



LEGEND

- BUILDING ENVELOPES
- PREFERRED GARAGE LOCATION
- DESIGNATED GARAGE LOCATION
- 1.8m SECOND STOREY SETBACK
- NO ACCESS STRIP

The Town Planning Scheme and The Residential Design Codes are varied in the following manner:

1. All dwellings and ancillary development must be located within the building envelopes as depicted on the 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 matters.
4. Consultation with adjoining or other landowners to achieve a variation to the Residential Design Codes, as provided for by the DAP, is not required.
5. Density Coding is as depicted on the Detailed Area Plan.
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 five percent (5%) variation to 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.
8. A nil setback is permissible on the lots where shown on the DAP (generally the southern boundaries). Side setbacks for lots coded R30 or higher may be reduced to nil for 2/3 the length of the boundary provided that walls do not exceed 3.0m average and 3.5m maximum height.
9. 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.
10. The front setback of all dwellings shall be determined in accordance with the following:
  - i) The minimum primary street setback shall be 1.5m
  - ii) The maximum setback of a wall addressing the primary street shall be 3.5m
11. A 1.0m minimum rear building setback is required unless the Residential Design Codes specify a greater setback.
12. The above variations 1, 7, 8, 9, 10 and 11 do not apply to lots marked with an R20 Density Coding on the DAP.
13. It is mandatory for all allotments with laneway access to locate carports and garages at the rear with access via the laneway with the exclusion of R20 lots and lot 1120.
14. Fences shall not be located within 0.5m 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.
15. Minimum rear garage setback shall be 1.0m with no protrusion of eaves into setback.
16. Notwithstanding the provisions of the Residential Design Codes, the development of all lots within the DAP is restricted to a single dwelling and associated outbuildings only.

This Detailed Area Plan as shown has been adopted by:

Manager Statutory Planning

30/5/05  
Date



THE TUARTS - STAGE 1  
FORTY ROAD, SECRET HARBOUR  
CITY OF ROCKINGHAM

AUSTRALAND

roberts day

scale:	1:1000 @ A3
drawn:	ES
checked:	DC
approved:	DC
date:	24/08/05
datum:	PCG 94
client:	AUSTRALAND
changes to garage types and text	28/08/05
changes to setbacks and provisions	27/08/05
client:	18/08/05
town planning + design	
dwg no	AST FOR DAP 01 rev D

DP 42100