



**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 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. 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.
9. 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.
10. It is mandatory for all allotments with laneway access to locate carports and garages at the rear with access via the laneway.
11. No Boundary Walls to be located within three (3) metres of the Primary Street.
12. A three (3) meter minimum setback to the dwelling from the rear of the lot (this does not include ancillary development).
13. A minimum 1.8 meter side setback for the upper floor, from the same side as the nominated nil setback wall, is required unless the R-Codes specify a greater setback requirement.

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

36608

Manager, Statutory Planning *[Signature]* Date 27.8.03

**LEGEND**

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|--|----------------------------|--|-------------------------------|
|  | D.A.P. No 2 BOUNDARY       |  | NO VEHICULAR ACCESS PERMITTED |
|  | PREFERRED GARAGE LOCATION  |  | NIL SIDE SETBACK LOCATION     |
|  | DESIGNATED GARAGE LOCATION |  | 1.8m UPPER FLOOR SIDE SETBACK |
|  | BUILDING ENVELOPE          |  |                               |



**DETAILED AREA PLAN 2  
SECRET HARBOUR  
CITY OF ROCKINGHAM**



**CHAPPELL  
& LAMBERT  
TOWN PLANNING  
URBAN DESIGN**  
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AREAS AND DIMENSIONS  
SUBJECT TO SURVEY

SCALE 1:1 000	DATE 28.05.03	COMPILED C&L, MAPS	REVISED 04.08.03	PLAN No. 464-103A
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