

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 1.5m
  - ii) The maximum setback of a wall addressing the primary street shall be 3.5m
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.

REGION  
OPEN  
SPACE

PUBLIC  
OPEN  
SPACE

1m MINIMUM REAR  
SETBACK TO  
GARAGE

1.5m MINIMUM  
REAR SETBACK

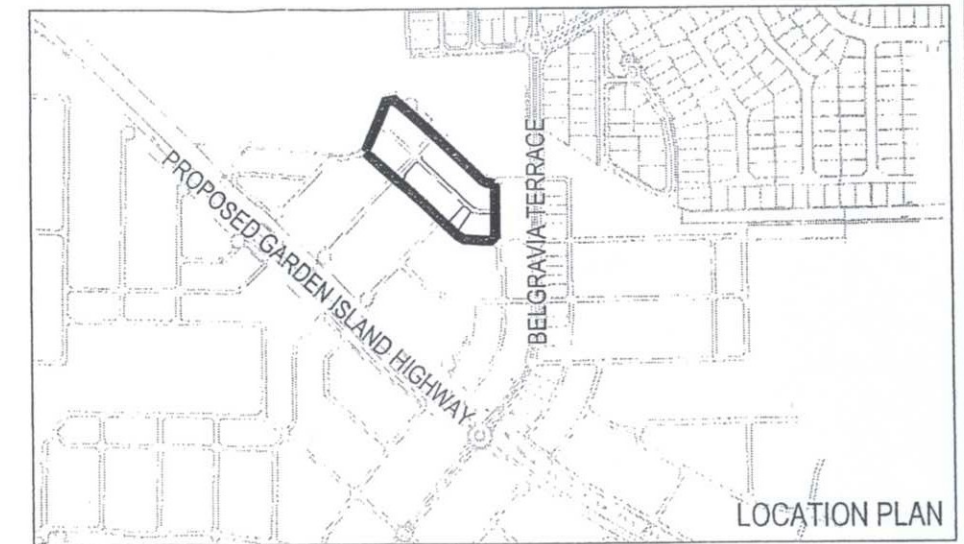
1.5m MINIMUM  
SIDE SETBACK

2m MINIMUM  
SOLAR SETBACK

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

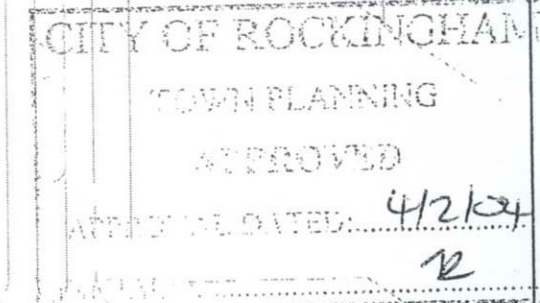
1.8m MINIMUM SECOND  
STOREY SETBACK

1.5m MINIMUM FRONT  
SETBACK;  
MAXIMUM 3.5m



LOCATION PLAN

COMMUNITY  
CENTRE



VILLAGE  
CENTRE

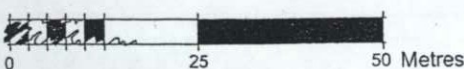
BELGRAVIA  
TERRACE

This Detailed Area Plan as shown has been adopted by Council and signed by the Principal Planner.

*[Signature]*  
Principal Planner

4.2.04  
Date

**DETAILED AREA PLAN**  
STAGE 8 - THE ANCHORAGE  
CITY OF ROCKINGHAM



**LEGEND**

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

No.	Revision	Date	Initials
C	REVISED TEXT	29.01.04	PV
B	REVISED GARAGE SETBACK	15.01.04	PV
A	PRELIMINARY	09/10/03	PV

Client: AUSTRALAND  
Scale: 1:1000 at A3  
Drawn: PV  
Checked: JB  
Approved: DC  
Date: 29/01/04  
XREFS:

Size: A3  
Dwg. No.: AST ROC DAP 03  
Rev: C



**robertsday**  
town planning + design

PERTH  
9 Havelock Street West Perth 6005  
PO Box 1498  
West Perth  
Western Australia  
Tel: (618) 9321 8688  
Fax: (618) 9321 8588  
rdp@robertsday.com.au

MELBOURNE  
Suite 2, 33 Chesholl St  
South Melbourne  
Victoria  
Tel: (613) 9645 0786  
Fax: (613) 9645 0799  
rdp@robertsday.com.au

40534