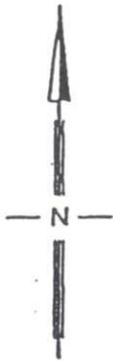


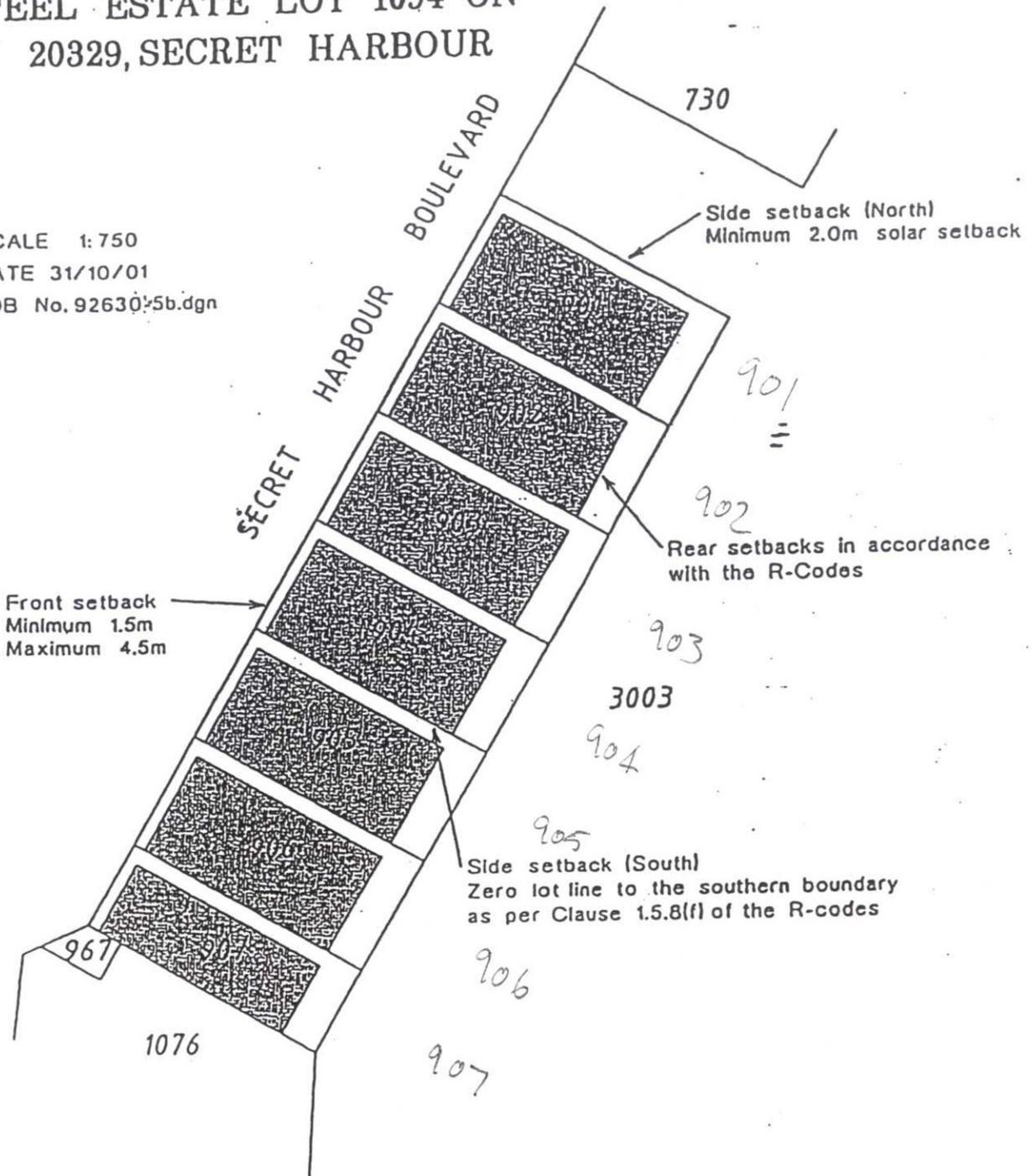
DETAILED AREA PLAN  
LOTS 901 - 907 OF  
COCKBURN SOUND LOC. 16  
AND PEEL ESTATE LOT 1094 ON  
PLAN 20329, SECRET HARBOUR

**M'Mullen Nolan**  
S PARTNERS SURVEYORS PTY LTD

PO Box 117, South Perth WA 6951  
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SCALE 1:750  
DATE 31/10/01  
JOB No. 92630-5b.dgn



Maximum 70%  
site cover for  
single storey dwellings  
Maximum 60%  
site cover for  
two storey dwellings

**LOCAL DEVELOPMENT PLAN APPROVAL EXPIRED**

This Local Development Plan expired on 19 October 2025, pursuant to Clause 57 of the Planning and Development (Local Planning Schemes) Regulations 2015, being 10 years after the Regulations came into effect..

# SINGLE HOUSES IN DESIGN GUIDELINE AREAS

## Objectives

To ensure that dwellings located within the Design Guideline Areas are constructed to a high standard; contribute positively to the streetscape by creating a vibrant, balanced streetscape using innovative and attractive design and promote a variety of housing styles to suit current and future living requirements.

### CONSIDERATIONS

- General Provisions
- Site Cover
- Setbacks
- Solar Orientation (incl location of private open space)
- Fencing
- Services

### PROVISIONS

These guidelines apply to the following Design Guideline Areas for those locations identified on the Detailed Area Plans attached.

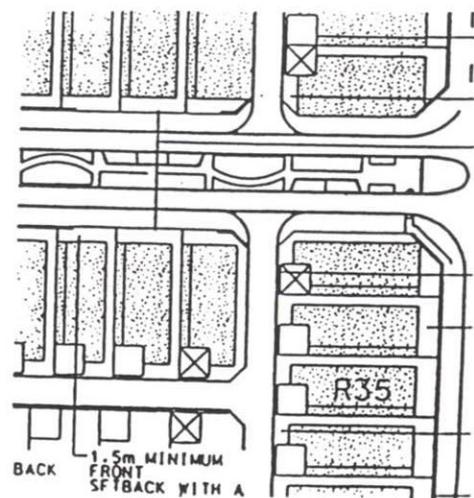
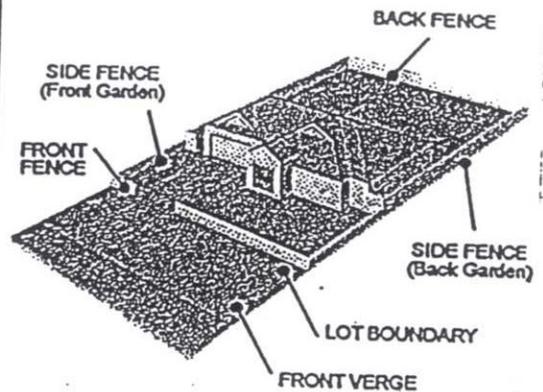
- The Anchorage Estate
- Lakeside Mews, Secret Harbour
- Willow Lake, St Michel
- Lot 729 Secret Harbour Boulevard, Secret Harbour
- Parkside (South) Precinct, Palm Beach Estate, Rockingham

#### General Provisions

- Dwellings shall address the primary street and enhance the existing streetscape.
- Site planning and building design should aim to provide visual and noise privacy between the development and its neighbours.
- Lots with direct access to laneways shall comply with the 'Laneway Access' section of this Policy.

#### Site Cover

- Single storey dwellings (lots under 500m<sup>2</sup>) - max 70% site cover.
- Two storey dwellings (lots under 500m<sup>2</sup>) - max 60% site cover.



## SINGLE HOUSES IN DESIGN GUIDELINE AREAS Cont...

- Single storey and two storey dwellings (lots over 500m<sup>2</sup>) - max 50% site cover.
- Site cover includes all covered areas including dwellings, garages/carports, sheds, covered pergolas etc.

### Setbacks

- Front setbacks - single and two storey dwellings shall have a minimum setback of 1.5 metres and a maximum setback of 4.5 metres or as otherwise shown on the attached Detailed Area Plan.

The setbacks of garages/carports on those lots without direct access to a rear laneway shall be consistent with that of the dwelling or as otherwise shown on the attached Detailed Area Plan.

- Rear setbacks (excluding dwellings with laneway access) - in accordance with R-Codes or as otherwise shown on the attached Detailed Area Plan.
- Side setbacks - the setbacks of single and two storey dwellings shall be in accordance with the attached Detailed Area Plan - one side may have a nil setback (without the requirement for neighbour consultation).

The setbacks of Garages on adjoining lots may have a common nil side setback or as otherwise shown on the attached Detailed Area Plan.

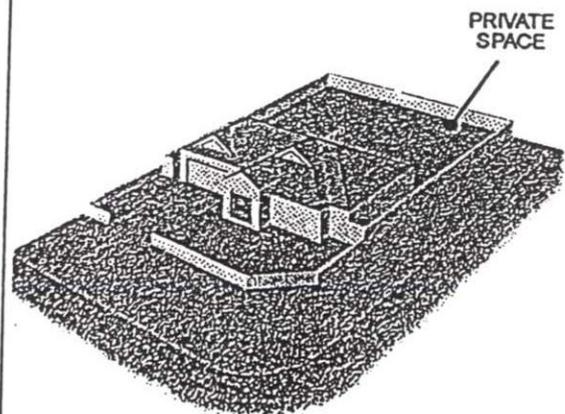
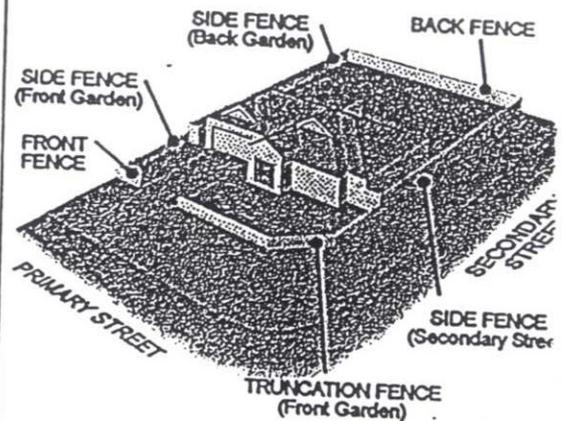
- Secondary Street Setbacks - single and two storey dwellings shall have a minimum setback of 1.5 metres.

### Solar Orientation (incl. Location of private open space)

- The courtyards of lots with a southern street frontage should be located to the rear of dwellings and have a northerly aspect.
- The courtyards of lots with a northern street frontage should be located to the side of the dwelling and have an easterly aspect.
- Living areas of the dwelling should also have a northerly or southerly aspect to offer maximum winter sun and minimum summer sun penetration to internal spaces.

### Fencing

- Front fencing is discouraged, however, if considered necessary, it is to be of an open design to a style and specification consistent with the 'Front Fences and Walls' section of this Policy.



## SINGLE HOUSES IN DESIGN GUIDELINE AREAS Cont...

### Services

- All clothes drying areas shall be located behind the dwelling.
- Letterboxes are to be located on the primary street boundary.

All other requirements shall be in accordance with the R-Codes.