

The City of Rockingham Town Planning Scheme No.2 and the Residential Design Codes are varied in the following manner:

GENERAL

- All dwellings and ancillary development must be located within the building envelopes as depicted on this Detailed Area Plan (DAP).
- The requirements of the Residential Design Codes 2013 (R-Codes) and Town Planning Scheme shall be satisfied in all other matters.

R-Code	DAP Lots
R20	6, 37 & 38
R25	7, 39 & 40
R30	58 - 81
R40	57

- For primary orientation of dwellings, at least one habitable room window shall face the primary street to provide passive surveillance.
- With the exception of Lots 6, 7, 37 - 40, each dwelling is to have a double garage/carport accessed from the rear laneway.

OPEN SPACE

- For Lots 6, 7, 37 - 40 the minimum open space shall be 45% and for Lots 57 - 81 the minimum open space shall be 40%.

SETBACKS

- Setback variations to corner lots may be approved at the discretion of the Manager, Building Services of the City of Rockingham where the configuration of these lots may limit compliance with setback requirements. No garage/carport eaves shall protrude into the one (1) metre laneway setback.
- A nil setback is permissible on the lots where shown on the DAP. Side setbacks for the cottage (laneway) lots only on this DAP may be reduced to nil for two thirds the length of the Southern boundary (behind the front setback line) provided that walls do not exceed 3m average and 3.5m maximum height.
- Northern boundary setback for cottage (laneway) lots as per R-Codes. With the exception of Lot 7, nil setback walls on northern boundary are not permitted except for garage and carports.

GARAGES & CARPORTS

- Lots 6, 7, 37 - 40, 58, 69, 70 & 81 have designated (mandatory) garage/carport locations to improve access arrangements.
- The location of garage/carport for all other lots is a recommendation (preference) only as shown on the DAP. An alternative location to the recommended locations shown on the DAP may be approved by the City of Rockingham's Manager Building Services, subject to a minimum setback of 1.0m.

Building Services 23.07.13

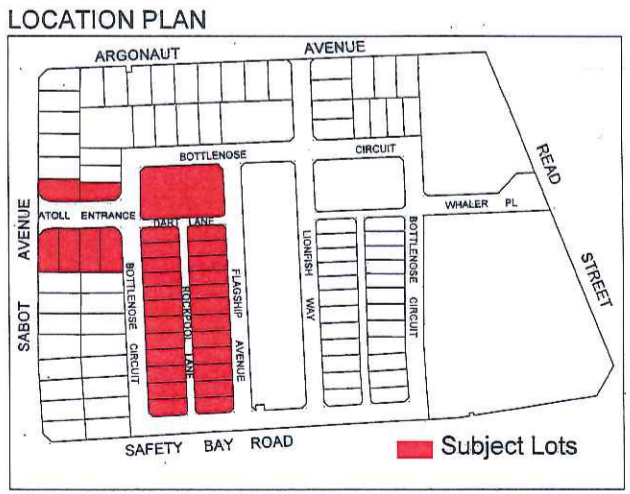
This Detailed Area Plan has been approved under delegation by the Manager, Statutory Planning under clause 4.23.1(c) of the City of Rockingham Town Planning Scheme No. 2

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Manager, Statutory Planning

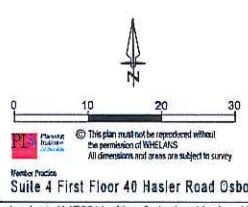
23/7/2013

Date



Seabreeze
WAIKIKI

DETAILED AREA PLAN
ESTATE LOTS 6,7,37-40, 57 & 58-81
WAIKIKI



LANDCORP

TOWN PLANNING
Whelans