

1.5m minimum secondary street setback

1.5m minimum garage setback  
4.5m maximum setback

Front setback as per Residential Design Codes

Only DAP Provisions 3-7 apply to these lots

2m minimum solar setback

Zero setback to Southern boundary (Refer Provision 9 of DAP)

Public Open Space

2m minimum second storey setback

1.5m minimum front setback  
4.5m maximum setback







1m minimum rear setback

## 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 as 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 Town Planning Scheme shall be satisfied in all other matters.
- Consultation with adjoining or other landowners to achieve a variation to the Residential Design Codes, as provided for by the DAP, is not required.
- The Residential Density Coding is R30.
- With the exception of Lots 920, 924, 925, & 928 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.
- 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.
- The front setback of dwellings opposite Public Open Space shall be determined in accordance with the following:
  - The minimum primary street setback shall be 1.5 metres.
  - The maximum setback of a wall addressing the primary street shall be 4.5 metres.
- 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.
- 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.
- A 2 metre second storey setback applies, as shown on the DAP, along the boundary where a nil ground storey setback is permitted.
- A 1.5 metre side setback applies where a lot abuts a secondary street.
- It is mandatory for lots 920-928 to locate carports and garages to the rear with access via the laneway.
- The rear setback of lots 920-928 shall be determined in accordance with the following:
  - The minimum garage setback is 1 metre with no protrusion of eaves into the setback;
  - the maximum garage setback is 4.5 metres at it's closest point.
  - The minimum dwelling setback is 1 metre.
- 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.

## LEGEND

-  Preferred garage location
-  Designated garage location
-  Building Envelope
-  No Access Strip
-  Retaining Wall
-  2m Second Storey Setback

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

Manager Statutory Planning

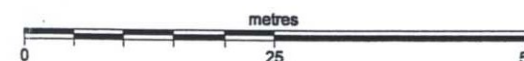
9/12/04  
Date

## LOCATION PLAN



**Baldivis Central**  
A community growing together

## Detailed Area Plan Stage 4 South



TOWN PLANNING  
URBAN DESIGN

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