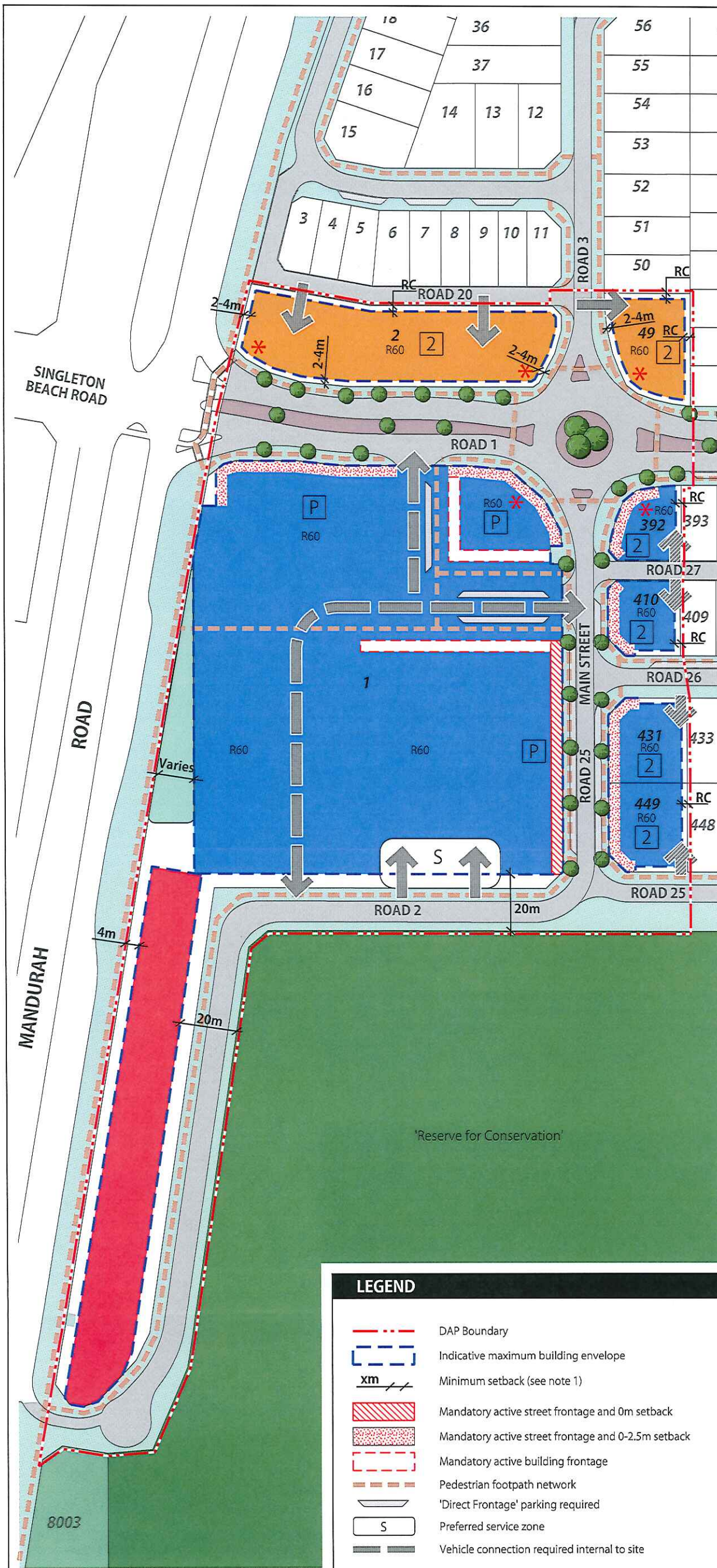




PROVISIONS

The provisions of the City of Rockingham Town Planning Scheme No.2 (TPS2) and Residential Design Codes (R-Codes) are varied as detailed within this Detailed Area Plan (DAP). All other requirements of TPS2 and the R-Codes shall be satisfied in all other matters.

1. OBJECTIVE

The objective of this DAP is to establish a 'Main Street' based Neighbourhood Activity Centre, and of a scale appropriate to its role as the focal point for the local community.

2. STANDARDS

All development in the DAP area shall be consistent with the DAP and the following standards:

a) Structure:	- Road 25 is deemed to be the 'Main Street' for the Neighbourhood Activity Centre. - The proposed internal access way is deemed a street for the purpose of street interface and landscape.
b) Street interface:	- All buildings shall enable passive surveillance of adjacent street reserves. - Where active frontage is provided, it shall incorporate a canopy(s) with continuous coverage to a minimum depth of 2.5m or to within 600mm of the back of the adjacent kerb where the verge is too narrow to accommodate a full-depth canopy, and extend across the entire street frontage of the building. - Delivery, loading and storage areas are to be located and screened to minimise the visual impact on the public domain. - Street elevations shall be designed to create visual interest through building form, articulation of walls and openings, architectural features, texture and colour, with particular emphasis given to the ground level. - Non-active portions of wall shall be articulated by means of form, colour and texture to provide visual interest.
c) Landscape:	- The landscape material used for the footpaths shall be continued across driveways and the entrance to Right of Ways/laneways to maintain visual continuity of the pedestrian network and aid pedestrian legibility. - Street trees shall be provided at a rate of not less than 1 tree per 14m on both sides of all streets. - Shade trees shall be provided to publically accessible car parks at a rate of not less than 1 tree per 8 car bays. - The 'special landscape area' notated on the DAP shall be landscaped to provide screening to the adjacent car park area, as seen from Mandurah Road, to the satisfaction of the City of Rockingham.
d) Robustness:	The ground floor of all buildings in the Commercial area shall be designed with a minimum floor-to-ceiling height of 3m to enable Commercial uses, even if used for interim Residential use.
e) Fencing:	Any fencing to the primary or secondary street frontage shall be restricted to Residential uses only, no more than 1.8m high and shall be at least 50% visually permeable from 0.9m above ground level. Solid portions of fencing shall be masonry construction. Colorbond fencing is not permitted within a primary street setback area.

3. DEFINITIONS

For the purpose of this DAP, the following definitions will apply:

- Active (street or building) frontage:** An active frontage shall incorporate shopfronts (to retail, office or other Commercial uses) with a minimum of 66% of the ground floor street frontage as transparent glazing that allows visual connectivity between the inside and outside of the building. Additionally, any tenancy with active frontage to a street shall incorporate a primary pedestrian entry from that street.

For development in the north-western portion of the 'core' Commercial site, the mandatory active street frontage provision applies only if this portion of the site is developed for built-form purposes.

- Architectural response to a corner:** An architectural response to a corner shall consist of a prominent feature that provides visual emphasis. It may consist of a raised and/or projecting building element, significant roof form, a differentiation of material or a significant opening(s) or balcony/verandah structure.

This Detailed Area Plan has been approved under delegation by the Director, Planning & Development Services under clause 4.23.1(c) of the City of Rockingham Town Planning Scheme No.2:

[Signature]
Director, Planning & Development Services
City of Rockingham

[Signature]
Date: 3/4/14

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LEGEND

- DAP Boundary
- Indicative maximum building envelope
- Minimum setback (see note 1)
- Mandatory active street frontage and 0m setback
- Mandatory active street frontage and 0-2.5m setback
- Mandatory active building frontage
- Pedestrian footpath network
- 'Direct Frontage' parking required
- Preferred service zone
- Vehicle connection required internal to site

- Special landscape zone
- Architectural response to corner required
- Mandatory vehicle access point
- Preferred vehicle access point
- Residential (R60)
- Commercial (R60)
- Commercial (Residential not permitted)
- Minimum building height in storeys
- Minimum parapet height of 5.5m

NOTE 1

For setbacks: RC = as per R Codes
Where a range is provided, the setbacks shall be a minimum and a maximum

