



DETAILED AREA PLAN PROVISIONS

The provisions of State Planning Policy 3.1 – Residential Design Codes (R-Codes), as amended, are varied as detailed within this DAP. All other requirements of the R-Codes and Town Planning Scheme No.2 (TPS2) are to be satisfied in all other matters.

Consultation with the adjoining or other land owners to achieve a variation to the R-Codes, as provided by this DAP, is not required.

OBJECTIVES

- To protect and enhance the amenity of the residents;
- Provide for an attractive entry to the Estate; and
- To ensure that small lot developments have a coordinated approach to achieve good urban design and housing outcomes.

1. R-CODES PROVISIONS

a) Street Setback

Pedestrian Access Way (PAW):	2.0m minimum
Laneway:	0.5m minimum (no eaves or fencing intrusion)
NB. Laneways are not secondary streets (i.e. those that intersect with the primary street)	

b) Open Space/Outdoor Living Area

The minimum open space requirements are permitted subject to achieving the minimum uncovered area as follows:

Lots & Size	Minimum Open Space (% of site)	Minimum Outdoor Living area (m ²)
Lots 400 – 402, 413 – 415 261m ² – 300m ²	35%*	24m ² uncovered with 4m minimum dimension
Lots 393 – 398, 404- 409 301m ² – 350m ²	40%*	30m ² uncovered with 4m minimum dimension
Lots 47, 87, 115, 214, 399, 403, 412, 416, 417, 430 >351m ²	As per R-Codes	As per R-Codes

c) Street Surveillance

- Dwellings must be designed to address the Primary Street or PAW, as indicated.
- The designated corner lots must ensure the secondary street is provided with natural surveillance from the dwelling which is not obstructed by visually impermeable fencing.

2. OTHER PROVISIONS

a) Uniform Fencing

Uniform fencing, as designated, must not be modified with the exception of maintenance and repair, using materials that are as close as practical to those used in original construction.

LEGEND:

- DAP Boundary
- No Vehicle Access
- R25 Coding
- R30 Coding
- Recommended Garage Location
- Designated Garage Location
- Uniform Estate Boundary Fencing
- Primary Dwelling Orientation
- Corner Lot Design Required
- Visitor Carbay
- Footpath



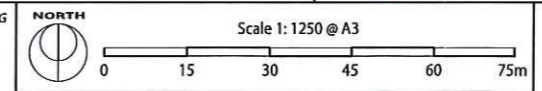
DETAILED AREA PLAN No. 1
Main Street - Residential, KARNUP
for: Golden Group



THIS DAP HAS BEEN APPROVED UNDER DELEGATION BY THE MANAGER, STATUTORY PLANNING UNDER CLAUSE 4.23.1(C)(i) OF THE CITY OF ROCKINGHAM TOWN PLANNING SCHEME NO.2:

25/6/2015
Date
Manager Statutory Planning
City of Rockingham

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