



- DETAILED AREA PLAN R-CODE VARIATIONS**
- The dwelling (including patios & gazebos) must be within the building envelopes;
  - The requirements of the R-Codes are varied as shown on the Detailed Area Plan;
  - The requirements of the R-Codes and Town Planning Scheme shall be satisfied in all other matters;
  - The requirements to consult with adjoining or other landowners to achieve a variation of the R-Codes is not required;
  - Development shall be designed so that its shadow cast at midday 21 June, onto any adjoining property does not exceed 40% of the adjoining property's site area;
  - Sheds & outbuildings that do not match the construction materials and colours of the dwellings are not to be visible from the street or open space;
  - Dwellings shall comply with the following:
    - the minimum front setback shall be 4m;
    - the minimum setback to a secondary street shall be 1.5m;
    - a nil setback applies to the southern or western boundary of the site as shown on the DAP;
    - a minimum 35% open space shall be provided;
    - a maximum building height of 2 storeys (12m) applies;
    - minimum courtyard size of 24m<sup>2</sup> (minimum dimension 4m) applies as shown on the DAP;
    - development shall be oriented to address public streets and public open space by the use of habitable room openings, articulated architectural features etc.;
  - All lots are to be constructed with a store area (min. 4m<sup>2</sup>) under the main roof of the residence or garage and accessible from either to the exterior or within the garage area.

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

Manager Planning Services  
 MANAGER STATUTORY PLANNING  
 Date: 21/1/08

**DETAILED AREA PLAN**  
**ROCKINGHAM WATERFRONT VILLAGE - STAGE 2 - PRECINCT G**

DATE: 7 DECEMBER 2005  
 PLAN NO: 03/086/012A  
 SCALE: 1:1500 @ A3

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