

The Town Planning Scheme and The Residential Design Codes are varied in the following manner:

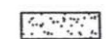




1. All dwellings and ancillary development must be located within the building envelopes as depicted on the DAP.
2. The requirements of the Residential Design Codes are varied as shown on the DAP.
3. The requirements of the Residential Design Codes and Town Planning Scheme shall be satisfied in all other matters.
4. Consultation with adjoining or other landowners to achieve a variation to the Residential Design Codes, as provided for by the DAP, is not required.
5. Density Coding is as depicted on the Detailed Area Plan.
6. An alternative garage location to that shown on the plan may be approved by the Manager, Statutory Planning subject to the design meeting solar orientation principles, streetscape objectives and statutory requirements.
7. A ten percent (10 %) variation to minimum open space requirements (in addition to that described in the Open Space definition of the Codes) shall be permitted for single storey dwellings. Open space shall be calculated in accordance with the provisions of the 2002 Residential Design Codes.
8. A nil setback is permissible on the lots where shown on the DAP (generally the southern eastern or eastern boundaries). Side setbacks for lots coded R30 or higher may be reduced to nil for 2/3 the length of the boundary provided that walls do not exceed 3m average and 3.5m maximum height.
9. A 2m solar setback applies, as shown on the DAP, generally along the boundary which adjoins a permitted nil setback boundary (on an abutting lot). Council will only consider applications for structural development in the solar setback where the principles and benefits of solar access to the dwelling are being maintained.
10. The front setback of all dwellings shall be determined in accordance with the following:
  - i) The minimum primary street setback shall be 2.25m
  - ii) The maximum setback of a wall addressing the primary street shall be 4.5m
11. It is mandatory for all allotments with laneway access to locate carports and garages at the rear with access via the laneway.
12. Fences shall not be located within 0.5m of the intersection of a crossover and shall be truncated at 45 degrees so that no portion of the fence is within the truncation in order to enhance safety and sight lines.
13. Rear garage setbacks minimum shall be 1.0m with no protrusion of both eaves and gutters into setback.
14. All dwellings to address the primary street.
15. A 1.8m minimum second storey setback applies as indicated on the DAP. Variations to this provision may be approved by the Manager, Statutory Planning subject to the design meeting solar orientation principles and streetscape objectives.
16. A 1.5m minimum rear building setback is required unless the Residential Design Codes specify a greater setback.

This Detailed Area Plan has been approved by the Manager Statutory Planning.

  
Manager Statutory Planning

21/3/05  
Date

#### LEGEND

-  BUILDING ENVELOPES
-  PREFERRED GARAGE LOCATION
-  DESIGNATED GARAGE LOCATION
-  SECOND STOREY SETBACK
-  NO VEHICULAR ACCESS

1.8m MINIMUM SECOND STOREY SETBACK

1.5m MINIMUM REAR SETBACK

1.0m MINIMUM REAR SETBACK TO GARAGE

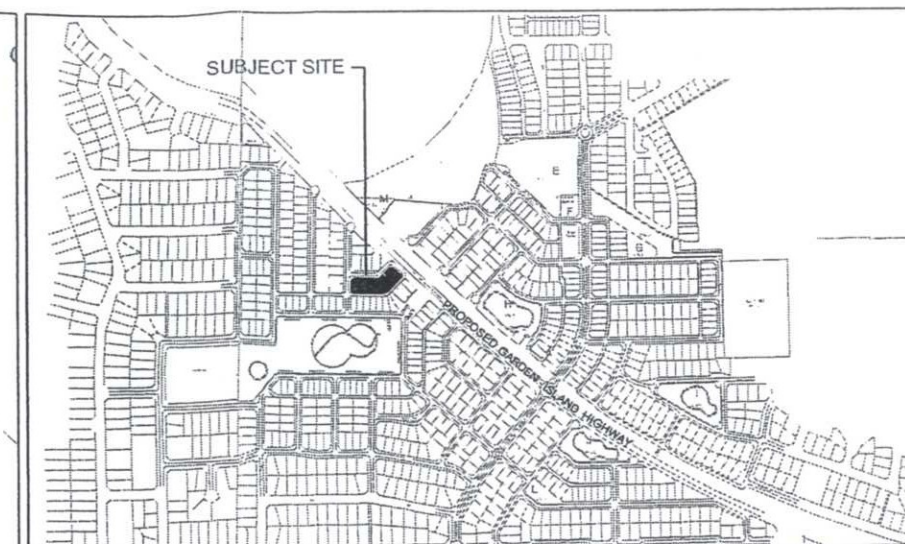
2m MINIMUM SOLAR SETBACK AS PER R-CODES

2.25m MINIMUM FRONT SETBACK WITH A 4.5m MAXIMUM SETBACK

ZERO SETBACK TO WESTERN BOUNDARY AS PER CLAUSE 3.3.2 A2 iii OF THE 2002 R-CODES

R30

PUBLIC OPEN SPACE



LOCATION PLAN

PROPOSED GARDEN ISLAND HIGHWAY

 AUSTRALAND

DETAILED AREA PLAN  
STAGE 17 - THE ANCHORAGE  
CITY OF ROCKINGHAM

day

scale: 1:1000 @A3  
drawn: ES  
checked: CE  
approved: CE  
date: 4.02.05  
client: AUSTRALAND

town planning + design

dwg no. AST ROC DAP 09 rev A