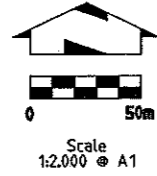


# Detailed Area Plan - Gas Pipeline Setback

Highbury Park Estate Lot 9003 (formerly lot 656 & 659) Baldvis Rd, Baldvis

**Avon**  
ESTATES



Residential development to be setback 6m from lot boundary adjacent to service corridor

High pressure gas pipeline. Residential development to be setback 32m from centre of pipeline easement

### Detailed Area Plan Provisions

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

1. A residential density code of R20 applies to all lots subject to this Detailed Area Plan.
2. All buildings including ancillary development must be setback 6m minimum as depicted on this Detailed Area Plan. Minor incursions (as defined by the Residential Design Codes) are not permitted except for standard 600mm eaves.



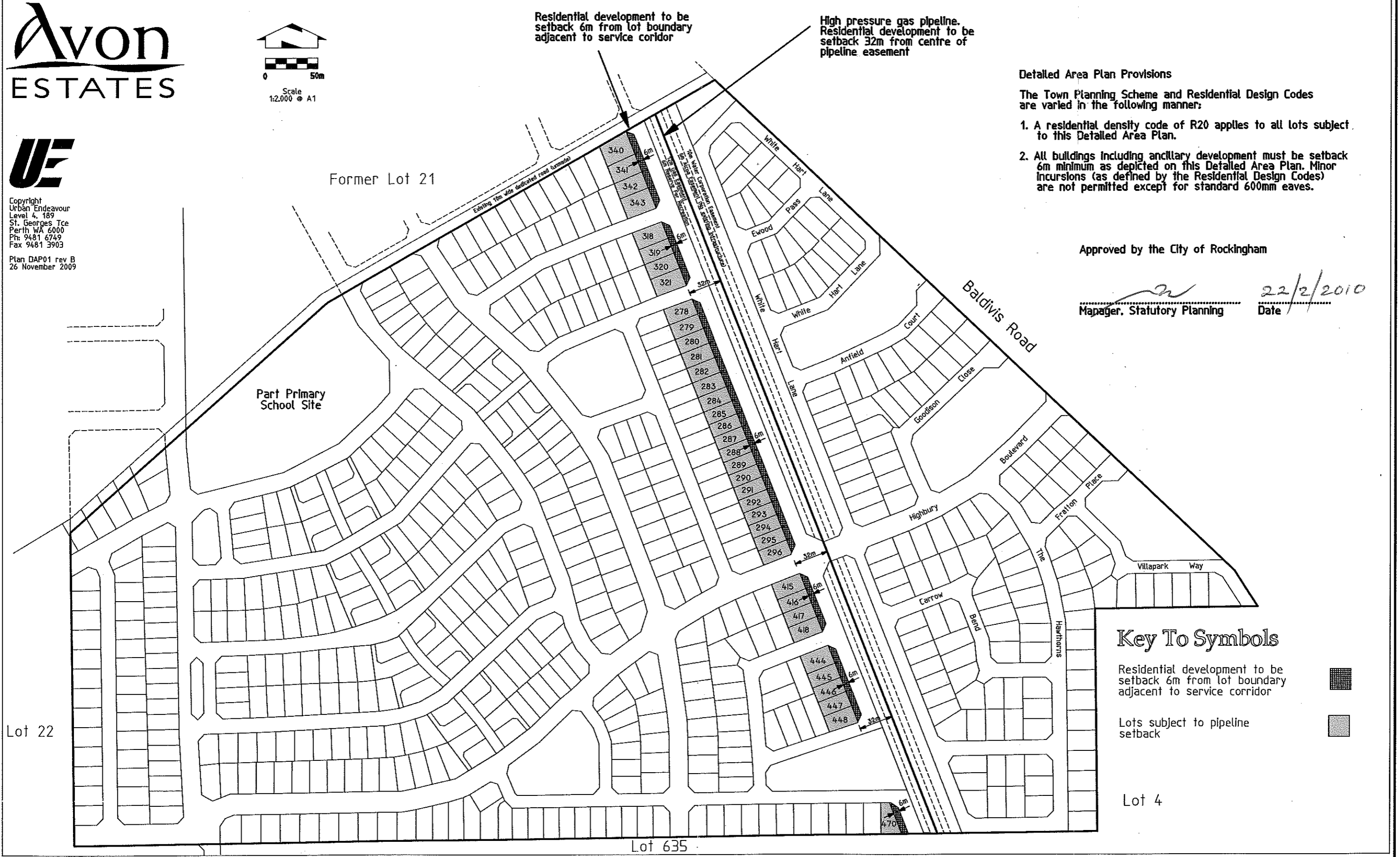
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Plan DAP01 rev B  
26 November 2009

Approved by the City of Rockingham

Mapager, Statutory Planning

22/2/2010  
Date



### Key To Symbols

Residential development to be setback 6m from lot boundary adjacent to service corridor



Lots subject to pipeline setback



Lot 4

Lot 22

Lot 635