



**RESIDENTIAL DESIGN CODE VARIATIONS**

- The provisions of Town Planning Scheme No.2 (TPS2) 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.
- 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 – 2.0m minimum to 4.0m maximum (no average setback applies).
- Secondary Street Setback – 1.0m minimum.
- Laneway Setback – 0.5m including garage, carport and eaves

**STREETScape (REAR LOADED - LANEWAY)**

- Garages and Carports – 0.5m from laneway.

**STREETScape (FRONT LOADED - STREET)**

- 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.
- 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% for two storey dwellings in accordance with clause 5.2.2 of the R-Codes.

**LOT BOUNDARY SETBACKS (REAR LOADED - LANEWAY)**

- 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 (m <sup>2</sup> )
180m <sup>2</sup> – 220m <sup>2</sup>	30%	20m <sup>2</sup> uncovered with 4m minimum dimension
261m <sup>2</sup> – 300m <sup>2</sup>	35%	24m <sup>2</sup> uncovered with 4m minimum dimension

**SITE PLANNING AND DESIGN**

- Solar Access for adjoining sites – R-Code requirements do not apply.

**LEGEND:**

- DAP Boundary
- No Vehicle Access Permitted
- Estate Fencing
- 2.0m Path
- 2.5m Dual Use Path
- R40 Coding
- R30 Coding
- Primary Dwelling Orientation
- Corner Lot Design
- Designated Garage Location
- On Street Parking

**LOCATION PLAN**



**DETAILED AREA PLAN Stage 8**

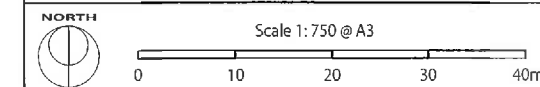
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This Detailed Area Plan has been approved under delegation by the Manager, Statutory Planning under clause 4.23.1(c) of the City of Rockingham Town Planning Scheme No.2

Manager Statutory Planning  
City of Rockingham

1/10/2014  
Date



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