



- ### DETAILED AREA PLAN PROVISIONS
- The provisions of the City of Rockingham Local Planning Scheme and the Residential Design Codes apply unless otherwise varied in the following manner:
- #### GENERAL PROVISIONS
- All requirements of the Residential Design Codes and Local Planning Scheme shall be satisfied in all other matters;
 - Consultation with adjoining or other landowners to achieve a variation as provided by this DAP, is not required;
 - The residential density code of R30 applies to all of the lots within this Detailed Area Plan (DAP);
 - Open Space can be reduced to 40%, where a minimum 4.0m x 6.0m outdoor living area is provided.
- #### SETBACKS
- Front (primary street)**
 - a. 2.5m minimum setback applies to dwellings on all lots;
 - b. 3m minimum setback to garage/carport applies to Lots 268 - 269;
 - c. Lots 268 and 269 must have their garages setback 0.5m behind the primary building line;
 - Secondary street**
 - a. 1m minimum setback applies to Lots 270, 300 and 328;
 - Rear laneway**
 - a. 1m minimum setback applies to Lots 300-306 and 322-328 with no protrusion of eaves and gutters into the minimum setback;
 - Side**
 - a. Nil (parapet) setback is permitted on the southern boundary of Lots 301 - 306 and 322 - 327 as per the Residential Design Codes;
 - b. Nil (parapet) setback is permitted on the western boundary of Lots 268 - 270, as per the Residential Design Codes;
 - c. Northern boundary setbacks for Lots 300-306 and 322-328, and eastern boundary setbacks for Lots 268-269 as per the Residential Design Codes. Nil setback walls are not permitted except for garages and carports;
 - d. Nil setbacks for garages/carports;
 - e. 1.8m minimum second storey setback to southern boundary for Lots 301 - 306 and 322 - 327, unless the Residential Design Codes specify a greater setback;
 - f. 1.8m minimum second storey setback to western boundary for Lots 268 - 270, unless the Residential Design Codes specify a greater setback;
 - g. Setback variations on corner lots may be approved at the discretion of the Manager, Building Services where the configuration of these lots may limit compliance with the setback requirements;
- #### BUILDING FORM AND ORIENTATION
- All dwellings and ancillary development must be located within the building envelope as depicted on the DAP;
 - Dwellings must be designed to include at least one habitable room window facing the primary street to provide passive surveillance;
- #### VEHICULAR ACCESS AND GARAGE/CARPORTS
- An alternative garage/carport location to the "Recommended" location shown on the plan may be approved by the Manager, Building Services
 - It is mandatory for all lots with laneway access to locate carports and garages at the rear with vehicle access via the laneway;
- #### FENCING
- No fencing permitted forward of the building line on Lots 268 - 270 and 300 - 306;
 - Uniform fencing on boundaries cannot be modified with the exception of maintenance and repair, using materials that are as close as practical to those used in the original construction.

ADOPTION

This Detailed Area Plan has been approved under delegation by the Manager, Statutory Planning under clause 4.23.1(c) of the City of Rockingham Town Planning Scheme No.2.

[Signature] 30/4/2013
 Manager, Statutory Planning. Date.

Building Services 30.04.13.

LEGEND

	LOTS SUBJECT TO DETAILED AREA PLAN		WESTERN POWER ELECTRICITY CONNECTION
	RETAINING WALL		NO VEHICLE ACCESS PERMITTED
	FINISHED GROUND LEVELS		PERMEABLE UNIFORM FENCING
	LIGHT POLE		PRIMARY DWELLING ORIENTATION
	MANDATORY GARAGE / CARPORT LOCATION		BUILDING ENVELOPE
	RECOMMENDED GARAGE / CARPORT LOCATION		STAIRS
			SECOND STOREY SETBACK