



VARIATIONS FOR ALL REAR LANEWAY 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.

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

MINIMUM OPEN SPACE	30%	
SETBACKS	MINIMUM	MAXIMUM
Primary Street	3m	not applicable
Laneway	1m (with no protrusion of eaves or gutters)	not applicable
Garages	1m (from rear lane)	not applicable
ESTATE FENCING	Estate fencing cannot be modified. Any maintenance and repair must use materials substantially identical with those used in the original construction.	

Notes:

1. Where possible dwellings are to be designed to take advantage of northern solar orientation.
2. Where abutting Public Open Space, any outbuildings must compliment the design and materials of the dwelling, or be suitably screened from view, to the satisfaction of the City.
3. Swimming pools are permitted within the Public Open Space setback area.
4. It is mandatory for all lots with laneway access to locate carports and garages at the rear with access via the laneway.



	Lots Applicable to this DAP
	Estate Fencing (by Developer)
	Primary Dwelling Orientation
	Designated Garage Location

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

[Signature] 21/12/2011
 Manager Statutory Planning
City of Rockingham Date

[Signature]
 C. REQUERO
 BUILDING SERVICES 20.12.11