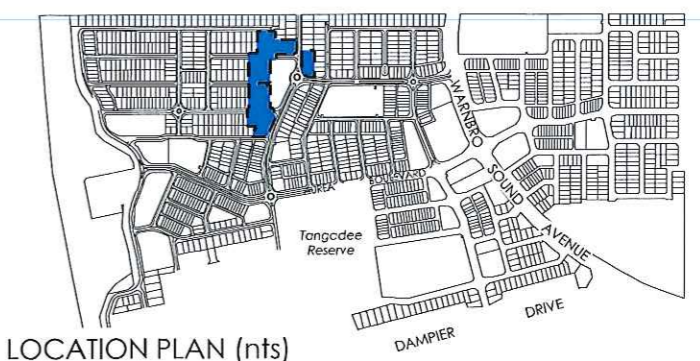
2m
MANAGER, STATUTORY PLANNING

31/10/2014
DATE



Legend

- R30
 - R40 (Laneway Lots)
 - DAP Boundary
 - No Vehicular Access
 - Retaining Wall
 - Overshadow Provision
 - 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 7
Stage 4B - Golden Bay
City of Rockingham



plan no: 2187-346B-01
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date: 28.10.2014

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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 ©