



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;
- To provide for an attractive and coherent streetscape; 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

Primary Street:	2.0m minimum/4.0m maximum (no averaging)
Laneway:	0.5m minimum (no eaves or fencing intrusion)

b) Lot Boundary Setback

Single storey boundary walls are permitted to two side boundaries to a maximum height of 3.5m with an average height of 3m for 75% of the boundary behind the front setback.

c) 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 (m²)
Lots 3 – 5 & 7-11 261m² – 300m²	35%	24m² uncovered with 4m minimum dimension
Lot 6 301m² – 350m²	40%	30m² uncovered with 4m minimum dimension

d) Street Surveillance

- Dwellings must be designed to address the Primary Street, 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.

e) Solar Access for Adjoining Sites

Design Principle 5.4.2 does not apply.

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.

b) Noise

The lots subject to excessive noise must have a site specific Acoustic Report prepared by a suitably qualified acoustic consultant, demonstrating that the design of the dwelling complies with the 'Quiet House Design' provisions of the Western Australian Planning Commission's State Planning Policy 5.4 – Road and Rail Transport Noise and Freight Considerations in Land Use Planning.

c) Bushfire

Buildings on the lots identified as being Bushfire Prone Areas, are to be constructed to a minimum BAL-12.5, in accordance with the West Karnup Stage 1A BAL Assessment prepared by Bushfire Safety Consulting, dated July 2014.

LEGEND:

DAP Boundary	Designated Garage Location
No Vehicle Access	Primary Dwelling Orientation
R30 Coding	Corner Lot Design Required
Uniform Estate Boundary Fencing	Footpath
Lots subject to excessive noise (refer to Noise Impact Assessment in West Karnup LSP)	Visitor Carbay
Identified Bushfire Prone Area (refer to Fire Management Plan in West Karnup LSP)	



DETAILED AREA PLAN No. 2
KARNUP
for: Golden Group

THIS DAP HAS BEEN APPROVED UNDER DELEGATION BY THE MANAGER, STATUTORY PLANNING UNDER CLAUSE 4.23.1 (C11) OF THE CITY OF ROCKINGHAM TOWN PLANNING SCHEME NO.2:

21/01/2014
Date

Manager Statutory Planning
City of Rockingham

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Scale 1:500 @ A3

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