Detailed Area Plan R-Code Variations

The requirements of the Residential Design Codes are varied as shown on the Detailed Area Plan (DAP) and detailed in the following provisions. The requirements of the Residential Design Codes and the Town Planning Scheme must be satisfied in all other matters.

1. All dwellings and ancillary development must be located within the building envelopes depicted on the Detailed Area Plan (DAP)
2. The Residential Density Coding is R20.
3. The front setback of dwellings shall be determined in accordance with the following:
   - i) The minimum dwelling setback shall be 3.0 metres.
   - ii) The maximum dwelling setback shall be 6.0 metres
   - iii) The minimum garage setback shall be 4.5 metres.
4. Dwellings must be setback a minimum of 4.0 metres from the rear boundary and dwellings are to address Nairn Road with windows and openings.
5. No outbuildings or structures are to be constructed within the rear setback area, except a swimming pool or spa, which are not to be covered or roofed within the rear setback area.
6. A 1.5 metre side setback applies where a lot abuts a secondary street.
7. Owners may replace the open style Estate fencing along the Nairn Road boundary with "Grey Ridge" Colorbond infill fencing to a height of 1.2m.
   No other alteration to the fence is permitted unless written permission has been obtained from the City's Planning Services.

Consultation with adjoining or other landowners to achieve a variation to the Residential Design Codes provided for by the DAP, is not required.

LEGEND

- Preferred garage location
- Designated garage location
- Building Envelope
- 2m Second Storey Setback
- Primary Dwelling Orientation
- Openings towards Nairn Rd
- Retaining Wall
- No Access Strip
- Feature Fencing
- Staircase Access

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

Manager Statutory Planning — Date 14/9/12

TAMWORTH BOULEVARD

FUTURE NAIRN ROAD

REGIONAL OPEN SPACE

ALDERSYDE MEANDER

1.5m minimun secondary street setback

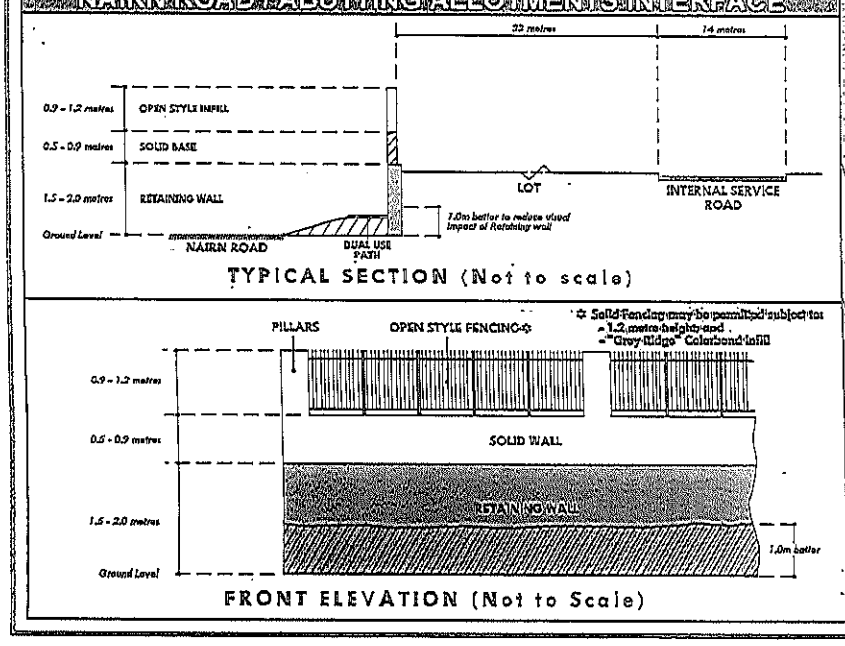
3m minimum, 6m maximum Front Dwelling setback

4m minimum rear setback

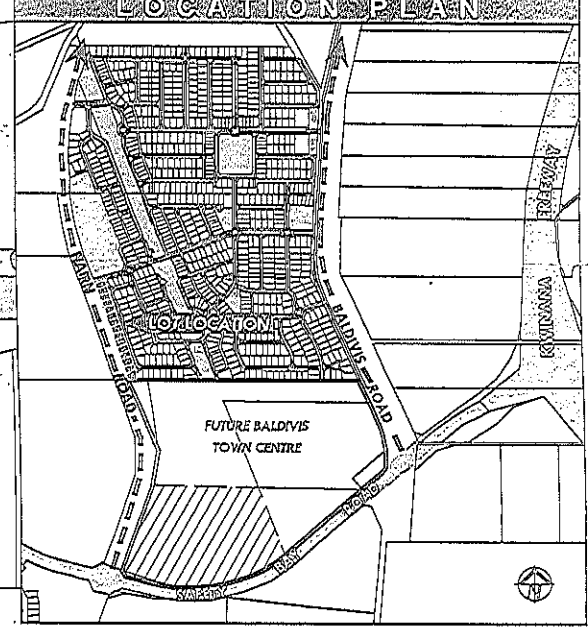
4.5m minimum garage setback

1040 727m² · 1041 710m² · 1042 710m² · 1043 709m² · 1044 709m² · 1045 710m² · 1046 710m² · 1047 709m² · 1048 710m² · 1049 710m² · 1050 710m² · 1051 709m² · 1052 709m² · 1053 702m² · 1054 737m²

NAIRN ROAD / ABUTTING ALLOTMENTS INTERFACE



LOCATION PLAN



Detailed Area Plan

Stage 7 & 8

Baldivis Central
A community growing together

metres 0 25 50

AUSTRALAND

DPS DEVELOPMENT PLANNING STRATEGIES — TOWN PLANNING URBAN DESIGN

Development Planning Strategies Level 2A 388 Hay Street Subiaco 6008 Ph: (08) 9388 9588 • e-mail: dps@dpswa.com.au Date: 23/1/2005 Scale: 1:1000@A3 Ref No: AUS3001G