

Zero lot line to southern boundary

1.5m minimum primary street setback (maximum 6m with 4.5m average)

1.8m minimum second storey side setback

2m minimum solar setback

0.5m rear garage setback (all lots)

3m minimum rear setback (all lots)

Corner allotments to be set back a minimum of 1.5m from the secondary street in accordance with Peet & Company & Local Authority guidelines.

ST MICHEL - SMALL LOT PRECINCT, SOUTH EAST P.O.S.  
 DETAILED AREA PLAN  
 R-CODE VARIATIONS

The Town Planning Scheme and R-Codes are varied in the following manner:

1. All dwellings, and ancillary development, must be within the building envelopes as depicted on the Detailed Area Plan (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 areas.
4. Consultation with adjoining or other owners to achieve a variation to the Residential Design Codes, as provided for by the DAP, is not required.
5. The Residential Density Coding is R30.
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 nil side setback is permissible on the lots where shown on the DAP (generally the southern side boundary) except where such boundary is a secondary street. The dimensions of which shall be in accordance with Element 3.3.2 A2 iii) of the Residential Design Codes.
8. No boundary walls shall be located within 4.5 metres of the primary street.
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. A five percent (5%) variation to minimum open space shall be permitted for single storey development. Open space shall be calculated in accordance with the provisions of the 2002 Residential Design Guidelines.
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 0.5 metres of the intersection of a crossover and street alignment 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. The front setback of all dwellings shall be determined in accordance with the following:
  - i) the minimum primary street setback shall be 1.5 metres
  - ii) The maximum setback of a wall addressing the primary street shall be 6 metres
  - iii) The average of the front setback may be less than 4.5 metres but in any event shall not be greater than 4.5 metres. To this end, the building at its widest point (measured across the lot) shall be set back not more than 4.5 metres from the primary street alignment (excluding minor projections such as eaves, chimneys and the like).

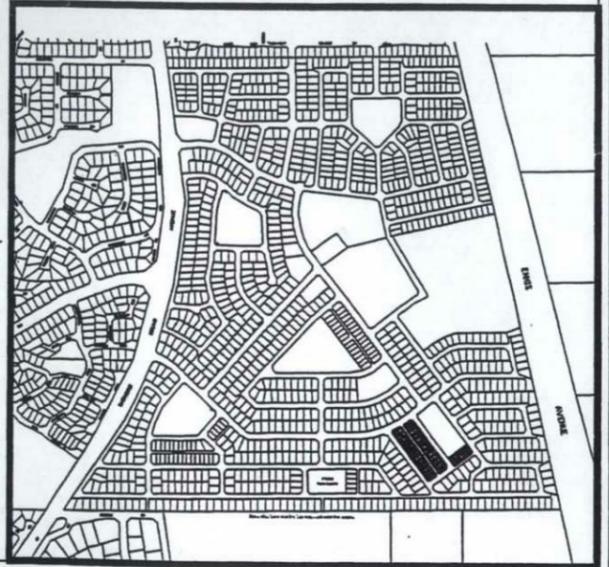
The development guidelines as shown have been adopted by Council and signed by the Manager, Statutory Planning:

Manager, Statutory Planning

Date:

NOTE: Side and rear boundary fencing shall be prescribed by Peet and Company Limited.

LOCATION PLAN



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.

CITY OF ROCKINGHAM  
 TOWN PLANNING  
 APPROVED  
 APPROVAL DATED: .....  
 INITIALS: *WP*

36836

DETAILED AREA PLAN (2 of 3)  
 SMALL LOT PRECINCT, SOUTH EAST P.O.S.  
 ST MICHEL  
 for Peet & Company Limited

- LEGEND:
- Building Envelopes..
  - Preferred Garage Location.....
  - Designated Garage Location.....
  - Second Storey Setback.....
  - Stairs.....
  - Retaining Walls.....



77 Thomas Street  
 Subiaco, W.A. 6008  
 Ph: 9381 5577 Fax: 9381 4888  
 Email: masterplan@masterplanwa.com  
 A.C.N. 050 218 061

