

ST MICHEL - SMALL LOT PRECINCT, SOUTH EAST P.O.S.

DETAILED AREA PLAN
R-CODE VARIATIONS

The Town Planning Scheme and R-Codes are varied in the following manner:

1. All dwellings, and ancillary development, must be within the building envelopes as depicted on the Detailed Area Plan (DAP).
2. The requirements of the Residential Design Codes are varied as shown on the DAP.
3. The requirements of the Residential Design Codes and Town Planning Scheme shall be satisfied in all other areas.
4. Consultation with adjoining or other owners to achieve a variation to the Residential Design Codes, as provided for by the DAP, is not required.
5. The Residential Density Coding is R30.
6. An alternative garage location to that shown on the plan may be approved by the Manager, Statutory Planning subject to the design meeting solar orientation principles, streetscape objectives and statutory requirements.
7. A nil side setback is permissible on the lots where shown on the DAP (generally the southern side boundary) except where such boundary is a secondary street. The dimensions of which shall be in accordance with Element 3.3.2 A2 iii) of the Residential Design Codes.
8. No boundary walls shall be located within 4.5 metres of the primary street.
9. A 2m solar setback applies, as shown on the DAP, generally along the boundary which adjoins a permitted nil setback boundary (on an abutting lot). Council will only consider applications for structural development in the solar setback where the principles and benefits of solar access to the dwelling are being maintained.
10. A five percent (5 %) variation to minimum open space shall be permitted for single storey development. Open space shall be calculated in accordance with the provisions of the 2002 Residential Design Guidelines.
11. It is mandatory for all allotments with laneway access to locate carports and garages at the rear with access via the laneway.
12. Fences shall not be located within 0.5 metres of the intersection of a crossover and street alignment and shall be truncated at 45 degrees so that no portion of the fence is within the truncation in order to enhance safety and sight lines.
13. The front setback of all dwellings shall be determined in accordance with the following:
 - i) the minimum primary street setback shall be 1.5 metres
 - ii) The maximum setback of a wall addressing the primary street shall be 6 metres
 - iii) The average of the front setback may be less than 4.5 metres but in any event shall not be greater than 4.5 metres. To this end, the building at its widest point (measured across the lot) shall be set back not more than 4.5 metres from the primary street alignment (excluding minor projections such as eaves, chimneys and the like).

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

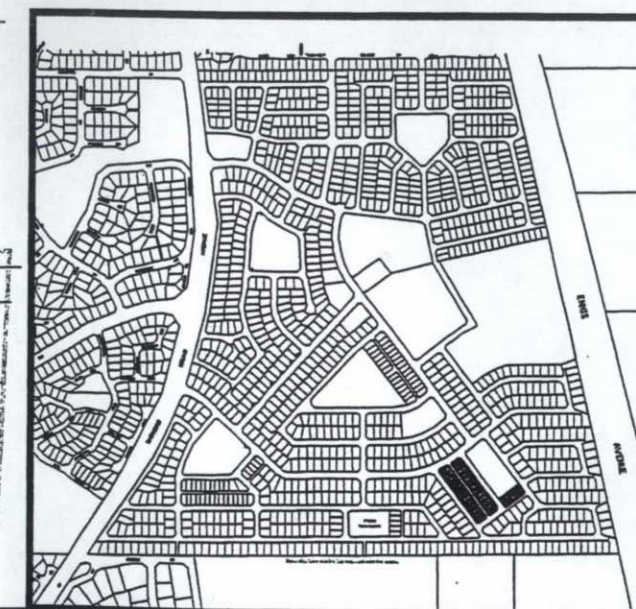
Manager, Statutory Planning

Date:

NOTE: Side and rear boundary fencing shall be prescribed by Peet and Company Limited.

Corner allotments to be set back a minimum of 1.5m from the secondary street in accordance with Peet & Company & Local Authority guidelines.

LOCATION PLAN



CITY OF ROCKINGHAM
TOWN PLANNING
APPROVED
APPROVAL DATED: _____
INITIALS: *WP*

DETAILED AREA PLAN (2 of 3)
SMALL LOT PRECINCT, SOUTH EAST P.O.S.
ST MICHEL
for Peet & Company Limited

LEGEND:

- Building Envelopes.....
- Preferred Garage Location.....
- Designated Garage Location.....
- Second Storey Setback.....

- Stairs.....
- Retaining Walls.....

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