



DAP REFERENCE PLAN
SECRET HARBOUR
CITY OF ROCKINGHAM



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



CHAPPELL
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TOWN PLANNING + URBAN DESIGN

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DATE: 29.08.06
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SCALE (A3): 1:3500
DATA: CLE, MAPS
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DETAILED AREA PLAN R-CODE VARIATIONS

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

- All dwellings, and ancillary development must be within the building envelopes as depicted on the Detailed Area Plan (DAP).
- The requirements of the Residential Design Codes are varied as shown on the DAP.
- The requirements of the Residential Design Codes and Town Planning Scheme shall be satisfied in all other areas. Consultation with adjoining or other owners to achieve a variation to the Residential Design Codes, as provided for by the DAP, is not required.
- The Residential Density Coding is R40.
- A 1.0 metre minimum setback to the garage from the rear laneway is required for all laneway lots (Lots 2546 - 2603) & Lots 2604-2606. No protrusion of either eaves, gutters or the like is permitted within the setback area.
- All garages are permitted at a nil setback to either side boundary.
- A nil setback is permissible on lots where shown on the DAP in accordance with the RD-Codes.
- A 1.5 metre 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 maintained.
- A minimum 1.5 metre 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.
- A five percent (5%) variation to the 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.
- Setback variations to the lots identified by an asterisk (*) may be approved at the discretion of the Manager of Building Services at the City of Rockingham where the configuration of these lots may limit compliance with setback requirements.
- Lots 2607-2619 are subject to the following:
* Enclosed, non-habitable structures, such as storage sheds, workshops, outbuildings and the like are only permitted if attached to the dwelling and constructed of the same material as the dwelling.
* Un-enclosed, non-habitable structures such as gazebos, patios, pergolas and the like are exempt from the abovementioned requirement.
- All development on the lots adjoining the golf course shall be setback a minimum of 1.0 metre from any boundary adjoining the golf course.
- 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.7 Boundary
- Building Envelope
- No Vehicular Access Permitted
- Nil Side Setback
- Second Storey Setback
- Lots Subject to Variation (refer clause 11)



DETAILED AREA PLAN No.7 OASIS DRIVE, SECRET HARBOUR CITY OF ROCKINGHAM

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

Manager, Statutory Planning *Andrew Dean* Date *16/3/07*

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