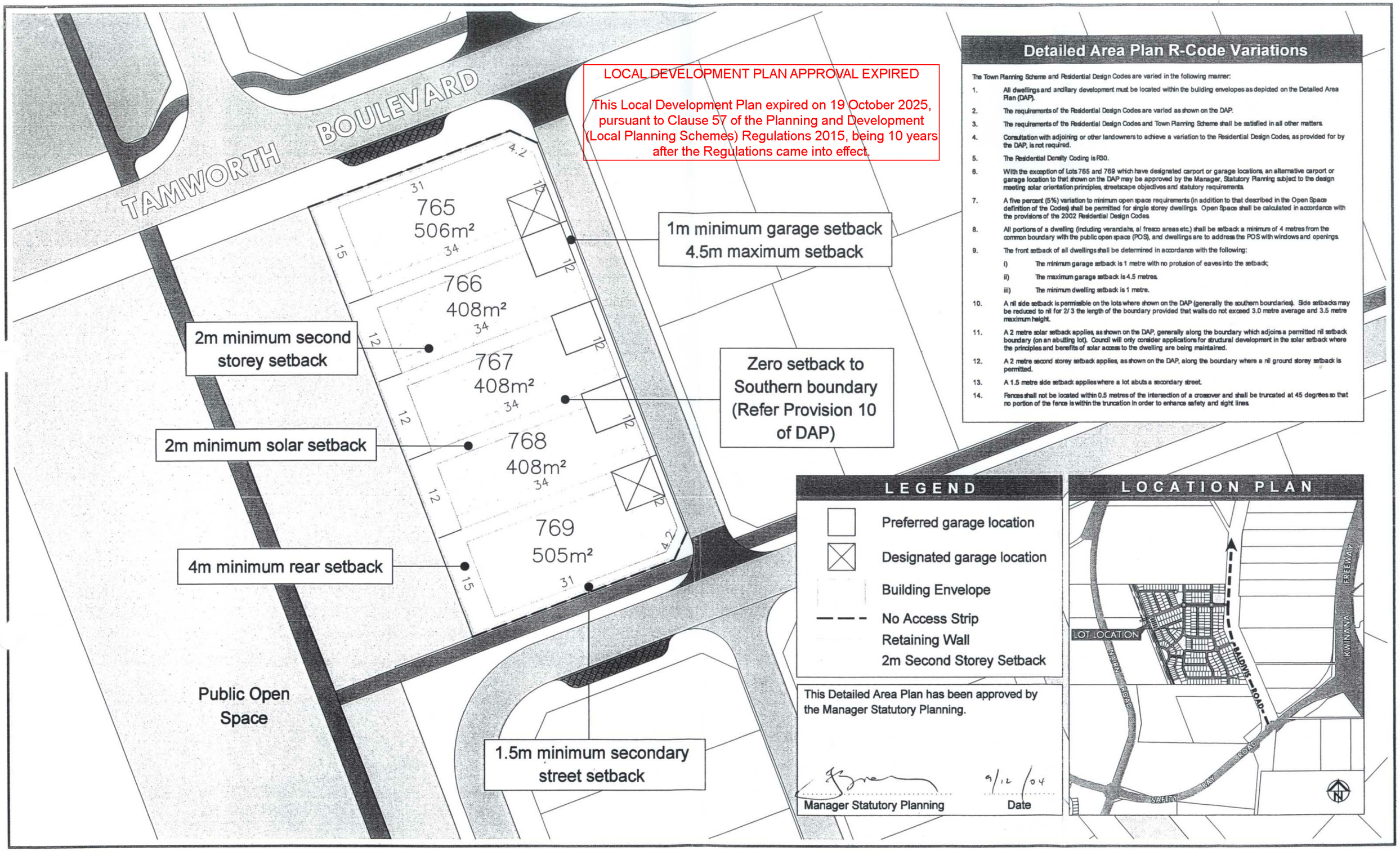
LOCAL DEVELOPMENT PLAN APPROVAL EXPIRED

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.



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

Manager Statutory Planning — Date 9/12/04

Detailed Area Plan R-Code Variations

The Town Planning Scheme and 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 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 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. The Residential Density Coding is R30.
6. With the exception of Lots 765 and 769 which have designated carport or garage locations, an alternative carport or 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.
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. All portions of a dwelling (including verandahs, al fresco areas etc.) shall be setback a minimum of 4 metres from the common boundary with the public open space (POS), and dwellings are to address the POS with windows and openings.
9. The front setback of all dwellings shall be determined in accordance with the following:
   - i) The minimum garage setback is 1 metre with no protusion of eaves into the setback;
   - ii) The maximum garage setback is 4.5 metres.
   - iii) The minimum dwelling setback is 1 metre.
10. A nil side setback is permissible on the lots where shown on the DAP (generally the southern boundaries). Side setbacks may be reduced to nil for 2/3 the length of the boundary provided that walls do not exceed 3.0 metre average and 3.5 metre maximum height.
11. A 2 metre 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.
12. A 2 metre second storey setback applies, as shown on the DAP, along the boundary where a nil ground storey setback is permitted.
13. A 1.5 metre side setback applies where a lot abuts a secondary street.
14. Fences shall not be located within 0.5 metres 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.

Baldivis Central
A community growing together

Detailed Area Plan

Stage 4 North

metres 0 25 50

AUSTRALAND

DPS DEVELOPMENT PLANNING STRATEGIES TOWN PLANNING URBAN DESIGN

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