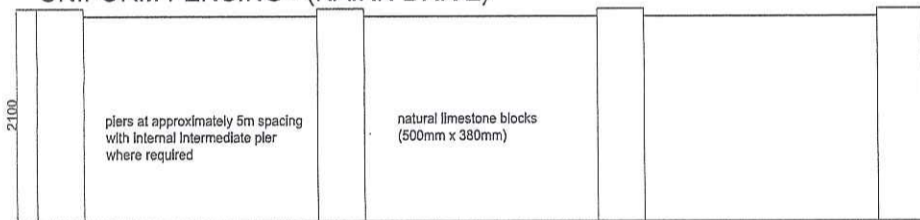
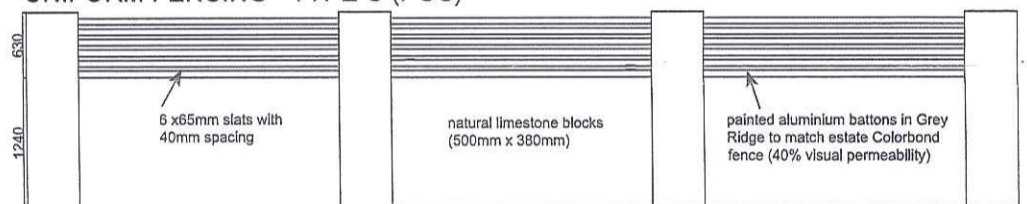


UNIFORM FENCING - (NAIRN DRIVE)



UNIFORM FENCING - TYPE C (POS)



VARIATIONS FOR GROUPED SITE R40 LOTS

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 all lots 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.

MINIMUM OPEN SPACE	40%	
SETBACKS	MINIMUM	MAXIMUM
Monaghan Close	nil setback permitted	not applicable
Public Open Space (POS)	nil setback permitted	not applicable
Garages	0.5m behind main building line (residential developments accessed via Monaghan Close only)	not applicable

1. BUILDING FORM & ORIENTATION

- Buildings shall be designed to orientate towards the primary frontage in terms of main entrances, articulation, glazing, architectural design features and colours/materials.
- Buildings with secondary frontage overlooking the Public Open Space shall provide suitable articulation, glazing and architectural interest.
- Where a single building is proposed it must be located towards the western boundary of the site.

2. PEDESTRIAN ACCESS

- The main pedestrian entrance to buildings shall be located on Monaghan Close.
- A clear pedestrian path should be provided between the carpark and main public entrance, to facilitate customer's access to the entry.

3. MATERIALS & FINISHES

- A combination of materials and/or finishes shall be incorporated to add visual interest to all façades visible from public spaces.
- Unfinished walls, including boundary walls, shall not be left exposed where in public view.

4. SITE LEVEL & ACCESS TO PUBLIC OPEN SPACE

- Where direct frontage to the public open space is proposed the site should be elevated at least 0.5m above the public open space.

5. VEHICLE ACCESS & PARKING AREAS

- The development must meet the minimum car parking requirements as set out in Table 2 and clause 4.15.1.3 of *City of Rockingham Town Planning Scheme No.2*.
- On-street parking shall be constructed adjacent Lot 451 for visitor parking.

6. FENCING

- Uniform Estate fencing to the public open space boundary and Nairn Drive shall be constructed by the Purchaser [diagonal hatching].
- Semi-open style fencing above 0.75m to a maximum of 1.8m high is permitted to Monaghan Close.
- Fencing is not mandatory and a suitable built form outcome may be considered as an alternative.

7. INCIDENTAL DEVELOPMENT

- 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.

This Detailed Area Plan has been endorsed by Council under Clause 4.23.1(c) of Town Planning Scheme No. 2:

Manager Statutory Planning
 City of Rockingham

3/9/2012
 Date