

PROVISIONS

The provisions addressed below relate to
SPIRES DEVELOPMENT:
 Lot 160 Cossack Street, Lot 161, 162, 163 Nile Lane & Lot 164 Coolimba Turn

The requirements of the Residential Design Codes are varied as shown on the DAP.
 The requirements of the Residential Design Codes and Town Planning Scheme shall be satisfied in all other matters.

GENERAL PROVISIONS

R-Coding	R40
Minimum Open Space	40% (5% variation to R-Codes)
Building Setbacks	Minimum
Public Open Space (POS)	3.0m
Secondary Street	1.5m
Laneway	1.0m

GARAGES

- Lots 160-164 have designated (fixed) garages located at the southern part of the lots (rear) with access via the laneway.
- Rear garage setbacks shall be a minimum of 1.0m with no protrusion of eaves into the minimum setback.

PRIMARY DWELLING ORIENTATION

Dwellings are designed to include at least one habitable room window facing the POS to provide passive surveillance.

DESIGN FOR CLIMATE

All North facing walls containing window or door openings (excluding minor window to Entry for Lots 161, 162, 163) shall incorporate eaves of a minimum 450mm overhang to provide passive shading during the summer.

PUBLIC OPEN SPACE SETBACK

3.0m minimum Public Open Space setback to the dwelling. Sheds and garages are not permitted within the Public Open Space setback area.

UNIFORM FENCING

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.

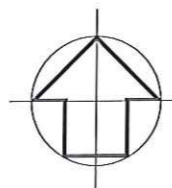
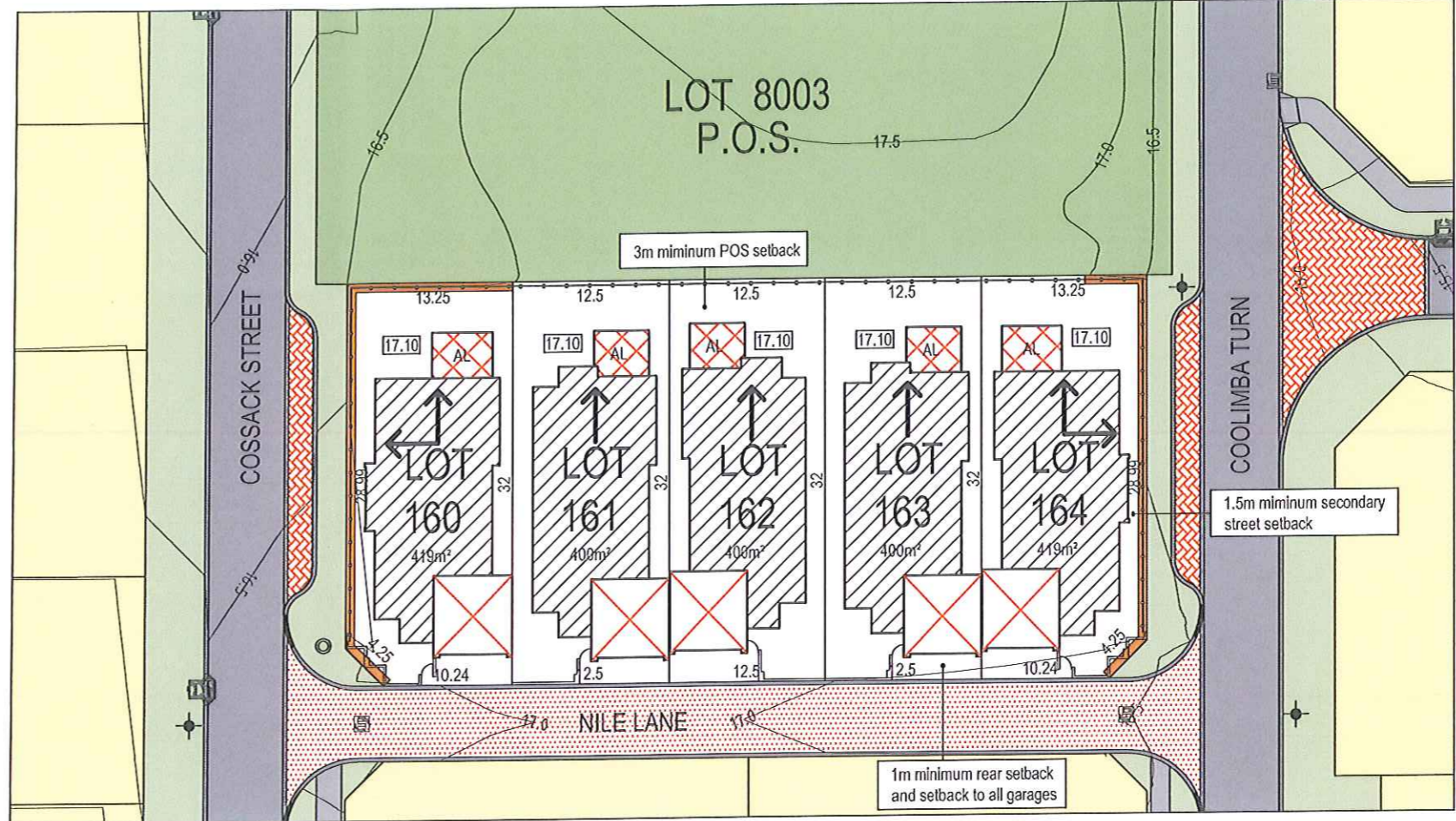
MANAGERS APPROVAL

This DAP 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

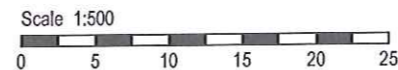
Manager, Statutory Planning

13/12/11
 Date

C. RIZOVIC
 BUILDING SERVICES
 13/12/11



1:500 DETAILED AREA PLAN



LOCATION PLAN

LEGEND

- Designated garage location
- Designated alfresco location
- Street sign
- Lightpole
- Low retaining wall. T.O.W to lot's level
- Uniform fencing
- Brick fencing
- Primary dwelling orientation



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PROJECT TITLE	PROJECT
SPIRES DEVELOPMENT	10056
DETAILED AREA PLAN	DRAWING #
LOT 160 - 164	DAP 1.0