FRONT ACCESS R25 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 R25 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. For all lots, the minimum open space coverage is 45%.
2. 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.
3. Setback variations to corner lots may be approved at the discretion of the Manager of Building Services where the configuration of these lots and other issues (e.g. location of retaining walls) limits compliance with setback requirements.
4. 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.
5. It shall be ensured that no driveway exceeds a 1 in 6 gradient.
6. 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.
7. Minor variations to the requirements of the R Codes and this DAP may be approved by the Manager of Building Services.

Setbacks

(A) 3.0m min main dwelling primary street setback (averaging is not permitted)
4.5m min garage setback
1.5m western boundary side setback
1.0m rear setback
Nil eastern boundary side setback (excluding secondary street boundary where the setback is 1.5m)
1.5m second storey setback (eastern boundary)

(B) 3.0m min main dwelling primary street setback (averaging is not permitted)
5.0m min garage front setback
1.5m western boundary side setback
1.0m rear setback
Nil eastern boundary side setback (excluding secondary street boundary where the setback is 1.5m)
1.5m second storey setback (eastern boundary)

(C) 3.0m min main dwelling primary street setback (averaging is not permitted)
2.0m min secondary street setback
1.0m rear setback
4.0m min garage secondary street setback
1.5m western boundary setback

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 story 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 Story Dead Load = 22.7kN/m maximum
- Double Story 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

Legend

- Building Envelope
- 11.59 Finished Ground Level
- Designated Garage Location
- Building Orientation
- Setbacks
- Retaining Walls
- No Vehicle Access
- 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.

Manager of Statutory Planning

Date 24/7/12

CoR Ref: .....

DAP Locations
Estate Boundary

robertsday perth | sydney | melbourne

oceancrest

CADASTRAL INFORMATION:

H	notes added	120710	SB	RD
G	notes & setbacks added	120705	SB	RD
F	lot 105 mods. brt update	120607	SB	RD
E	update text & sig box	120515	SB	RD
D	update text	120222	SB	RD
C	update precal & retwalls	120210	SB	RD
B	minor alterations	120130	SB	RD
A	Base plan	111222	SB	RD
ISSUE DESCRIPTION		YYMMDD	DRAWN	APPV'D

CLIENT
Perron Developments Pty Ltd

PROJECT
Singleton

DISCLAIMER: ISSUED FOR DESIGN INTENT ONLY. ALL AREAS AND DIMENSIONS ARE SUBJECT TO DETAIL DESIGN AND SURVEY.

DETAILED AREA PLAN - C
Lot 1002 Singleton Beach Road, Singleton
City of Rockingham

0 metres 10 20 30 40 50
SCALE 1:1000 SHEET A3

REFERENCE NUMBER	DRAWING NUMBER	ISSUE
PGP SIN	RD1 001	H

LOCAL DEVELOPMENT PLAN APPROVAL EXPIRED

This Local Development Plan expired on 19 October 2025, pursuant to Clause 57 of the Planning and Development (Local Planning Schemes) Regulations 2015, being 10 years after the Regulations came into effect.