

### RESIDENTIAL DESIGN CODE VARIATIONS

1. The provisions of Town Planning Scheme No.2 and State Planning Policy 3.1 - Residential Design Codes (R-Codes) are varied as detailed within this Detailed Area Plan (DAP).
2. The requirements of the R-Codes and TPS2 must be satisfied as provided in this DAP, except where provided in accordance with the City's Planning Policy 3.3.20 - Residential Design Codes.
3. Consultation with adjoining or other land owners to achieve a variation to the R-Codes, as provided for by this DAP is not required.
4. The Residential Density Coding is R40.

### STREET SETBACKS

1. Primary Street Setback - 2.0m minimum to 4.0m maximum (no average setback applies).
2. Secondary Street Setback - 1.0m minimum.
3. Laneway Setback - 0.5m including garage, carport and eaves.

### STREETScape (REAR LOADED - LANEWAY)

1. Garages and Carports - 0.5m from laneway

### STREETScape (FRONT LOADED - STREET)

1. Garages and Carports - 4.5m minimum from Primary Street.
2. Street Surveillance - Garage doors and supporting structures must not exceed 50% of the frontage at the front setback line from the Primary Street. This can be increased to 60% for two storey dwellings in accordance with clause 5.2.2 of the R-Codes
3. Garage width on a single storey dwelling, on a lot less than 10m wide, must not exceed 3m.

### LOT BOUNDARY SETBACKS (REAR LOADED - LANEWAY)

1. Side Boundary Walls - Side boundary walls not higher than 3.5m with an average of 3m, for 85% of the length of the boundary to both sides, behind the Primary Street setback.

### LOT BOUNDARY SETBACKS (FRONT LOADED)

1. Rear Setback - Nil setback permissible.
2. Side Boundary Walls - Side boundary walls not higher than 3.5m with an average of 3m, for 85% of the length of the boundary to both sides, behind the Primary Street setback.

### OPEN SPACE

Open Space Variations (by lot size)

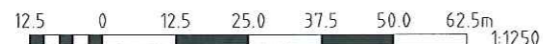
Lot Size	Minimum Open Space (% of site)	Minimum Outdoor Living Area (m <sup>2</sup> )
221m <sup>2</sup> - 260m <sup>2</sup>	30%	24m <sup>2</sup> uncovered with 4m minimum dimension
261m <sup>2</sup> - 300m <sup>2</sup>	35%	24m <sup>2</sup> uncovered with 4m minimum dimension
301m <sup>2</sup> - 350m <sup>2</sup>	40%	30m <sup>2</sup> uncovered with 4m minimum dimension

### SITE PLANNING AND DESIGN

1. Solar Access for adjoining sites - R-Code requirements do not apply.

#### LEGEND

- No Vehicular Access
- DAP Boundary
- Primary Street Frontage
- Secondary Street Frontage



This DAP has been approved under delegate authority by the City pursuant to Clause 4.23.1 (c) (i) of Town Planning Scheme No.2

Manager Statutory Planning  
City of Rockingham

Date: 16/3/2015