



**R30 LOTS
DETAILED AREA PLAN R-CODE VARIATIONS**

The provisions of the City of Rockingham Town Planning Scheme No. 2 (TPS2) and State Planning Policy 3.1 - Residential Design Codes as amended (R Codes) are varied as detailed within this Detailed Area Plan (DAP).

The R30 density code shall apply to all lots contained within this DAP. Consultation with adjoining or other landowners to achieve a variation of the R-Codes, in accordance with the approved DAP, is not required.

1. Dwelling orientation to the adjoining public open space shall incorporate at least one habitable room window.
2. For all lots, the minimum open space coverage is 40%.
3. Setbacks from laneways shall be a minimum of 1.0m with no protrusion of eaves and gutters into the minimum setback.
4. Uniform fencing on boundaries cannot be modified with the exception of maintenance and repair, using materials that are substantially identical with those used in the original construction.
5. A veranda/portico may project not more than 1 metre into the setback area adjoining public open space.
6. No outbuildings are permitted within the setback area between the dwelling and the boundary with the public open space.
7. Swimming pools are permitted within the setback area between the dwelling and the boundary with the public open space.
8. An alternative garage location to the preferred location shown on the plan may be approved by the Manager, Building Services subject to the design meeting the solar passive design principles, streetscape objectives and other statutory requirements.
9. It shall be ensured that no driveway exceeds a 1 in 6 gradient.
10. If a variation to the setbacks prescribed on this DAP is requested and the setback variation is adjacent to a retaining wall the proponent shall seek their own structural verification of the retaining wall and associated loading. Refer to Table 1 for retaining wall setback requirements and design parameters.
11. Minor variations to the requirements of the R Codes and this DAP may be approved by the Manager of Building Services.

Setbacks

- 3.0m min main dwelling setback from public open space boundary
- 1.0m northern boundary side setback (excluding garages)
- Nil southern boundary side setback (Lots 171, 176 and 182 shall have a minimum 1.0m southern boundary side setback for at least 50% of the ground floor wall)
- 1.5m second storey setback (southern boundary)
- 1.0m min laneway setback (main dwelling and garages)

TABLE 1

Retaining wall setback requirements:

- For a single storey dwelling the external property wall line can be located on the boundary line, with the imposed loading centred over the top block of the retaining wall.
- For double storey dwelling with a flush two storey external property wall, the external property wall line must be set back a minimum of 1.5m from the boundary line.
- For a double storey dwelling with a stepped external property wall line, the load from the lower storey can be located on the boundary line, however the loads from the upper storey shall not be transferred to a lower storey wall line within the 1.5m set back from the boundary line.
- Retained height to be a maximum of 1.6m at locations of external property wall line located on the boundary line.

These setbacks are provided on the basis of the following design parameters:

- Single Storey Dead Load = 22.7kN/m maximum
- Double Storey Dead Load = 64.6kN/m maximum (with 1.5m set back from the boundary line)
- Live Load Surcharge (including Dwelling) = 5 kPa maximum
- Class A site with cohesionless fill and groundwater level below the founding level of the retaining wall
- Minimum allowable bearing pressure of 120kPa.
- Site compacted in accordance with the earthworks specification to achieve a minimum 95% MMDD

*Building Services
24.07.12*

Legend

- Building Envelope
- 11.59 Finished Ground Level
- Preferred Garage Location
- Designated Garage Location
- Building Orientation
- Setbacks
- Retaining Walls
- Stairwells and Piers
- 1.5m 2nd Storey Dwelling Setback

The development guidelines as shown have been adopted by Council and signed by the Manager of Statutory Planning.

[Signature]
Manager of Statutory Planning
Date *24/7/12*
CoR Ref:

