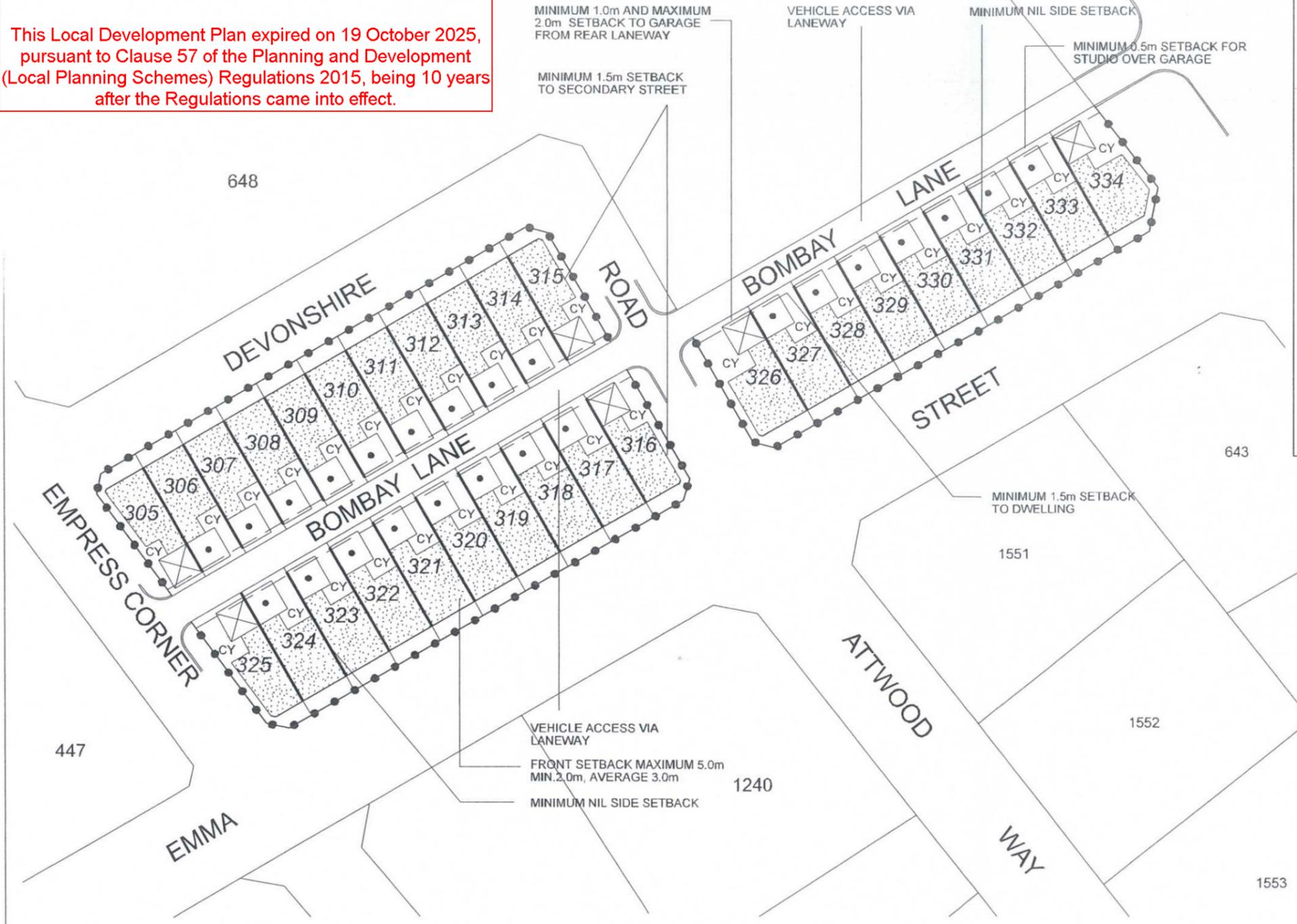


**LOCAL DEVELOPMENT PLAN APPROVAL EXPIRED**  
 This Local Development Plan expired on 19 October 2025, pursuant to Clause 57 of the Planning and Development (Local Planning Schemes) Regulations 2015, being 10 years after the Regulations came into effect.



**DETAILED AREA PLAN R-CODE VARIATIONS**

- All dwellings and ancillary development (including patios, gazebos and sheds) must be within the building envelopes depicted on the DAP;
- The requirements of the R-Codes are varied as shown on the Detailed Area Plan;
- The requirements of the R-Codes and Town Planning Scheme shall be satisfied in all other matters;
- The requirement to consult with adjoining or other landowners to achieve a variation of the R-Codes as outlined in this DAP is not required;
- All lots are to be constructed with a store area (min. 4m<sup>2</sup>) under the main roof of the residence or garage and accessible from either to the exterior or within the garage area;
- Dwellings shall comply with the following:
  - a maximum front setback of 5m is permitted, minimum 2m, (average 3m);
  - a minimum nil side setback for the full length of both side boundaries applies;
  - a minimum 1.5m setback is required to secondary streets;
  - a minimum 40% open space shall be provided;
  - a maximum building height of 2 storeys (top of pitched roof 11m) max. 7m wall height (roof over) or 8m (parapet/flat roof design) applies;
  - garages shall be setback a minimum 1.0m (max 2.0m) from the rear boundary;
  - dwellings shall be setback 1.5m minimum from the rear boundary;
  - studios over garages may have a minimum 0.5m setback to the rear boundary;
  - all vehicle access shall be via the laneway;
  - development shall be oriented to address public streets and laneways by the use of habitable room openings, articulated architectural features and the like;
  - courtyards should be located in the position identified on the DAP or an alternative location which maximises solar access for lots fronting Devonshire Road, courtyards may be located within the front setback area.

**LEGEND**

	DESIGNATED GARAGE LOCATION		NO VEHICLE ACCESS
	PREFERRED GARAGE LOCATION		MINIMUM NIL SETBACK
	BUILDING ENVELOPES		MINIMUM 1.5m REAR DWELLING SETBACK
			PREFERRED COURTYARD LOCATION

This Detailed Area Plan has been adopted by Council and signed by the Manager Planning Services.  
 Manager Planning Services  
 MANAGER STRATEGIC PLANNING  
 Date: 2/1/08

**DETAILED AREA PLAN**  
 ROCKINGHAM WATERFRONT VILLAGE - STAGE 3 - PRECINCT F (R40/R60)

DATE : 24 OCTOBER 2007  
 PLAN NO. 03/086/016A  
 SCALE : 1:1000 @ A3

**TAYLOR BURRELL BARNETT**  
 Town Planning and Design  
 187 Roberts Road Subiaco  
 Western Australia 6008  
 Telephone (08) 9382 2211  
 Facsimile (08) 9382 4585  
 admin@tbbplanning.com.au