

RESIDENTIAL DESIGN CODE VARIATIONS

- 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).
- ? The requirements of the R-Codes and TPS2 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.
- ω 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

- Primary Street Setback = setback applies). 2.0m minimum to average
- Ņ Secondary Street Setback - 1.0m minimum

STREETSCAPE

- .– Garages and Carports - 4.5m minimum from Primary Street
- 5 increased to 60% for 5.2.2 of the R-Code Garage doors and supporting structures must not exceed frontage at the front setback line from the Primary Street. increased to 60% from two storey dwellings in accordance J 50% This c % of the can be cause
- μ Garage width on a single storey dwelling, on a lot less than must not exceed 3m. 10m

OPEN SPACE

Open Space Variations (by lot size)

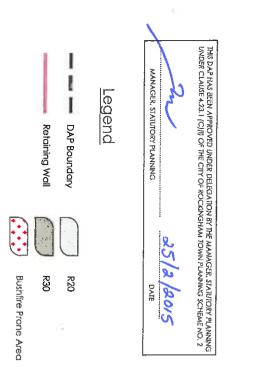
Lat Size	Minimum Open Space (% of site)	Minimum Outdoor Living Area (m²)
301 m²-350m²	40%	30m² uncovered with 4m minimum dimension
Lots greater than 350 m²	As per R-Codes	As per R-Codes

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

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.







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DETAILED AREAStage 2 - Golden Bay
City of Rockingham



