

Legend	
	Extent of Detailed Area Plan
	Front Loaded Lots
	Rear Loaded Lots
	Retaining Walls (by developer)
	No Vehicle Access Permitted
	Primary Frontage
	Secondary Frontage
	Primary Frontage to Open Space
	Uniform Visually Permeable Fencing (by developer)

## Detailed Area Plan R-Code Variation

THE TOWN PLANNING SCHEME NO.5 AND R-CODES ARE VARIED AS FOLLOWS:

- SCHEME AND RESIDENTIAL DESIGN CODE VARIATIONS**
  - The following criteria take precedence over, and operate as variations to, the relevant R-Code standards and thereby constitute Acceptable Development.
  - Where a Single Dwelling complies with all R-Code and Scheme requirements, except where modified by this DAP, no planning approval is required.
  - Any variations to acceptable development standards (as outlined in this DAP or relevant R-Code provision), can be addressed through an application for planning approval.

R-CODES			
2 STREETScape REQUIREMENTS			
Building Setbacks	Lots Applicable	Minimum	Notes
<b>Primary Street</b> [denoted Primary Frontage on DAP]	Lots 276-280, 357-382, 389-393 & 414-424	2.0m	<ul style="list-style-type: none"> <li>2.0m minimum up to 60% of the lot frontage to ground floor and up to 100% to first floor, otherwise a 4.0m minimum setback applies.</li> <li>Dwelling shall include main entry and letterbox to this Primary Frontage.</li> <li>Dwellings shall have a minimum of one major opening (not just a door) facing, and allowing an unobstructed view of the Primary Street.</li> </ul>
<b>Secondary Frontage</b> [denoted Secondary Frontage on DAP]	Lots 363 (to Welburn Crescent only), 364-374 & 376	3.0m	<ul style="list-style-type: none"> <li>Dwellings shall have a minimum of one major opening (not just a door) facing, and allowing an unobstructed view of the Secondary Street.</li> <li>Averaging permitted (as per R-Codes).</li> </ul>
	Lots 276-280	2.0m	
<b>Secondary Street</b> [side boundary]	All Lots (except Lot 375)	1.0m	<ul style="list-style-type: none"> <li>Dwellings shall have a minimum of one major opening (not just a door) facing and allowing an unobstructed view of the Secondary Street.</li> <li>No averaging permitted to minimum.</li> </ul>
	Lot 375 (denoted Secondary Frontage on DAP)	1.5m	
<b>Laneway</b> [and laneway truncation where applicable]	Lots 342-346, 357-362, 377-382, 389-393 & 409-424	0.5m	<ul style="list-style-type: none"> <li>No averaging permitted to minimum.</li> </ul>

- Comer lots developed as grouped or multiple dwellings, dwellings shall
  - Address all street frontages by orientating a minimum of one dwelling to each street;
  - Have a minimum 2m building setback to all streets (no averaging); and
  - Have a minimum of one major opening (not just a door) facing, and allowing an unobstructed view of the adjoining street.

3 BOUNDARY SETBACK REQUIREMENTS		
Building Setbacks	Lots Applicable	Requirements
<b>Buildings on boundary</b> [other than street boundaries]	All Lots	<ul style="list-style-type: none"> <li>One side boundary is permitted to a nil setback for a maximum total length determined by front and rear setbacks.</li> <li>A second nil side boundary is permitted for purposes of garage/store only - 9.0m maximum length.</li> <li>Walls not higher than 3.5m with an average of 3m to a maximum length as determined by front and rear setback, to one side boundary only.</li> <li>Where the nil setback is not utilised it shall be setback as per table 2a and 2b of the R-Codes.</li> </ul>

4 SPECIAL PROVISIONS FOR LOTS ADJOINING POS/DRAINAGE/DRAIN RESERVES			
Building Setbacks	Lots Applicable	Minimum	Notes
<b>Public Open Space (POS)/Drainage</b> [denoted Primary Frontage to Open Space on DAP]	Lots 342-346 & 409-413	3.0m	<ul style="list-style-type: none"> <li>Dwellings shall have a minimum of one major opening (not just a door) and an outdoor living area facing and allowing an unobstructed view of the POS.</li> <li>Dwelling shall include main entry and letterbox to this Primary Frontage.</li> <li>Averaging permitted (as per R-Codes).</li> </ul>
<b>POS/Drainage/Drain Reserve</b> [denoted Secondary Frontage on DAP]	Lots 356, 363 (to Drain Reserve only) & 414	1.5m	<ul style="list-style-type: none"> <li>Dwellings shall have one or more major opening(s) (not just a door) facing, and allowing an unobstructed view of the POS/Drain Reserve.</li> <li>No averaging permitted to minimum.</li> </ul>
<b>Drain Reserve</b> [denoted Secondary Frontage on DAP]	Lots 331 & 354	3.0m	<ul style="list-style-type: none"> <li>Dwellings shall have a minimum of one major opening (not just a door) and an outdoor living area facing and allowing an unobstructed view of the Drain Reserve.</li> <li>Averaging permitted (as per R-Codes).</li> </ul>

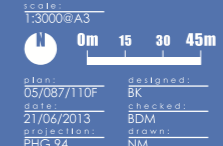
- OPEN SPACE REQUIREMENTS**
  - Minimum total open space [%] of Site – 35%
  - Outdoor Living Areas shall be accessed via a habitable room, but not a bedroom only.
  - Outdoor Living Areas are permitted to be located within the street setback area.
- SERVICES**
  - The Developer is advised that a Rubbish Statement shall be required at the planning stage for all multiple dwelling developments.
  - For Lots 276-280, 342-346, 357-362, 377-382, 389-393 & 409-424 a rubbish bin collection area shall be provided within the lot adjoining the laneway/street measuring a minimum of 1.5m by 1.0m.

- ADDITIONAL REQUIREMENTS**
  - FENCING**
    - Fencing within the Primary Street Setback is strongly discouraged.
    - Where fencing is desired within the Primary Street Setback it shall be:
      - No higher than 1.2m.
      - Not constructed from colourbond.
    - Any landscape hedge shall be no higher than 1.6m.
    - Fencing along lot boundaries abutting Secondary Streets:
      - Is permitted to be solid where it abuts the primary outdoor living area of the site to a maximum of 50% of the secondary street boundary length.
      - Uncapped colourbond fencing shall not be permitted along boundaries abutting Secondary Streets.
      - On corner lots where a front fence is provided, where the fence continues around the corner to the secondary street, the fence height shall not exceed 1.2m for a minimum of 2m behind the front setback.
    - Unless approved by the Local Government, where fencing is installed by the Developer, no modifications are permitted except for maintenance and repair using materials that are substantially identical with those used in the original construction.
  - RETAINING WALLS**
    - No additional filling or retaining within the lot boundary is permitted without the approval of the Local Government.
  - INCIDENTAL DEVELOPMENT**
    - Outbuildings are to be screened from public view unless constructed from the same materials as the dwelling.
  - NOTIFICATION TO PROSPECTIVE PURCHASERS**
    - The Developer is required to give prospective purchasers a complete copy of all requirements of this Detailed Area Plan prior to Offer and Acceptance being made.



**DETAILED AREA PLAN**  
Trumpet - South Hedland  
A South Hedland New Living Project

ENDORSEMENT TABLE	
This Detailed Area Plan is endorsed by the Town of Port Hedland.	
Manager Planning Services	_____
Date	_____



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