

RESIDENTIAL DESIGN CODE VARIATIONS

- The requirements of the Residential Design Codes (R-Codes) are varied as shown on the DAP.
- The requirements of the R-Codes and Town Planning Scheme shall be satisfied in all other matters.
- Consultation with the adjoining or other land owners to achieve a variation to the R-Codes as provided for by the DAP is not required.

Garages/Carports

1. The siting of garages/carports shall comply with the vehicular access restrictions as shown on the DAP.

Boundary Walls

2. For laneway lots only, as shown on this DAP, boundary walls are permitted on both side boundaries for all laneway lots. A boundary wall is not permitted adjoining a secondary street road reserve (excluding laneways).
3. For laneway lots only, as shown on this DAP, single storey boundary walls are permitted to a maximum height of 3.5 metres for the entire length of the boundary behind the front setback.
4. For laneway lots only, as shown on this DAP, two storey boundary walls are permitted to a maximum height of 6.5 metres, the location being restricted to the front 15 metres of the lot boundary behind the front setback.

Setbacks

5. Developments on all laneway lots shall be setback a minimum of 2 metres and a maximum of 4 metres from the primary street. Minor incursions are allowed in accordance with Clause 6.2.2 of the R-Codes.
6. Any single storey wall containing major openings shall provide a minimum 1 metre setback from the side boundary. Notwithstanding front and rear setback requirements, there is no maximum length applied to the wall.
7. Garage rear laneway setback is a minimum of 1 metre with no overhang of eaves into the minimum setback.
8. Dwelling rear laneway setback is a minimum of 1 metre with eaves permitted to overhang 0.5 metre into the minimum setback.
9. Setback variations to corner lots may be approved at the discretion of the Manager Building Services where the configuration of these lots limits compliance with setback requirements.

Open Space

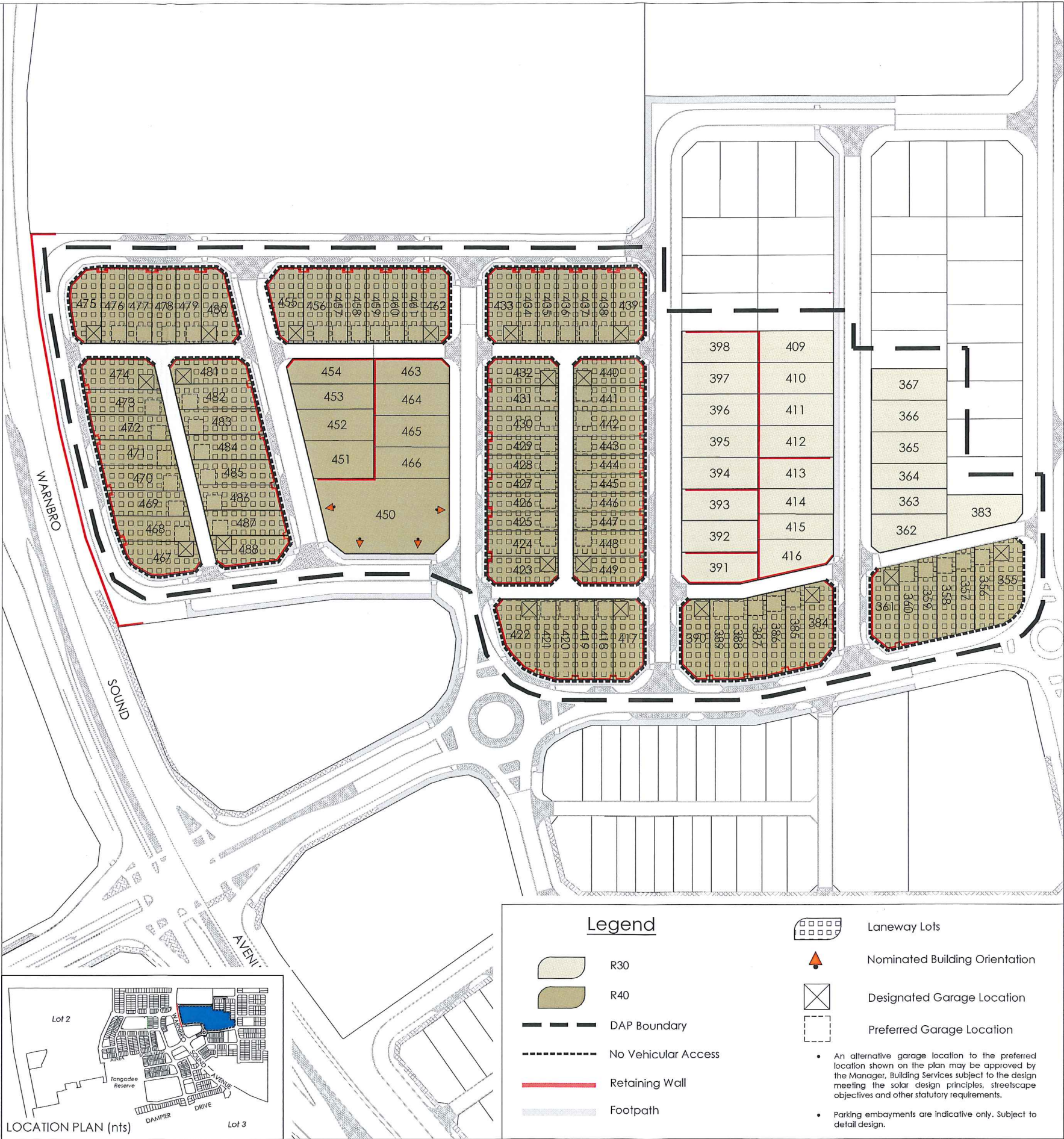
10. A minimum of 30% open space applies to all lots included in the DAP.

Outdoor Living Area

11. For all single dwelling lots, an outdoor living area shall be provided in accordance with the R-Codes (clause 6.4.2 A2), with the exception of the permanent roof cover, which is permitted to cover a maximum of two thirds of the outdoor living area.

Overshadowing

12. The overshadowing provision of the R-Codes does not apply.



BUILDING SERVICES 17.06.13.

THIS DAP 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

4/7/2013

DATE