

PROVISIONS

The provisions addressed below relate to
SPIRES DEVELOPMENT:
 Lot 189 Copenhagen Street, Lot 190, 191, 192 Hoover Bend & Lot 193 Amazon Drive

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
Primary Street	2.0m
Secondary Street	1.5m
Laneway	1.0m

GARAGES

- Lots 189-193 have designated (fixed) garages located at the western 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

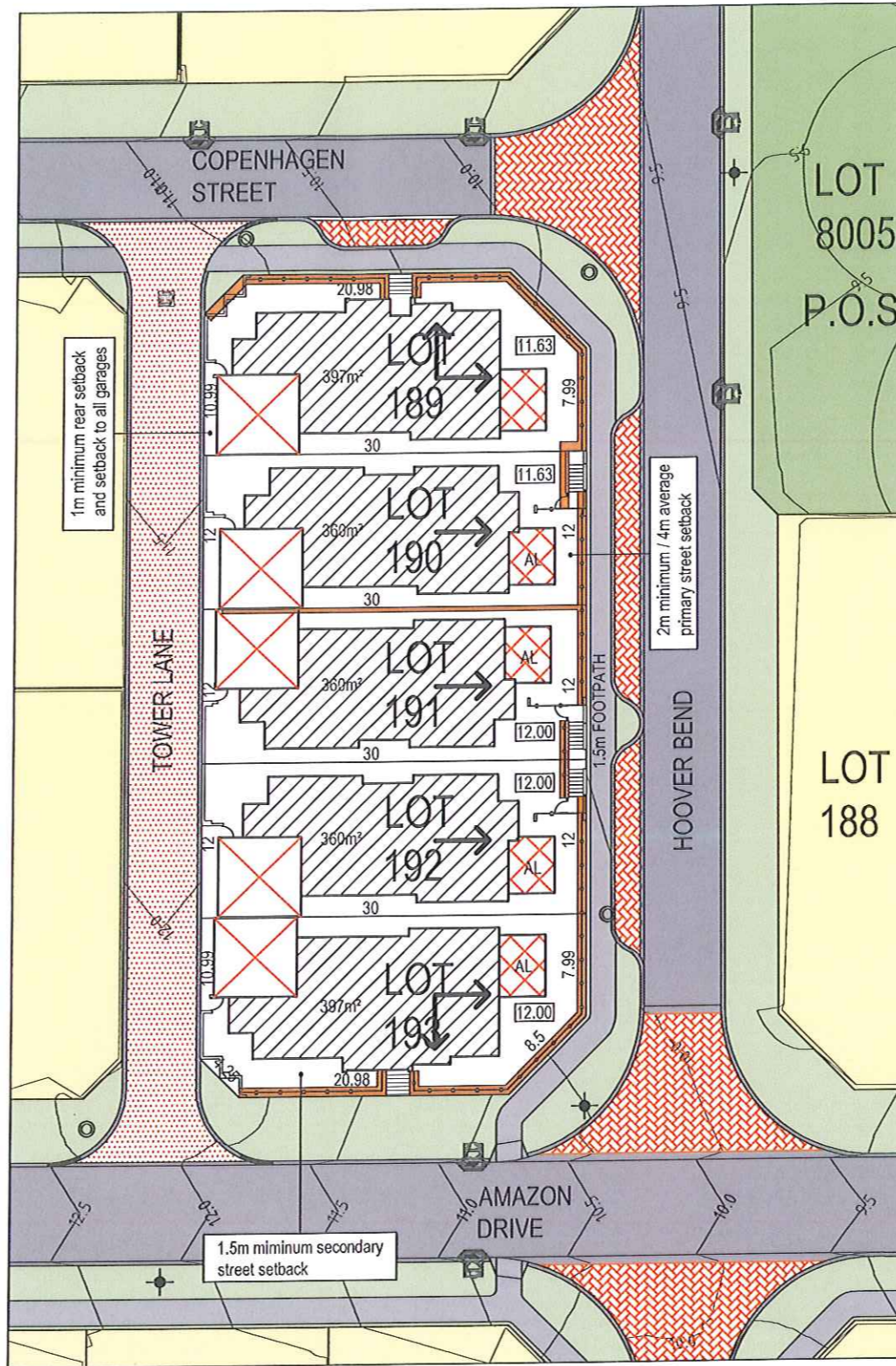
Dwellings are designed to include at least one habitable room window facing the primary street, to provide passive surveillance.

DESIGN FOR CLIMATE

All North facing walls containing window or door openings (excluding windows to Bath, WC, kitchen and minor window to Living room) shall incorporate eaves of a minimum 450mm overhang to provide passive shading during the summer.

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.



LOCATION PLAN

LEGEND

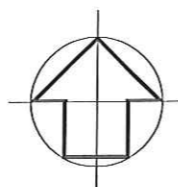
- Designated garage location
- Designated alfresco location
- Street sign
- Low retaining wall. TOW to Lot's level
- Uniform fencing
- Brick fencing
- Primary dwelling orientation
- Lightpole

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



1:500 DETAILED AREA PLAN

Scale 1:500
 0 5 10 15 20 25



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PROJECT TITLE

SPIRES DEVELOPMENT

DETAILED AREA PLAN

LOT 189-193

PROJECT

10056

DRAWING #

DAP 2.0