



DAP REFERENCE PLAN
SECRET HARBOUR
CITY OF ROCKINGHAM



CHAPPELL
LAMBERT
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TOWN PLANNING + URBAN DESIGN
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DATE: 29.08.06
REVISED: 08.03.07
SCALE (A3): 1:3500
DATA: CLE, MAPS
PLAN No.: 464-158a

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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. A nil side setback is permissible on the lots where shown on the DAP in accordance with the RD-Codes.
7. All lots shall have a minimum front setback of 1.5 metres and a maximum front setback of 4.5 metres.
8. A minimum 1.5 metre 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.
9. Garages are permitted to either side boundary and shall be setback in accordance with the Residential Design Codes.
10. 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.
12. Lot 2620 is 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.

LEGEND

- D.A.P. No.8 Boundary
- Building Envelope
- No Vehicular Access Permitted
- Nil Side Setback Location
- 1.5m Upper Floor Side Setback



DETAILED AREA PLAN No.8 ORTONA CRESCENT, SECRET HARBOUR TOWN CENTRE CITY OF ROCKINGHAM

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

Manager, Statutory Planning *Michael Lee* Date *16/3/07*

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