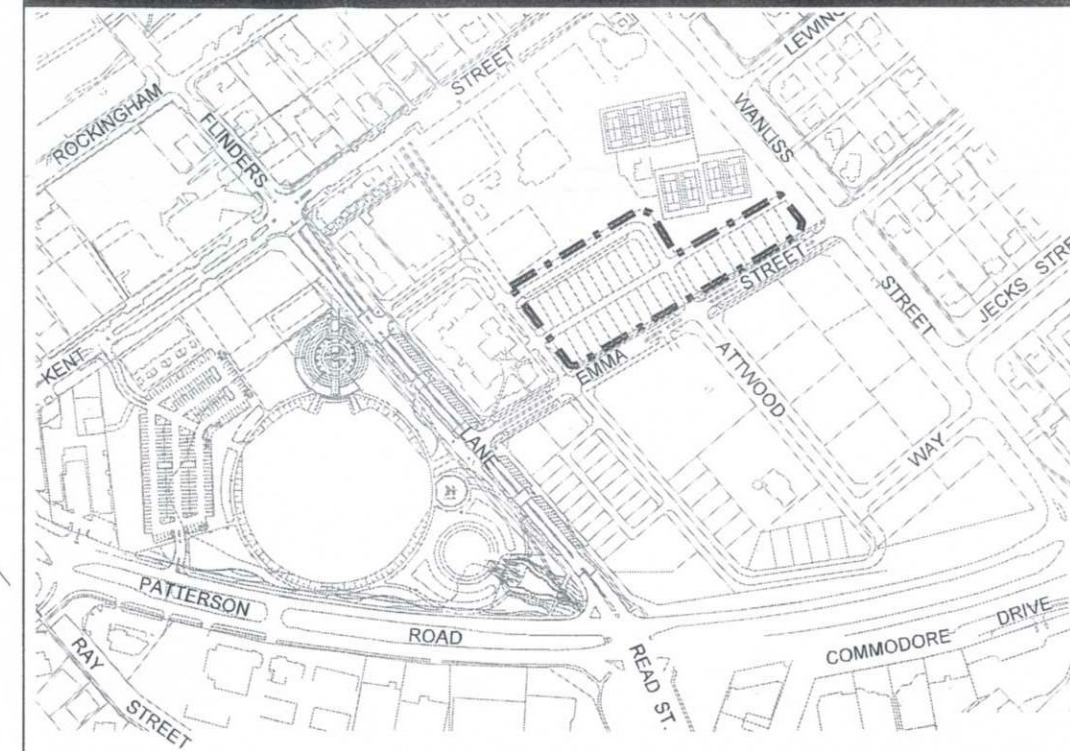


LOCALITY PLAN



DETAILED AREA PLAN R-CODE VARIATIONS

1. All dwellings and ancillary development (including patios, gazebos and sheds) must be within the building envelopes depicted on the DAP;
2. The requirements of the R-Codes are varied as shown on the Detailed Area Plan;
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 outlined in this DAP is not required;
5. 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 to the exterior or within the garage area;
6. 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 1.5m setback is required to secondary streets;
 - iv) a minimum 40% open space shall be provided;
 - v) a maximum building height of 2 storeys (top of pitched roof 11m) max. 7m wall height (roof over) or 8m (parapet/flat roof design) applies;
 - vi) garages shall be setback a minimum 1.0m (max 2.0m) from the rear boundary;
 - vii) dwellings shall be setback 1.5m minimum from the rear boundary;
 - viii) studios over garages may have a minimum 0.5m setback to the rear boundary;
 - ix) all vehicle access shall be via the laneway;
 - x) development shall be oriented to address public streets and laneways 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 for lots fronting Devonshire Road, courtyards may be located within the front setback area.



LEGEND

- | | | | |
|--|----------------------------|--|------------------------------------|
| | DESIGNATED GARAGE LOCATION | | NO VEHICLE ACCESS |
| | PREFERRED GARAGE LOCATION | | MINIMUM NIL SETBACK |
| | BUILDING ENVELOPES | | MINIMUM 1.5m REAR DWELLING SETBACK |
| | | | PREFERRED COURTYARD LOCATION |

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

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

DETAILED AREA PLAN

ROCKINGHAM WATERFRONT VILLAGE - STAGE 3 - PRECINCT F (R40/R60)

DATE : 24 OCTOBER 2007
 PLAN NO. 03/086/016A
 SCALE : 1:1000 @ A3

