



VARIATIONS FOR R40 GROUPED SITE

The provisions of the City of Rockingham Town Planning Scheme No. 2 and State Planning Policy 3.1 - Residential Design Codes are varied as detailed within this DAP. All other requirements of the Town Planning Scheme and R-Codes shall be satisfied in all other matters.

The R40 density code applies to the site contained within this DAP. Consultation with the adjoining or other land owners to achieve a variation to the Residential Design Codes, as provided for by the DAP is not required.

This DAP is to be read in conjunction with the attached Character Statement.

MINIMUM OPEN SPACE	40%	
SETBACKS	MINIMUM	MAXIMUM
Abington Avenue	3m	6m
Devine Court (Lot 446 only)	2m	6m
Vigo Cove (Lot 446 only)	2m	6m
Public Open Space	3m	not applicable
Garages (Lot 446 only)	0.5m behind main building line	6m

- Notes:
- Garages must be located at least 0.5m behind the main building line for dwellings accessed via a street only. (This setback does not apply to dwellings accessed from an internal laneway.)
 - Where possible dwellings are to be designed to take advantage of northern solar orientation.
 - Patios, verandahs and the like are permitted within the Public Open Space setback area up to 1m from the boundary.
 - Sheds and garages are not permitted within the Public Open Space setback area.
 - Development of outbuildings fronting the Public Open Space shall be built to compliment the design and materials of the dwelling. Outbuildings that do not achieve this are to be suitably screened from view with vegetation and the like to the Public Open Space, to the satisfaction of the City.
 - Swimming pools are permitted within the Public Open Space setback area.

1. BUILDING FORM & ORIENTATION

- Dwellings shall be designed to orientate towards their primary frontage in terms of main entry, articulation, major openings and colours/materials.
- Dwellings must have at least one opening from a habitable room facing the Public Open Space.
- Dwellings with secondary frontage to an internal driveway must incorporate suitable articulation and at least one habitable room opening.

2. FENCING

- Uniform Estate fencing to the western boundary of the site is to be constructed by the Purchaser [blue line].
- Uniform fencing on boundaries cannot be modified, with the exception of maintenance and repair, and shall only use materials that are identical with those used in the original construction.

This Detailed Area Plan has been endorsed by Council under Clause 4.23 of Town Planning Scheme No. 2:

[Signature] 19/6/2012
 Manager Statutory Planning City of Rockingham Date

[Signature] 13/06/12