



LOCATION PLAN (nts)

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 TP52 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.

STREET SETBACKS

1. Primary Street Setback - 2.0m minimum to 4.0m maximum (no average setback applies).
2. Secondary Street Setback - 1.0m minimum.

STREETSCAPE

1. Garages and Carports - 4.5m minimum from Primary Street.
2. 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% from two storey dwellings in accordance with clause 5.2.2 of the R-Code.
3. Garage width on a single storey dwelling, on a lot less than 10m wide, must not exceed 3m.

OPEN SPACE

Open Space Variations (by lot size)

Lot Size	Minimum Open Space (% of site)	Minimum Outdoor Living Area (m²)
301 m²-350m²	40%	30m² uncovered with 4m minimum dimension
Lots greater than 350 m²	As per R-Codes	As per R-Codes

SITE PLANNING AND DESIGN

Solar Access for adjoining sites - R-Codes requirements do not apply, other than where a lot abuts a lot greater than 350m², in which case R-Code requirements apply.

OTHER PROVISIONS

Bushfire

Construction standards on Bushfire Prone Lots (as identified on this DAP) are required to achieve a Building Attack Level of 12.5 in accordance with the Australian Standard 3959: Construction of Buildings in Bushfire-Prone Areas (AS3959:2009) as identified in the approved Fire Management Plan, prepared by Natural Area Consulting, dated January 2012.

THIS DAP HAS BEEN APPROVED UNDER DELEGATION BY THE MANAGER, STATUTORY PLANNING UNDER CLAUSE 4.23.1 (C)11) OF THE CITY OF ROCKINGHAM TOWN PLANNING SCHEME NO. 2

MANAGER, STATUTORY PLANNING

25/2/2015
DATE

Legend

