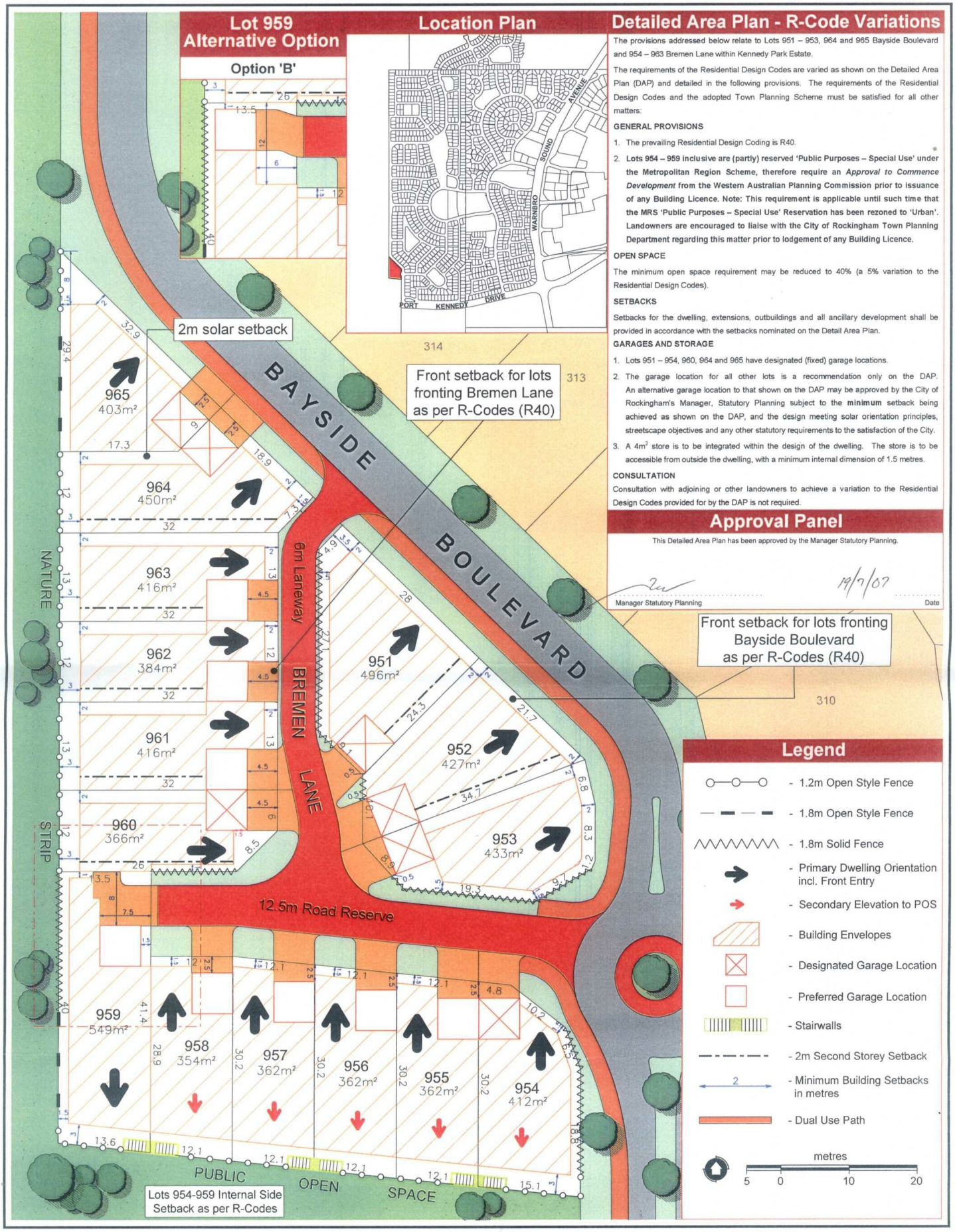

Detailed Area Plan - R-Code Variations

The provisions addressed below relate to Lots 951 – 953, 964 and 965 Bayside Boulevard and 954 – 963 Bremen Lane within Kennedy Park Estate.

The requirements of the Residential Design Codes are varied as shown on the Detailed Area Plan (DAP) and detailed in the following provisions. The requirements of the Residential Design Codes and the adopted Town Planning Scheme must be satisfied for all other matters:

GENERAL PROVISIONS

1. The prevailing Residential Design Coding is R40.
2. **Lots 954 – 959 inclusive are (partly) reserved 'Public Purposes – Special Use' under the Metropolitan Region Scheme, therefore require an *Approval to Commence Development* from the Western Australian Planning Commission prior to issuance of any Building Licence. Note: This requirement is applicable until such time that the MRS 'Public Purposes – Special Use' Reservation has been rezoned to 'Urban'. Landowners are encouraged to liaise with the City of Rockingham Town Planning Department regarding this matter prior to lodgement of any Building Licence.**

OPEN SPACE

The minimum open space requirement may be reduced to 40% (a 5% variation to the Residential Design Codes).

SETBACKS

Setbacks for the dwelling, extensions, outbuildings and all ancillary development shall be provided in accordance with the setbacks nominated on the Detail Area Plan.

GARAGES AND STORAGE

1. Lots 951 – 954, 960, 964 and 965 have designated (fixed) garage locations.
2. The garage location for all other lots is a recommendation only on the DAP. An alternative garage location to that shown on the DAP may be approved by the City of Rockingham's Manager, Statutory Planning subject to the **minimum** setback being achieved as shown on the DAP, and the design meeting solar orientation principles, streetscape objectives and any other statutory requirements to the satisfaction of the City.
3. A 4m² store is to be integrated within the design of the dwelling. The store is to be accessible from outside the dwelling, with a minimum internal dimension of 1.5 metres.

CONSULTATION

Consultation with adjoining or other landowners to achieve a variation to the Residential Design Codes provided for by the DAP is not required.

Approval Panel

This Detailed Area Plan has been approved by the Manager Statutory Planning.

Manager Statutory Planning — Date 19/7/07

Detailed Area Plan

"Kennedy Park Estate" Small Lot Precinct

Stockland

Development Planning Strategies