



Detailed Area Plan R-Code Variations

The District Town Planning Scheme and R-Codes are varied in the following manner:

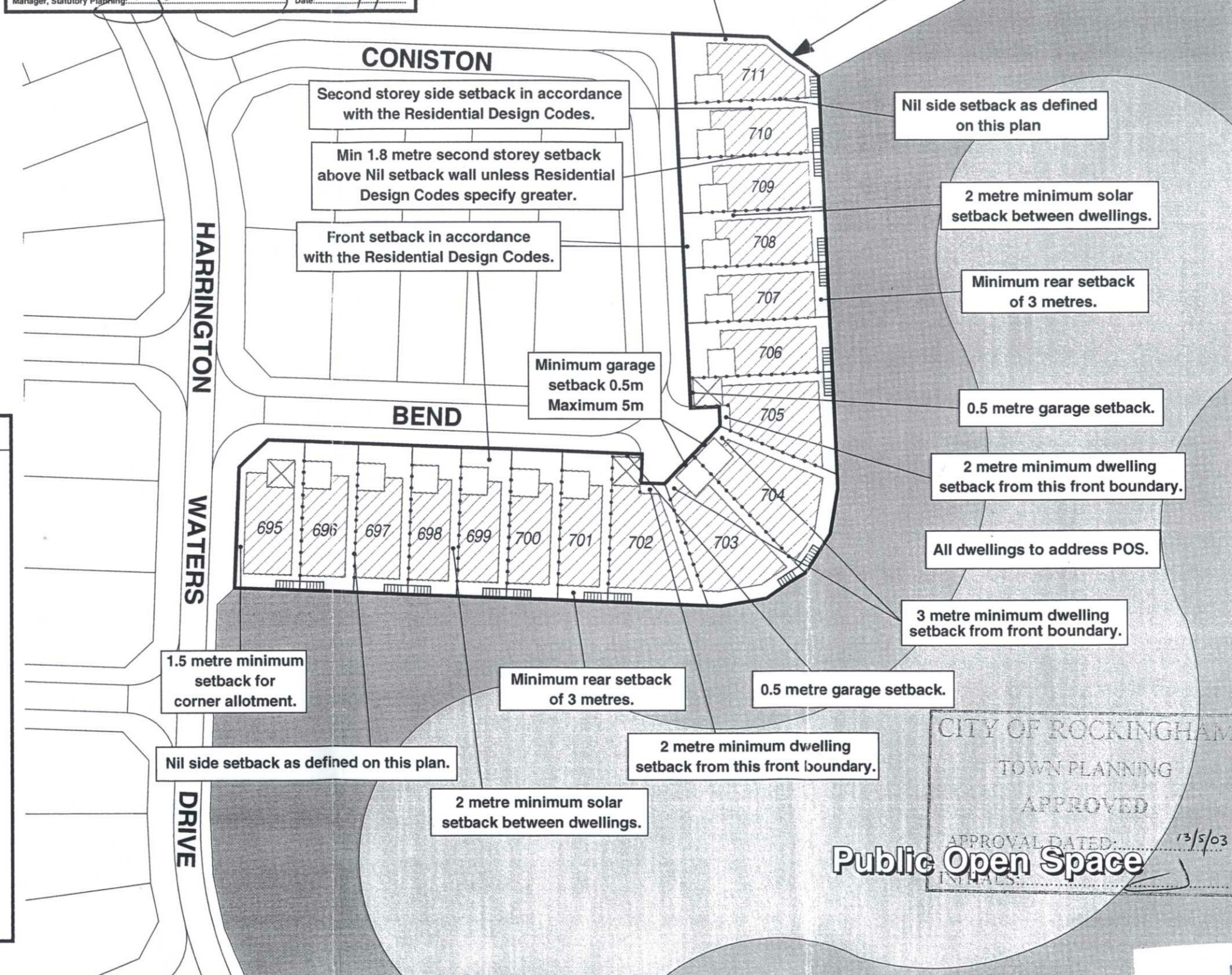
1. The dwellings (including patios, verandahs and gazebos) must be within the building envelopes depicted on the Detailed Area Plan (DAP).
2. A 4m² store is to be integrated within the design of the dwelling to eliminate the need for sheds and outbuildings. No additional out buildings will be permitted unless integrated with the materials and structure of the building.
3. The requirements of the Residential Design Codes are varied as shown on the Detailed Area Plan.
4. The requirements of the Residential Design Codes and Town Planning Scheme shall be satisfied in all other matters.
5. The requirement to consult with adjoining or other land owners where a variation is proposed to the Residential Design Codes as permitted by the Detailed Area Plan, is not required.
6. The Residential Density coding is R30.
7. A courtyard must be provided of a size and dimension as specified by the Residential Design Codes.
8. With the exception of lots 695, 702 & 705 which have designated garage locations, an alternative garage location to that shown on the DAP may be approved by the Manager, Statutory Planning subject to the development meeting solar access principles, streetscape objectives and statutory requirements.
9. A five percent (5%) variation to the minimum open space shall be permitted for single storey development. Open Space shall be calculated in accordance with the provisions of the 2002 Residential Design Guidelines.
10. A nil side setback is permissible on the lots where shown on the DAP (generally the southern or western side boundary) except where such boundaries are a secondary street. The dimensions of which shall be in accordance with Element 3.3.2 A2 iii) of the Residential Design Codes.
11. A 2 metre solar setback applies between dwellings, as shown on the DAP, generally along the boundary which adjoins a permitted nil setback boundary (on an abutting lot). Council will only consider applications for structural development in the solar setback where the principles and benefits of solar access to the dwelling are being maintained.
12. All portions of a dwelling (including verandahs, al fresco areas etc.) shall be setback a minimum of 3 metres from the common boundary with the public open space, and dwellings are to address the POS with windows and openings.

Note: Fencing on all property boundaries shall be prescribed by Harrington Waters Partnership Pty Ltd.

This Detailed Area Plan has been adopted by Council and signed by the Manager, Statutory Planning.

Manager, Statutory Planning: *[Signature]*

Date: 13/5/03



CITY OF ROCKINGHAM
TOWN PLANNING
APPROVED

APPROVAL DATED: 13/5/03
INITIALS: *[Signature]*

Public Open Space



R30 Precinct - Detailed Area Plan

LEGEND:

	Building Envelope
	Designated Garage Location
	Preferred Garage Location
	Stairs to Park
	Nil side setback

