

Detailed Area Plan

Lumia (Stage 2) - Lot 101 (No. 434) Safety Bay Road



General

- The provisions of the City of Rockingham Town Planning Scheme No.2, Planning Policy 3.3.20 and State Planning Policy 3.1 - Residential Design Codes, as amended (R-Codes), are varied as detailed within this DAP.
- All other requirements of the Town Planning Scheme and R-Codes shall be satisfied in all other matters.
- Consultation with the adjoining or other landowners to achieve a variation to the Residential Design Codes, as provided for by the DAP, is not required.

Objectives of the DAP

- This DAP applies to Stage 2 of the Lumia estate, which is zoned 'Commercial' pursuant to Town Planning Scheme No.2 (TPS2). The DAP is to be applied to the assessment of applications for 'Grouped Dwellings', while any applications for 'Commercial' development or 'Multiple Dwellings' are required to be assessed pursuant to the requirements of TPS2 and the Residential Design Codes.

Density

- For the purposes of assessing development in this DAP, the R60 density code shall apply.

Streetscape

- Buildings on Lots 1 to 3 and Lot 36 are to have the major entry (front door) facing Malibu Road.

Street Setbacks

- Setbacks to the street are to be a minimum of 1.5m (no average), except to those lots fronting Malibu Road where a nil setback is permitted.
- Where lots have frontage to two or more streets, buildings shall be setback a minimum 1m to the secondary frontage (the frontage without the major entry [front door]), except for carports and patios which shall be setback 0.5m to the secondary frontage.

Privacy

- Any openings in the first floor of the north-eastern elevation of dwellings on Lots 3-12, 16 & 17 shall be provided with the following treatments:
 - Fixed obscure glazing to a minimum height of 1.6m above the finished floor level; or
 - A minimum sill height of 1.6m above the finished floor level; or
 - An obscure awning type window; or
 - Reduced in size to not exceed 1.0m² in aggregate.

Garages

- Garages are to comprise no more than 6.5m of the building frontage.
- Garages are generally to be setback a minimum of 0.5m behind the main dwelling alignment. A garage may be setback less than 0.5m or on the same alignment as the dwelling where the building facade facing the street is double storey in height and/or incorporates appropriate design features to reduce the visual

dominance of the garage, such as a portico, verandah or other similar feature.

- An alternative garage location to the preferred location shown in the DAP may be approved by the City subject to the design meeting the solar design principles, streetscape objectives and other statutory requirements.

Interface with Harbour Court Park

- For Lot 11, a 3.0m minimum Setback from the dwelling to the rear boundary adjacent the Public Open Space on Harbour Court is required. Sheds and garages are not permitted within the Public Open Space setback area (swimming pools are permitted). The dwelling must have at least one habitable room window facing the Public Open Space.

Fencing

- Front fencing (TYPE A) is to be a maximum of 1.2m in height.
- Where Type A fencing is provided to a primary frontage it must have a minimum of 10.0m return on the secondary frontage and a minimum return of 4.0m on side boundaries (unless nil setback).
- Side and rear fencing is to be a maximum of 1.8m in height, unless the fence has been installed by the subdivider.
- Fencing installed by the subdivider on Lots 1-3, 11, 12 & 36 shall be maintained to the satisfaction of the City and shall not be altered or replaced.

Roof Pitch

- Where conventional pitched roofs are employed, the pitch must be 25° minimum and 42° maximum. Pitches lower than 25° may only be applied to designs featuring skillion roofs or secondary roofs such as verandahs and awnings.

Waste Collection

- Bins may be placed within the front setback of each lot for collection. A communal waste pickup area is denoted on the plan for those lots not able to be accessed by the waste collection vehicle (including Lots 17 & 18).

Advice Notes

- The primary street facade is encouraged to be detailed to provide visual richness and variety through a combination of the following:
 - the application of colour, texture and changes in materials;
 - the use of elements such as awnings, balconies and extensive glazing;
 - front entries which are clearly identifiable from the street through expressed elements such as entry porticos, glazing etc.; and
 - elevations which reflect the desired character through the application of a mix of materials and colours.

Managers Approval

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.

WILSON SERVICES 03-04-13

 Manager, Statutory Planning

3/4/2013

 Date

Amendment No.	Summary of Amendment	Date of minor amendment endorsed by Manager, Statutory Planning
1	Delete Lot 12 from the 'Privacy' requirements	22.4.2016