

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 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.
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.
3. Laneway Setback - 0.5m including garage, carport and eaves.

STREETSCAPE (REAR LOADED - LANEWAY)

1. Garages and Carports - 0.5m from laneway.

STREETSCAPE (FRONT LOADED - LANEWAY)

1. Garages and Carports - 4.5m minimum from Primary Street, which may be reduced to 3m at 'block ends' where lots have a depth of 25m or less, providing the garage or carport is located at least 0.5m behind the dwelling.
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.

LOT BOUNDARY SETBACKS (REAR LOADED - LANEWAY)

1. Side Boundary Walls - Side boundary walls not higher than 3.5m with an average of 3m, for 75% of the length of the boundary to both sides, behind the Primary Street setback.

OPEN SPACE

Open Space Variations (by lot size)

Lot Size	Minimum Open Space (% of site)	Minimum Outdoor Living Area (m²)
<u>261m²-300m²</u> Lots 1034-1039, 1358-1362, 1364-1368 & 1403-1411	35%	24m² uncovered with 4m minimum dimension
<u>301m²-350m²</u> Lot 1033	40%	30m² uncovered with 4m minimum dimension
<u>Lots greater than 350 m²</u> Lots 882-886, 1018, 1019, 1348, 1349, 1357, 1363, 1369, 1384, 1401 & 1402	As per R-Codes	As per R-Codes

SITE PLANNING AND DESIGN

1. 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.

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

MANAGER, STATUTORY PLANNING

DATE _____

