

Detailed Area Plan R-Code Variations

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

- All dwellings and ancillary development must be located within the building envelopes depicted on the Detailed Area Plan (DAP)
- The requirements of the Residential Design Codes are varied as shown on the DAP.
- The requirements of the Residential Design Codes and the Town Planning Scheme must be satisfied in all other matters.
- Consultation with adjoining or other landowners to achieve a variation to the Residential Design Codes provided for by the DAP, is not required.
- The Residential Density Coding is R30.
- A five percent (5%) variation to the 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.
- All portions of a dwelling on Lots 1112 - 1117 (including verandahs, al fresco areas, unattached structures and swimming pools) must be setback a minimum of 4.0 metres from the common boundary with the public open space / drainage reservation. Dwellings are to address the reserve with windows and openings.
- The minimum laneway setback is 1.0 metre with no protrusion of eaves into the setback.
- A parapet wall (nil setback) is permissible on the lots where shown on the DAP, developed in accordance with Clause 3.3.2 of the R-Codes.
- A 1.5 metre solar setback applies where shown on the DAP, generally along the eastern boundary which adjoins a permitted nil setback boundary (on the 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.
- A 1.5 metre minimum second storey setback applies where shown on the DAP, generally along the western boundary where a nil ground storey setback is permitted.
- With the exception of Lot 1117, which has a designated carport / garage location, an alternative carport / garage location to that shown on the DAP may be approved by the Manager, Statutory Planning subject to the design meeting solar orientation principles, streetscape objectives and statutory requirements.
- For lots with laneway access, fences shall not be located within 1 metre 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

- Preferred garage location
- Designated garage location
- Building Envelope
- 1.5m Second Storey Setback
- Retaining Wall
- No Access Strip
- Building Orientation
- Feature Fencing

This Detailed Area Plan has been approved by the Manager Statutory Planning.

Manager Statutory Planning
 Date: 22/12/06

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.



Baldvis Central
 A community growing together

Detailed Area Plan Phase 2 Stage 1 East

