RESIDENTIAL DESIGN CODE VARIATIONS

- 1. The requirements of the Residential Design Codes are varied as shown on the DAP.
- 2. The requirements of the Residential Design Codes and Town Planning Scheme No. 2 shall be satisfied in all other matters.
- Consultation with the adjoining or other land owners to achieve a variation to the Residential Design Codes as provided for by the DAP is not required.

Street Setbacks/Streetscape

Primary Street Setbacks	2m minimum - 4m maximum	
Laneway Setbacks	Minimum 0.5m (including eaves and fencing)	
Front Loaded Lots - Garage Selback	Minimum 4.5m	
Front Loaded Lots - Garage Width (Including supporting structures)	Maximum 50% of the frontage of the dwelling at the setback line (Maximum of 60% for two storey dwellings)	

Boundary Walls (Laneway lots less than 350m2 only)

a. Single storey boundary walls are permitted to two side boundaries to a maximum height of 3.5 metres with an average height of 3m for 75% of the boundary behind the front setback.

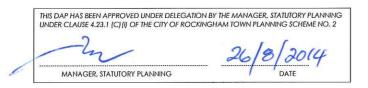
Open Space/Outdoor Living Area

 b. Open Space is permitted in accordance with the table below, subject to the provisions of an Outdoor Living Area being provided, as follows:

Lots & Size	Minimum Open Space (% of site)	Minimum Outdoor Living Area (m²)
221m² - 260m² Lots 1041-1044, 1046-1048, 1052-1055, 1057-1059, 1062-1065 & 1081-1084	30%	24m² uncovered with 4m minimum dimension
261m²-300m² Lots 1001-1004, 1023, 1024, 1026, 1027, 1045, 1049, 1066-1071, 1073-1077, 1080, 1085 & 1087-1090	35%	24m² uncovered with 4m minimum dimension
301m²-350m² Lots 1051 & 1061	40%	30m² uncovered with 4m minimum dimension
Lots greater than 350 m² 1020-1022. 1025, 1028-1032, 1040, 1050, 1056, 1060, 1072, 1078, 1079, 1086 & 1091	As per R-Codes	As per R-Codes

Overshadowing

c. The overshadowing provisions of the R-Codes only applies to those lots denoted on the Detailed Area Plan.









Stage 4A - Golden Bay City of Rockingham

