






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 R20.
6. Garages on lots with laneway access (lots 2538-2542) shall be setback a minimum 1.0 metre from the rear (laneway) boundary. No protrusion of either eaves, gutters or the like is permitted within the setback area.
7. A five percent (5%) variation to the minimum open space requirements (in addition to that described in the open space definition of the RD-Codes) shall be permitted for single storey dwellings. Open space shall be calculated in accordance with the provisions of the 2002 Design Codes.
8. All dwellings shall have a minimum rear setback of 3.0 metres as identified in the Detailed Area Plan. All verandahs, balconies, porticos, alfresco areas and other similar structures are permitted in accordance with the RD Code setback requirements.
9. Fences shall not be located within 1.0m 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.

LEGEND

-  D.A.P. No.10 Boundary
-  No Vehicular Access Permitted
-  1.0m Setback (refer clause 6)
-  3.0m Setback (refer clause 9)
-  Retaining Wall



DETAILED AREA PLAN No.10 SPYGLASS HILL SECRET HARBOUR CITY OF ROCKINGHAM

The Detailed Area Plan has been adopted by Council and approved by the Manager, Statutory Planning.

Manager, Statutory Planning  Date 16/3/2007



**C H A P P E L L
L A M B E R T
E V E R E T T**

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DATE: 16.11.06

REVISED: 06.03.07

SCALE (A3): 1:2000

DATA: CLE, MAPS

PLAN No.: 464-164c

THIS PLAN IS CURRENT AT THE REVISED DATE & SUBJECT TO APPROVAL, SURVEY & ENGINEERING DETAIL. THIS PLAN IS THE PROPERTY OF CHAPPELL LAMBERT EVERETT G.