

Detailed Area Plan R-Code Variation

GENERAL

- 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 the DAP.
- All other requirements of the Town Planning Scheme and R-Codes shall be satisfied in all other matters.
- Consultation with the adjoining or other landowners to achieve a variation to the Residential Design Codes, as provided for by the DAP is not required.

R-CODES

- For the purpose of assessing residential development, proposed dwellings will be assessed against the provisions of the R60 density code (except where development criteria provided on this DAP).

STREETSCAPE AND SETBACK REQUIREMENTS

Criteria	Location	Minimum	Notes
Street	Dwelling – Lots 453, 454 & 466	3.0m	• Permitted to Abington Avenue.
	Garage and carports – all lots	2.5m	• Permitted to Haley Mews
Dwelling Side boundary (other than Secondary Street)	All lots	Nil	• Both side boundaries, length determined by front and rear setbacks.

OPEN SPACE REQUIREMENTS

Location	Minimum	Notes
All lots	30%	Permitted where Outdoor Living Area is: • Min. 16m ² (min. dimension 4m).

DESIGN ELEMENTS

5. BUILDING DESIGN

- Dwellings must be designed to include at least one clearly defined entry point (excluding a garage) or at least one major opening to a habitable room facing each Street to which it has frontage.
- For Lots 453, 454 & 466, dwellings must address Abington Avenue (denoted as Primary Building Orientation) by way of orientation, design, fenestration and entry.
- Dwelling side boundary walls are permitted to a maximum height of 7.0m (no averaging). Maximum total length determined by front and rear setbacks.
- A porch, balcony or verandah may project not more than 1m into the street setback area for 100% of the frontage at any level.
- Where a garage is located in front of the building it may not protrude more than 2.0m forward of the dwelling alignment (including any porch, verandah or balcony).

6. FENCING

- Uniform fencing on boundaries cannot be modified unless a nil setback is proposed with the exception of maintenance and repair using materials that are as close as practical to those used in the original construction.

7. CAR PARKING

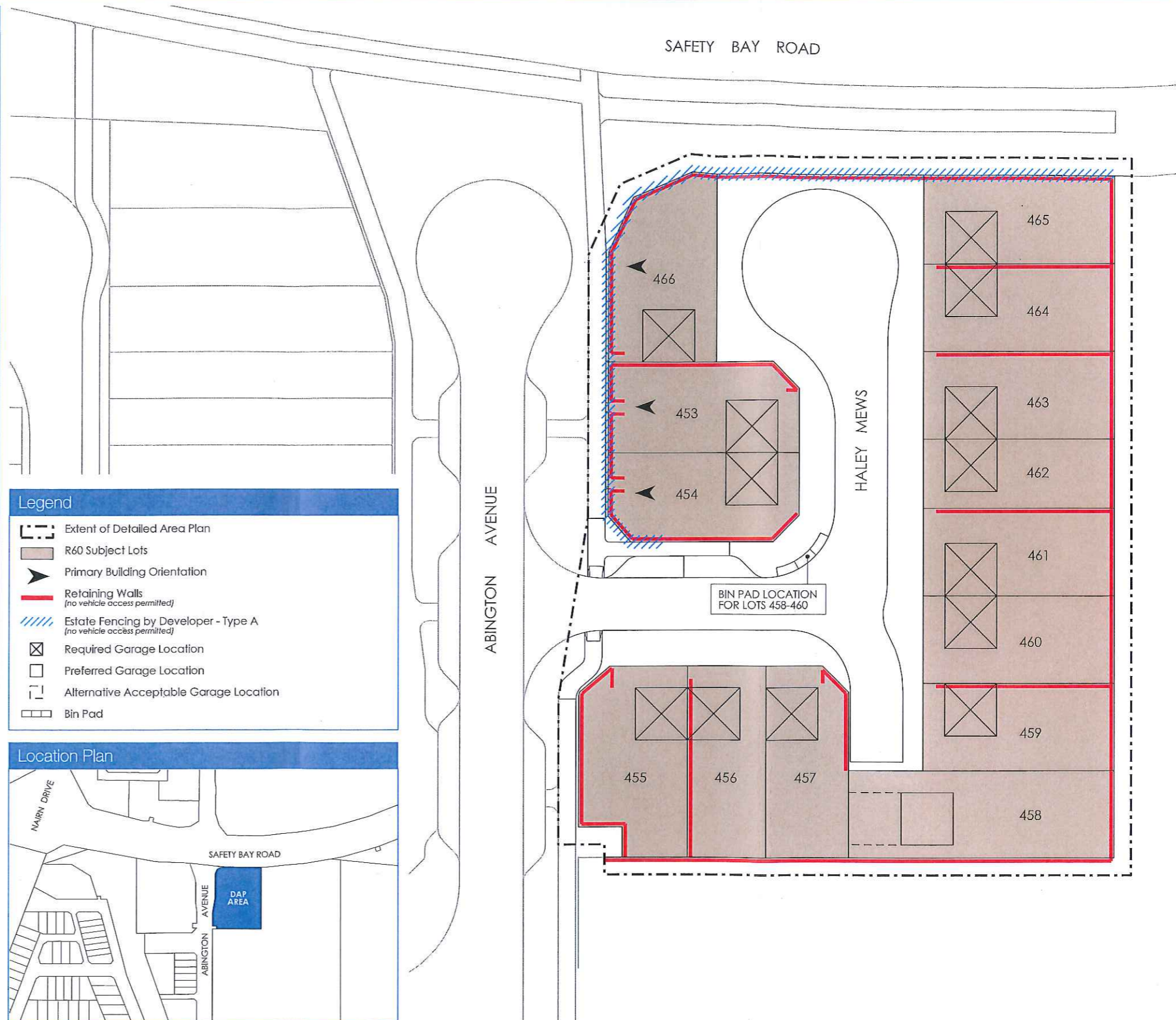
- All garage locations must be in accordance with the locations identified on the DAP.

8. OVERSHADOWING

- The lots the subject of this DAP are exempt from R-Code provisions determining solar access for adjoining lots.

9. AIR CONDITIONING

- The placement of the air conditioner unit needs to be considered so as to achieve compliance with the assigned noise levels under the Environmental Protection (Noise) Regulations 1997.



Legend

- Extent of Detailed Area Plan
- R60 Subject Lots
- Primary Building Orientation
- Retaining Walls (no vehicle access permitted)
- Estate Fencing by Developer - Type A (no vehicle access permitted)
- Required Garage Location
- Preferred Garage Location
- Alternative Acceptable Garage Location
- Bin Pad

Location Plan



Endorsement Table

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

Manager Statutory Planning
City of Rockingham

Signature
10-10-2013

11/10/2013

Date