

## Detailed Area Plan R-Code Variation

### INTRODUCTION

- The requirements of the Residential Design Codes are varied as shown on this DAP.
- The requirements of the R Codes and Town Planning Scheme shall be satisfied in all other matters.
- Consultation with adjoining land owners to achieve a variation to the R Codes as provided for by the DAP is not required.
- R Coding R60.

### 1. Primary Street or Primary Building Orientation Setbacks

- 2.0m minimum to the dwelling.
- No averaging is required.
- Dwellings must be designed to include one or more major openings to habitable rooms facing the Primary Street.

### 2. Lots 19-29; Baldvis Road (reserve) setback

- 2.0m minimum to the dwellings and outbuildings to the Eastern Boundary.
- 1.0m minimum to patios, pergolas and unenclosed structures.
- Outbuildings must be screened from view from Baldvis Road reserve or constructed to compliment the materials of the dwelling.
- Dwellings must be designed to include one or more major openings to habitable rooms facing Baldvis Road reserve.

### 3. Lot 19; Safety Bay Road (reserve) and Northern Baldvis Road (reserve) setback

- 1.0m minimum to the dwellings and outbuildings.
- Dwelling must be designed to include one or more major openings to habitable rooms facing Baldvis Road reserve and/or Safety Bay Road reserve.

### 4. Open Space

- Minimum 30%.

### 5. Side Boundary Setbacks (except Secondary Streets)

- Nil setback is permitted to both side boundaries at single storey level for a maximum length determined by the front and rear setbacks.

### 6. Fencing

- Uniform fencing provided by the developer cannot be modified (with the exception of maintenance and repair). Materials used must be as close a practical to those used in the original construction.

### 7. Overshadowing

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

### 8. 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 (no vehicle access permitted)

### 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

23 JAN 2016  
 Date