

## 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 R50 density code (except where development criteria is provided on this DAP).

### STREETScape AND SETBACK REQUIREMENTS

Criteria	Location	Minimum	Notes
Street	Dwelling – Lots 480-492	3.0m	• Permitted to Abington Avenue.
	Dwelling – Lots 467 & 492	1.0m	• Permitted to Safety Bay Road.
	Garage and carports – all lots	1.0m	• Permitted to Devine Court. • No intrusion of eaves or gutters into the setback.
Dwelling Side Boundary	All lots	Nil	• Both side boundaries.
Public Open Space	Building – Lots 467-479	3.0m	• Permitted to POS boundary.
	Patio – Lots 467-479	1.0m	

### OPEN SPACE REQUIREMENTS

Location	Minimum	Notes
Lots 470-478 and 481-489	25%	Permitted where Outdoor Living Area is: • Min. 16m <sup>2</sup> (min. dimension 3m).
All other lots	30%	Permitted where Outdoor Living Area is: • Min. 16m <sup>2</sup> (min. dimension 4m).

### DESIGN ELEMENTS

#### 5. BUILDING DESIGN

- Dwellings shall address Abington Avenue and the Public Open Space (denoted as Primary Building Orientation) by way of orientation, design, fenestration and entry and shall contain one or more major openings to a habitable room(s).
- 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.
- Dwellings abutting POS shall be suitably designed and oriented to allow for passive surveillance of the POS. Dwellings shall have at least one major opening to a habitable room facing and allowing an unobstructed view of the POS.

#### 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

- In the case of Lots 470-479 and 481-489, at least one on-site car parking space must be provided.

#### 8. OVERSHADOWING

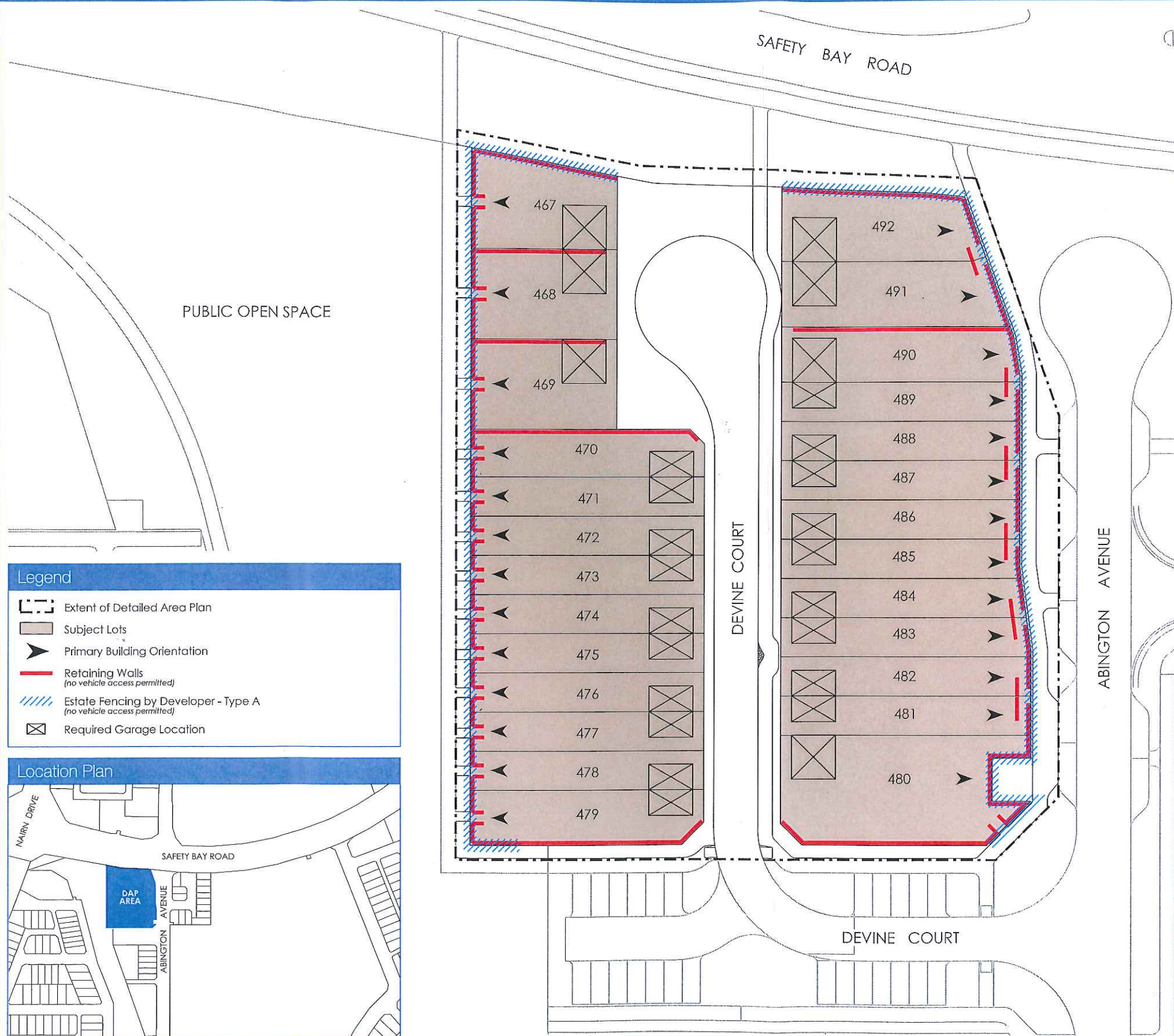
- The lots subject of this DAP are exempt from R-Code provisions determining solar access for adjoining lots.

#### 9. STORMWATER DRAINAGE

- 50% of the stormwater runoff generated from Lots 471-478 and 481-489 can be discharged and accommodated into the road stormwater drainage infrastructure via the connection point at the rear. For all other lots, all stormwater must be contained on-site.

#### 10. 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
- Subject Lots
- Primary Building Orientation
- Retaining Walls  
(no vehicle access permitted)
- Estate Fencing by Developer - Type A  
(no vehicle access permitted)
- Required Garage Location

### 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

10.10.2013

10/10/2013  
Date