DETAILED AREA PLAN R-CODE VARIATIONS

R-CODING

1. The Residential Design Code applying to these lots is R30.

SCHEME AND RESIDENTIAL DESIGN CODE VARIATIONS

2. The Town Planning Scheme No.2 and RD Codes are varied as described in clauses 4 - 6 below.
3. The requirements of the Town Planning Scheme No.2 and RD Codes shall be satisfied in all other matters.

DESIGN ELEMENTS

4. The following requirements apply to the development of lots affected by the Detailed Area Plan (DAP):

   a) All dwellings and ancillary development must be constructed within the nominated building envelopes.
   b) At least one major opening to an indoor living area is to be installed on the northern elevation of a dwelling in order to maximise solar orientation.
   c) The dwelling must address the Primary Street, where applicable through design, materials and major opening(s).
   d) A minimum open space provision of 40% is applicable.

SETBACKS

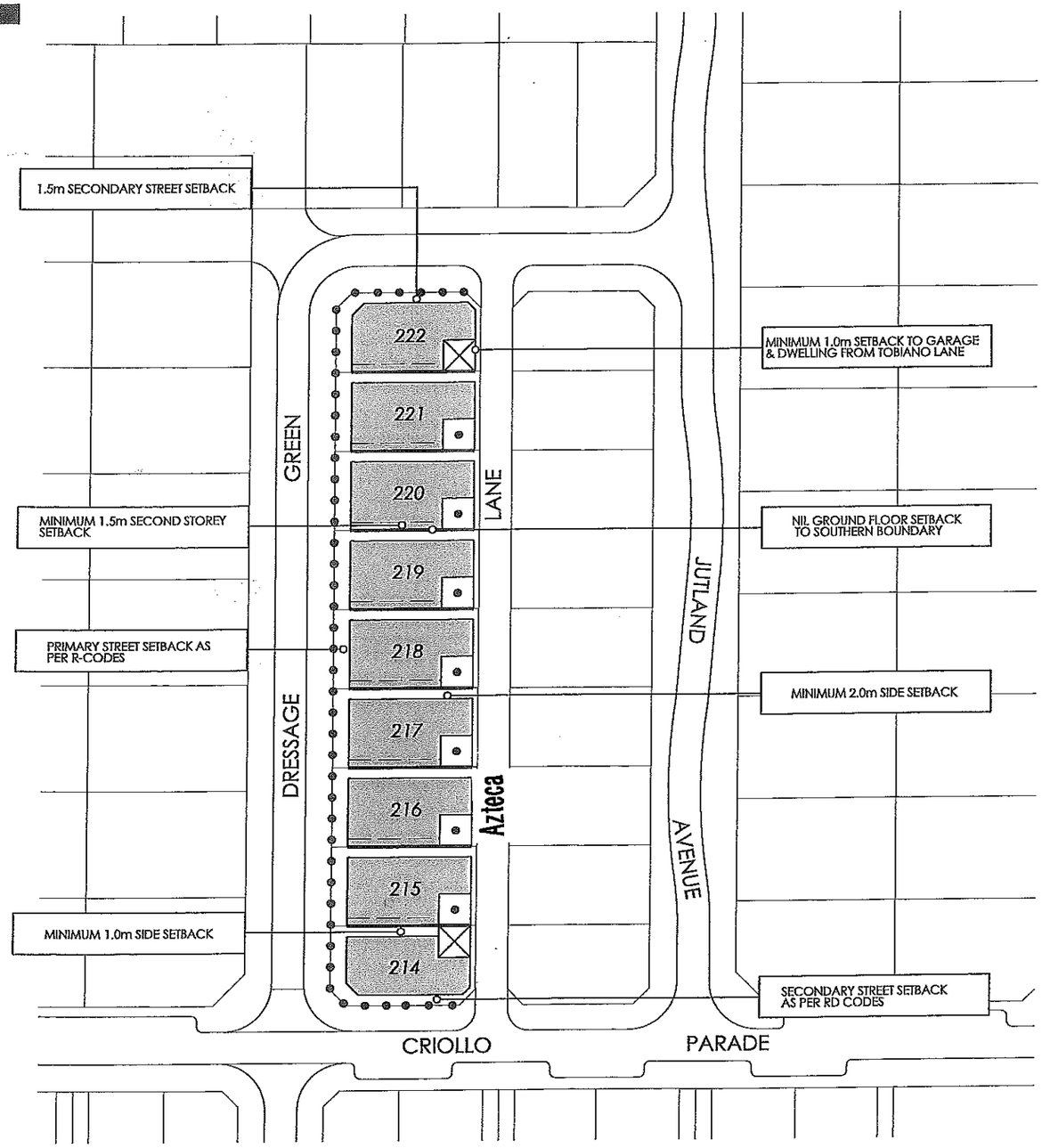
5. Setbacks for development shall be in accordance with the following: (all other setbacks shall be in accordance with RD Codes):

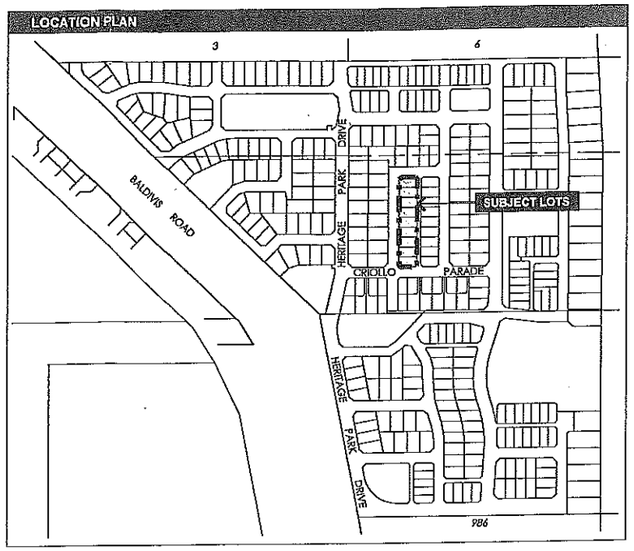
   a) The minimum solar setback from the northern lot boundary shall be 2.0m except for Lot 214 which is 1.0m and Lot 222 which is 1.5m.
   b) A nil ground floor setback is permissible from the southern lot boundary where walls are not higher than 3.5m with an average of 3.0m for two-thirds the length of the boundary behind the front setback.
   c) The minimum second storey setback from the southern lot boundary shall be 1.5m.
   d) The minimum rear setback (Tobiano Lane boundary) shall be 1.0m with no protrusion of eaves or gutters. Note; provision is also applicable to garages.

6 A 2.0m solar setback applies, 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.

GARAGES

7. Garages are to be located as depicted on the DAP with a minimum setback of 1.0m. An alternative garage location to the preferred garage location shown on the plan may be approved by the Manager, Building Services subject to the design meeting solar orientation principles, streetscape objectives and statutory requirements.





LOCAL DEVELOPMENT PLAN APPROVAL EXPIRED

This Local Development Plan expired on 19 October 2025, pursuant to Clause 57 of the Planning and Development (Local Planning Schemes) Regulations 2015, being 10 years after the Regulations came into effect.

ENDORSEMENT TABLE

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

Manager, Statutory Planning _____

Date 16/3/2009

LEGEND

- Building Envelope
- Preferred Garage Location
- Designated Garage Location
- Designated Nil Setback
- 1.5m Second storey setback
- Fencing by developer

PROJECT

Detailed Area Plan - Lots 214-222 Dressage Green

HERITAGE PARK STAGE 3

CLIENT		DATE
ROCKINGHAM PARK P/L		10/03/2009
PLAN NUMBER	SCALE	
03/108/017B	1:1000 @ A3	
DESIGNED BY	CHECKED BY	DRAWN BY
LH	PLANNER	MQ

5m 0 5 10 15 20 25m

ALL AREAS AND DIMENSIONS DESIGNATED ARE SUBJECT TO DETAIL SURVEY.

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