

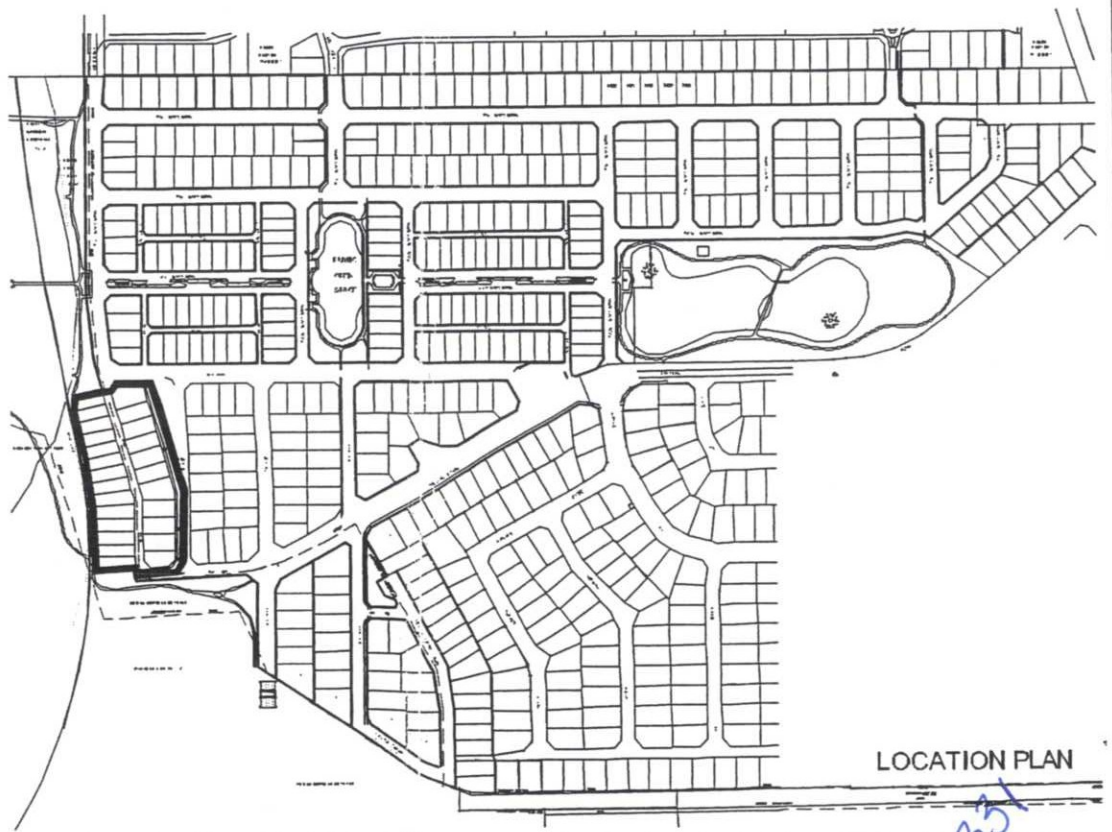
The Town Planning Scheme and The Residential Design Codes are varied in the following manner:

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. The side setbacks of the southern boundary for lots coded R35 maybe reduced to nil for 2/3 the length of the southern boundary provided that walls do not exceed 3.0m average and 3.5m maximum height.

9. A 2m solar setback applies to the northern boundary as shown on the DAP. 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 (i.e. addressing the POS) of all dwellings shall be determined in accordance with the following:
 - i) The minimum front setback shall be 1.5m
 - ii) The maximum front setback 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 (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.
15. The front elevation of all dwellings shall address either the primary street or public open space, and not the laneway.

- 3m MINIMUM REAR SETBACK
- ZERO SETBACK TO SOUTHERN BOUNDARY
- LAKE RICHMOND RESERVE
- 1.8m MINIMUM SECOND STOREY SETBACK
- 1.5m MINIMUM FRONT SETBACK (MAXIMUM 4.5m WITH 3.0m AVERAGE)
- 2m MINIMUM SOLAR SETBACK
- FRONT PEDESTRIAN ACCESS TO DWELLINGS VIA PUBLIC OPEN SPACE

CITY OF ROCKINGHAM
TOWN PLANNING
APPROVED
APPROVAL DATED: 6th March 2003
INITIALS: *ML*



DETAILED AREA PLAN
STAGE 6 - THE ANCHORAGE
CITY OF ROCKINGHAM

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

Date: 12.02.2003
Scale: 1:1000
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