



VARIATIONS FOR ALL R30 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 R30 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	40%*	
SETBACKS	MINIMUM	MAXIMUM
Primary Street	3m	6m
ESTATE FENCING	Estate fencing cannot be modified. Any maintenance and repair must use materials substantially identical with those used in the original construction.	

Notes:

- *The reduced minimum open space to 40% only applies if:
 - the front setback is reduced to 3m; and
 - the garage is located 0.5m or greater behind the main part of the dwelling.
- For lots less than 13m frontage, a double garage is permitted provided that an entry feature is the dominant architectural element of the facade (see attached Character Statement).
- Where possible dwellings are to be designed to take advantage of northern solar orientation.
- Dwelling orientation to Pedestrian Access Way should incorporate at least one habitable room and an architectural feature.
- Where abutting Public Open Space and Pedestrian Access Way, any outbuildings must compliment the design and materials of the dwelling, or be suitably screened from view, to the satisfaction of the City.

* Note:

A 0.5m garage setback behind the main part of the dwelling does not apply if a proposed dwelling complies with the acceptable development criteria of the Residential Design Codes **pertaining to part 6.2 Streetscape Requirements**.



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

gsmckg 2-12-2010

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

Manager Statutory Planning
City of Rockingham

3/12/10
Date



CHARACTER STATEMENT

Settlers East will complete the diversity of a Masterplanned Community at Settlers Hills by providing a unique lifestyle village with a boutique, urban character that draws on its proximity with the Town Centre and echoes its key elements of high quality parks and vibrant, engaging streetscapes without compromising on what makes Settlers Hills special.

The area will be characterised by built form that is contemporary, stylish and easy care, and deliver the key comforts of modern living without sacrificing space, light and open space. The objectives for built form within Settlers East are:

1. Active Streetscapes

- Articulation of dwellings through use of materials, roof features and other architectural detail,
- Reduced dominance of garages,
- Intimate streets through a reduction of front setbacks,
- Clearly defined and articulated entrances, and
- Habitable rooms overlooking streets to provide passive surveillance.

2. Efficient Dwelling Design

- Dwellings designed to maximise solar access,
- Storage rooms incorporated into the design of dwellings to reduce the need for ancillary outbuildings.

3. Parkland and Pedestrian Accessway Interface

- Surveillance of parks and accessways by appropriately positioned habitable rooms and/or outdoor living areas,
- Dwellings designed to 'front' open space areas, and
- Reducing the visual impact of ancillary development onto parks.

