




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 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 Residential Design Codes.
7. Lots 2324-2333 and 2478-2486 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.
8. 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.
9. Garages on all lots 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.
10. 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.
11. 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.9 Boundary
-  No Vehicular Access Permitted
-  Lots Subject to Variation (refer clause 10)



DETAILED AREA PLAN No.9 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 *Michael Ross* Date *16/3/07*

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



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REVISED: 06.03.07
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DATA: CLE, MAPS
PLAN No.: 464-163d



DETAILED AREA PLAN R-CODE VARIATIONS

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

1. The requirements of the Residential Design Codes are varied as shown on the DAP.
2. The requirements of the Residential Design Codes and Town Planning Scheme shall be satisfied in all other areas.
3. The Residential Density Coding is R20.
4. All lots are subject to the following provisions:

* 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 shall be setback a minimum of 1.0 metre from any boundary adjoining the golf course.

LEGEND

--- D.A.P. No.11 Boundary



DETAILED AREA PLAN No.11 - R20 (SOUTH)
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... *Michael Dan* ...Date 16/3/07



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