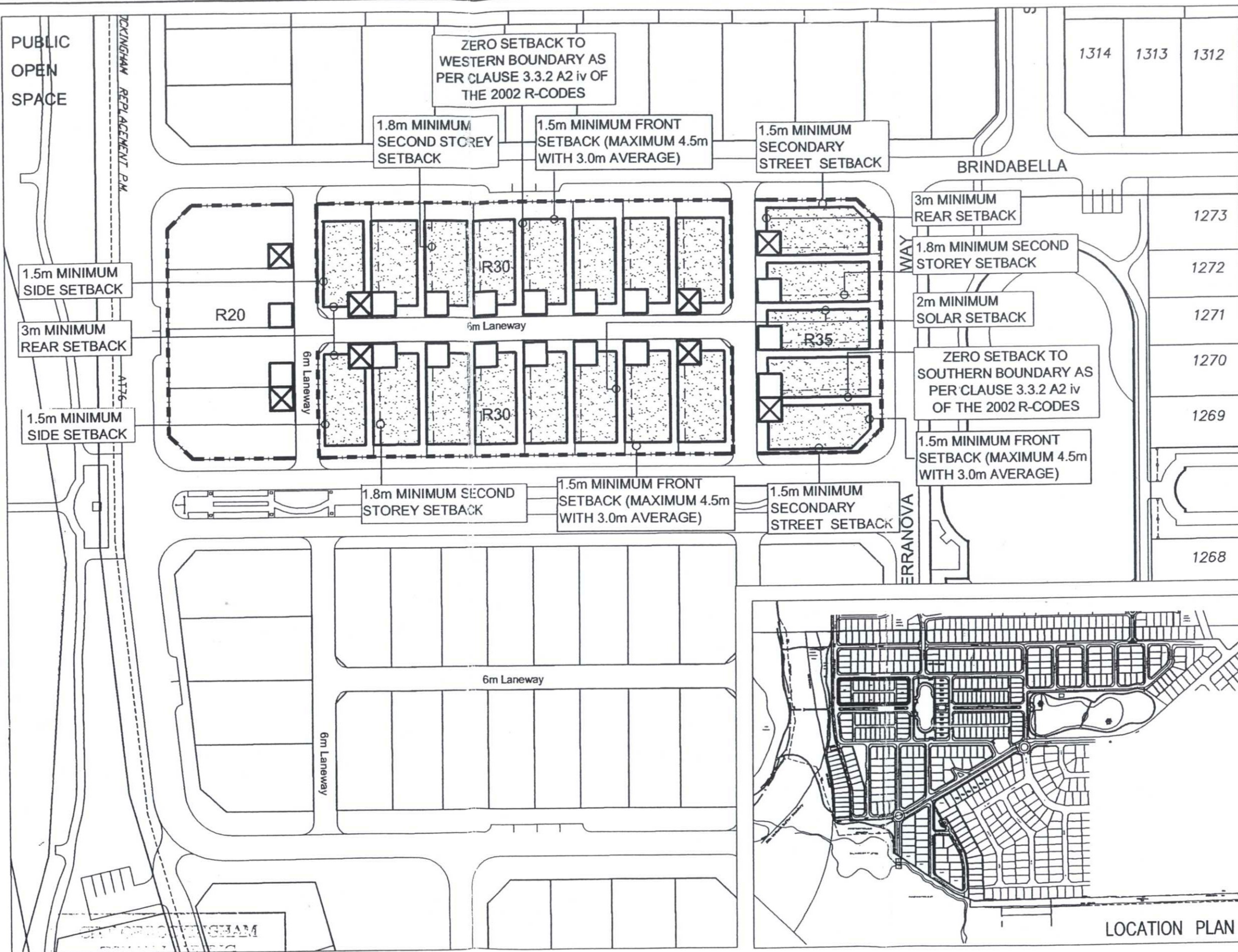


The Town Planning Scheme and The Residential Design Codes are varied in the following manner:

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 and western boundaries), with the exception of lots abutting a corner on that side. 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 2.5m 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 1.5m
  - ii) The maximum setback of a wall addressing the primary street shall be 4.5m
  - iii) The average of the front setback may be less than 3.0m but in any event shall not be greater than 3.0m. To this end, the building at its widest point (measured across the lot) shall be set back not more than 4.5m from the primary street alignment (excluding minor projections such as eaves, chimneys and the like).
11. The above variations 1, 7, 8, 9 and 10 do not apply to lots marked with an R20 Density Coding on the DAP.
12. It is mandatory for all allotments with laneway access to locate carports and garages at the rear with access via the laneway.
13. 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.
14. Rear garage setbacks shall be 0.5m minimum and 3.0m maximum.



# **DETAILED AREA PLAN** STAGE 4 - THE ANCHORAGE CITY OF ROCKINGHAM



## **LEGEND**

- BUILDING ENVELOPES
- PREFERRED GARAGE LOCATION
- DESIGNATED GARAGE LOCATION
- SECOND STOREY SETBACK
- 0.1m NO ACCESS STRIP

Date: 11.12.2002  
Scale: 1:1000  
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town planning + design

LOCATION PLAN

35616

12/12/02  
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