

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.
- The front setback of dwellings fronting a local road 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.

Variations to these provisions may be approved by the Manager, Statutory Planning for corner lots, subject to the design meeting solar orientation and streetscape objectives.

- All portions of a dwelling (including verandahs, al fresco areas etc.) must be setback a minimum of 4.0 metres from the common boundary with the public open space (POS) and dwellings are to address the POS with windows and openings.

- The laneway setback shall be determined in accordance with the following:

- The minimum garage setback is 1.0 metre with no protrusion of eaves into the setback.
- The maximum garage setback is 4.5 metres.
- The minimum dwelling setback is 1.0 metre, unless the Residential Design Codes specify a greater setback.

- 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 of the length of the boundary provided that the walls do not exceed 3.0 metre coverage and 3.5 metre maximum height.

- A 2.0 metre solar setback applies, as shown on the DAP, generally along the 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 2.0 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 all allotments with laneway access to locate carports and garages at the rear with access via the laneway.

- With the exception of Lots 665, 669, 895, 897 & 898, 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.

- 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.

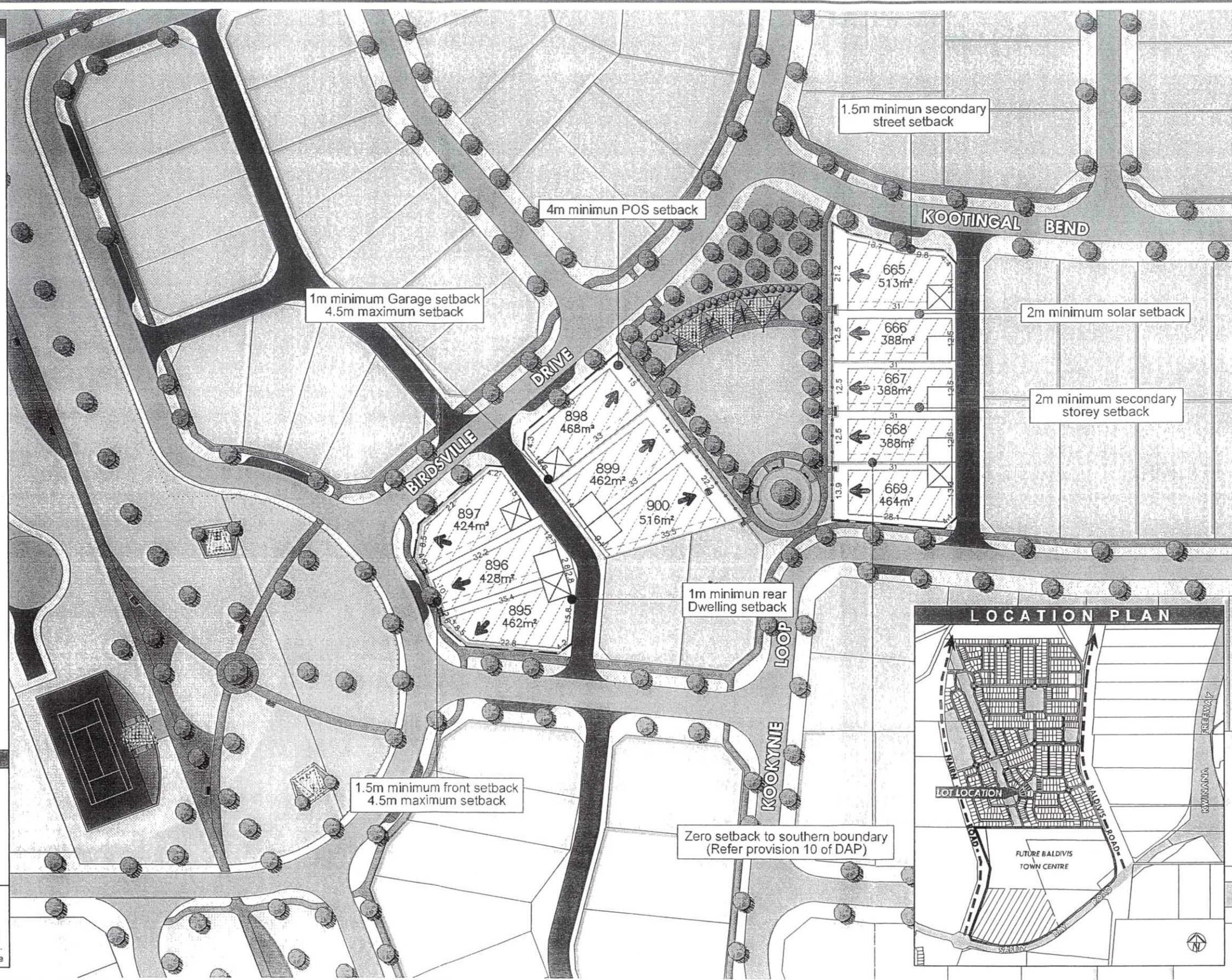
LEGEND

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

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

Manager Statutory Planning

12/12/05
Date



Baldvis Central
A community growing together

Detailed Area Plan Stage 5



metres
0 25 50

AUSTRALAND

DPS
DEVELOPMENT PLANNING STRATEGIES
1700 PLANNING
URBAN DESIGN