

DETAILED AREA PLAN ROCKINGHAM WATERFRONT VILLAGE - STAGE 1 - PRECINCT F (R60)

LOCALITY PLAN PATTERSON

DETAILED AREA PLAN R-CODE VARIATIONS

COMMODORE

- 1. All dwellings and ancillary development (including patios, gazebos and sheds) must be within the building envelopes
- 2. The requirements of the R-Codes are varied as shown on the Detailed Area
- 3. The requirements of the R-Codes and Town Planning Scheme shall be satisfied in all other matters;
- 4. The requirement to consult with adjoining or other landowners to achieve a variation of the R-Codes as shown on this DAP, is not required;
- All lots are to be constructed with a store area (min.4m²) under the main roof of the residence or garage and accessible from either the exterior or within the garage
- Dwellings shall comply with the following:
 i) a maximum front setback of 5m is permitted, minimum 2m, (average 3m)
 - ii) a minimum nil side setback for the full length of both side boundaries applies;
 - iii) a minimum 40% open space shall be
 - provided; iv) a maximum building height of 2 storeys
 - (top of pitched roof 11m) max.7m wall height (roof over) or 8m (parapet) applies; v) garages shall be setback a minimum 1.0m
 - (max 2.0m) from the rear boundary; vi) studios over garages may have a minimum 0.5m setback to the rear boundary;
 - vii) dwellings shall be setback 1.5m minimum from
 - the rear boundary; viii)all vehicle access shall be via the laneway;
 - ix) the outdoor living area may be provided in the front setback area for lots fronting Roscoe Turn;
 - development shall be oriented to address public streets, laneways and public open space by the use of habitable room openings, articulated architectural features and the like;
 xi) courtyards should be located in the position
 - identified on the DAP or an alternative location which maximises solar access.

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