



- LEGEND**
- DAP Boundary (Local DAP No. 4)
 - No vehicular access
 - R30 R30 coding
 - Recommended Garage Location
 - ✕ Required Garage Location
 - 8.60 Lot Level
 - Visitor Carbay
 - Footpath
 - Uniform Front Fencing
 - Primary Dwelling Orientation
 - Corner Lot Design Required
 - Indicative Street Tree Location



DETAILED AREA PLAN PROVISIONS

Residential Design Code Variations

1. The provisions of Town Planning Scheme No. 2 (TPS 2) and State Planning Policy No. 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 TPS 2 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 landowners to achieve a variation to the R-Codes, as provided for by this DAP is not required.

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.

Lot Boundary Setbacks (Rear Loaded - Laneway)

1. Side Boundary Walls - Side boundary walls not higher than 3.5m with an average of 3m, for 75% of the length of the boundary to both sides, behind the Primary Street setback.

Open Space

1. Open Space Variations (by lot size)

LOT SIZE	MINIMUM OPEN SPACE (% OF SITE)	MINIMUM OUTDOOR LIVING AREA (m²)
262m² - 300m²	35%*	24m² uncovered with 4m minimum dimension

Site Planning and Design

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

This Detailed Area Plan 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
 City of Rockingham

15/1/2015
 Date



CADASTRAL INFORMATION
 SOURCE: DPS
 YYMMDD: 140707
 DWG REF: GOGKA-4-004P.dwg
 PROJECTION: MGA

SIZE A3
 1:500
 0 5 10 15 20 25 metres

REV	DESCRIPTION	YYMMDD	DRAWN	APPR'D
E	TEXT MODS	150113	RF	JE
D	TEXT MODS	150112	RF	JE
C	REMOVING LOTS	141217	RF	JE
B	TEXT, FOOTPATH & GARAGE	140930	RF	JE
A	DETAILED AREA PLAN	140916	SJ	JE

LOCAL DETAILED AREA PLAN No. 4
Lot 806 Mandurah Road, Karnup
 City of Rockingham

REF NO. **GOG VIS** DRAW NO. **RD1 002** REV. **E**