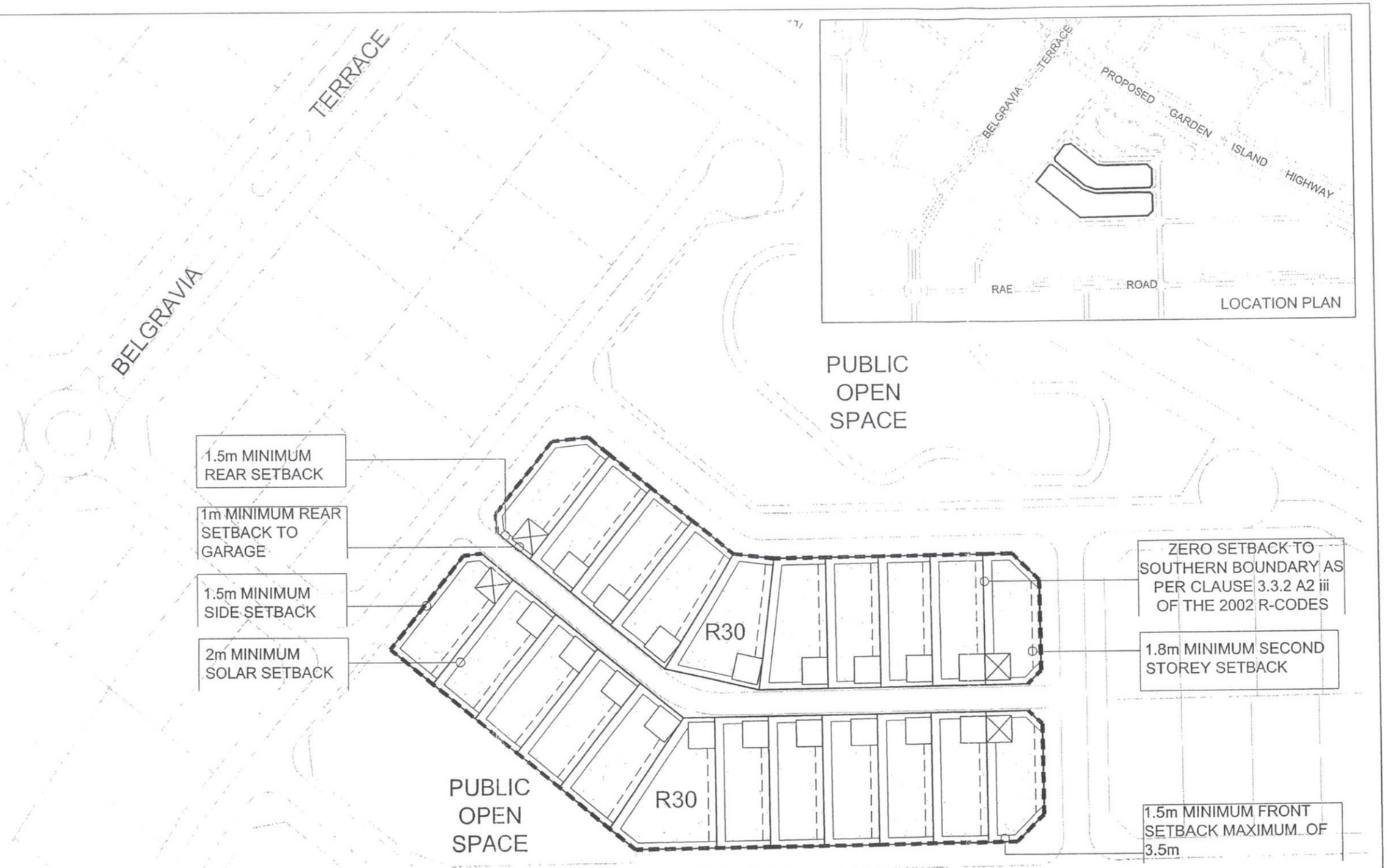
The Town Planning Scheme and The Residential Design Codes are varied in the following manner:

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 maybe 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.*



LOCAL DEVELOPMENT PLAN APPROVAL EXPIRED

This Local Development Plan expired on 19 October 2025, pursuant to Clause 57 of the Planning and Development (Local Planning Schemes) Regulations 2015, being 10 years after the Regulations came into effect.

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

Principal Planner ..... Date 19.5.04

DETAILED AREA PLAN

STAGES 11 AND 12 - ANCHORAGE

CITY OF ROCKINGHAM

P:\PHOTO LIBRARY\LOGOS\OTHER\australand.jpg

0 25 50 Metres

LEGEND

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

No.	Revision	Date	Initial
A	PRELIMINARY	23/02/04	ES

Client: AUSTRALAND

Scale : 1:1000 at A3
Drawn: ES
Checked: JB
Approved: DC
Date : 23/02/04
XREFS:

Size A3 | Dwg. No. AST ROC DAP 07 | Rev A

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