



RESIDENTIAL DESIGN CODE VARIATIONS

1. The provisions of Town Planning Scheme No.2 and State Planning Policy 3.1 - Residential Design Codes (R-Codes) are varied as detailed within this Detailed Area Plan (DAP).
2. The requirements of the R-Codes and TPS2 must be satisfied as provided in this DAP, except where provided in accordance with the City's Planning Policy 3.3.20 - Residential Design Codes.
3. Consultation with adjoining or other land owners to achieve a variation to the R-Codes, as provided for by this DAP is not required.

STREET SETBACKS

1. Primary Street Setback - 2.0m minimum to 4.0m maximum (no average setback applies).
2. Secondary Street Setback - 1.0m minimum.
3. Laneway Setback - 0.5m including garage, carport and eaves

STREETSCAPE (FRONT LOADED STREET)

1. Garages and Carports - 4.5m minimum from Primary Street, which may be reduced to 3.0m at 'block ends' where lots have a depth of 25m or less, providing the garage or carport is located at least 0.5m behind the dwelling.
2. Garage doors and supporting structures must not exceed 50% of the frontage at the front setback line from the Primary Street. This can be increased to 60% for two storey dwellings in accordance with clause 5.2.2 of the R-Codes.
3. Garage width on a single storey dwelling, on a lot less than 10m wide, must not exceed 3m.

LOT BOUNDARY SETBACKS

1. Side Boundary Walls - Side boundary walls not higher than 3.5m with an average of 3m, for 75% of the length of the boundary to both sides, behind the Primary Street setback.

OPEN SPACE

Open space Variations (by lot size)

Lot Size	Minimum Open Space (%of site)	Minimum Outdoor Living Area(m ²)
Less than 180m ²	30%	16m ² uncovered with 4m minimum dimension
180m ² - 220m ²	30%	20m ² uncovered with 4m minimum dimension
221m ² - 260m ²	30%	24m ² uncovered with 4m minimum dimension
261m ² - 300m ²	35%	24m ² uncovered with 4m minimum dimension
301m ² - 350m ²	40%	30m ² uncovered with 4m minimum dimension
More than 350m ²	As per R-Codes except as varied by this DAP	

SITE PLANNING AND DESIGN

1. Solar access for adjoining sites - R-Code requirements do not apply.

OTHER PROVISIONS

1. For development on Lots 32 & 82, the above DAP provisions shall apply to any future subdivision/strata of Lots 32 & 82.

DISCLAIMER

Information shown hereon is generated from data obtained from various sources.

The City of Rockingham cannot guarantee the currency, accuracy or completeness of any data and will not accept any responsibility for any errors or losses incurred as a result of the use of this information.

Users are advised to verify the currency, accuracy and completeness of the data with the source organisations or the relevant data custodian before making any decision.

This DAP has been approved under delegated authority by the City pursuant to Clause 4.23.1 (c) (i) of Town Planning Scheme No.2

PW

Manager Statutory Planning
City of Rockingham

23/12/2014

Date:

DETAILED AREA PLAN LOTS 32 & 82-106 PERIWINKLE LANE WAIKIKI

Seabreeze
WAIKIKI

whelans
TOWN PLANNING

Scale NTS

Projection: MGA 94 Zone 50

Datum: AHD

Date: 06/11/14

CIVIC BOULEVARD
WESTERN AUSTRALIA



P.O. Box 2142 Rockingham 6967 WA

Telephone 9 528 0333 Fax 9592 1705