



### DETAILED AREA PLAN PROVISIONS

- The provisions of the City of Rockingham Town Planning Scheme No.2 and State Planning Policy 3.1 – Residential Design Codes, as amended (R-Codes), are varied as detailed within this DAP.
- All other requirements of the Town Planning Scheme and R-Codes shall be satisfied in all other matters.
- Consultation with the adjoining or other landowners to achieve a variation to the Residential Design Codes, as provided by this DAP, is not required.

The objective of this DAP is to protect and enhance the amenity of the residents and to ensure that small lot developments have a coordinated approach to achieve good urban design outcomes.

#### 4. OPEN SPACE

a) R-Coding	Residential R30
b) Minimum Open Space	40%

#### 5. STREETScape

Primary Dwelling Orientation	Minimum	Maximum
a) Primary Street	2.0m	3.0m

#### Other Setbacks

	Minimum
a) Secondary Street	1.0m
b) Rear Laneway	1.0m
c) Garage Setbacks:	
i. Front Loaded Lots	4.5m
ii. Rear Loaded Lots	1.0m
d) Mandurah Road – Side Boundary	4.0m

e) Boundary Walls (Parapets) R30 only. Boundary walls are permitted to both side boundaries, regardless of length, subject to each dwelling being designed to provide a high level of architectural detail, and, variations in materials and/or colours to the front elevation.  
**NB. This provision does not apply to secondary street or laneway boundaries.**

#### 6. BUILDING FORM & ORIENTATION

- Dwellings must be designed to include at least one habitable room window facing the 'Primary Dwelling Orientation' arrow as shown on the DAP.
- The design of dwellings on all 'corner lots' shall include a side return which has at least one major opening facing the direction of the Secondary Street. The side return shall be articulated so to present as an extension of the front elevation and shall not be obstructed by visually impermeable fencing.
- Dwellings are to be designed to take advantage of northern solar orientation. At least one major opening to an indoor living area is to be installed on the northern elevation of a dwelling in order to maximise solar orientation, and all north facing walls containing windows or doors shall incorporate eaves of a minimum overhand of 450mm to provide passive shade during summer.

#### 7. VEHICULAR ACCESS AND GARAGES

- It is mandatory for all lots with rear laneway access to locate garages at the rear with access via the laneway.
- Front loaded garages and supporting structures are to be located at least 0.5m behind the main part of the dwelling.

#### 8. UNIFORM ESTATE BOUNDARY FENCING

- Uniform fencing on boundaries cannot be substantially modified with the exception of maintenance and repair, using materials that are as close as practical to those used in original construction.

#### 9. NOISE

- A site specific Acoustic Report prepared by a suitably qualified Acoustic Consultant is to be provided to certify that the design of each dwelling identified on a lot subject to Noise Insulation, complies with the 'Quiet House Design' provisions under the Western Australian Planning Commission Policy 5.4 – Road and Rail Transport Noise and Freight Considerations in Land Use Planning.

#### LEGEND:

DAP Boundary	No Vehicle Access	Pump Station
Mandurah Road Setback	R30 Coding	30m Pump Station Buffer
Indicative Building Envelope	Lots subject to Noise Insulation. Refer to Noise Impact Assessment (Appendix 1: West Karnup Local Structure Plan)	Recommended Garage Location
Lots requiring Bushfire Attack Level Assessment. Refer to Fire Management Plan (Appendix 1: West Karnup Local Structure Plan)	Primary Dwelling Orientation	Designated Garage Location
	Corner Lot Design Required	Footpath
		Visitor Carbay



**DETAILED AREA PLAN No. 3**  
KARNUP  
for: Golden Group



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

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**NORTH**

Scale 1: 750 @ A3

0 10 20 30 40 metres

COMPILED: DPS, MAPS, JDSI	DRAWN BY: RF
DATE: 29/01/2013	REVISED: 5/8/2013
GRID: PCG 94	DATUM: AHD
DRAWING NUMBER: GOGKA-4-003e	JOB CODE: GOGKADAP
FILE ID: M:\GOGKABASE\DAPI\GOGKA-4-003e.dgn	

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