

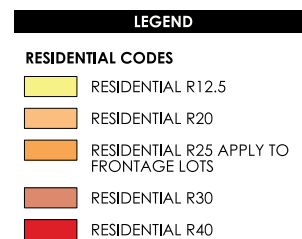
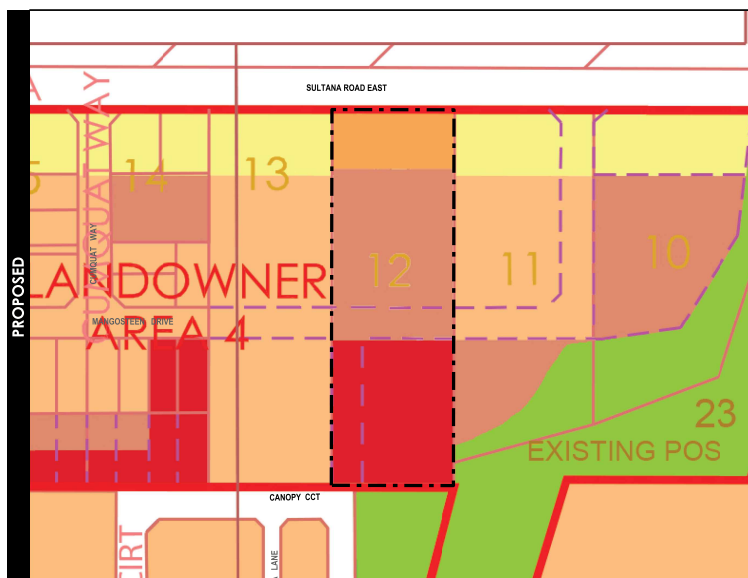
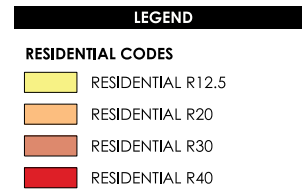
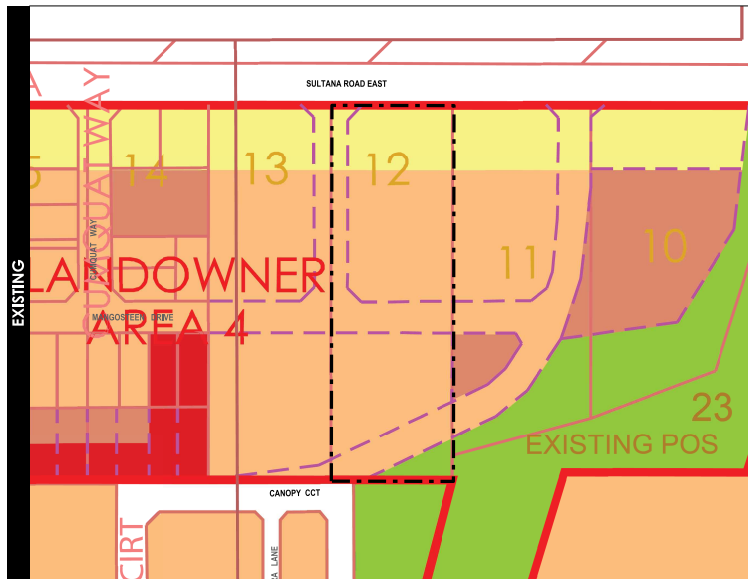
Appendix A

ODP Forrestfield U7 Amendment Map

City of Kalamunda

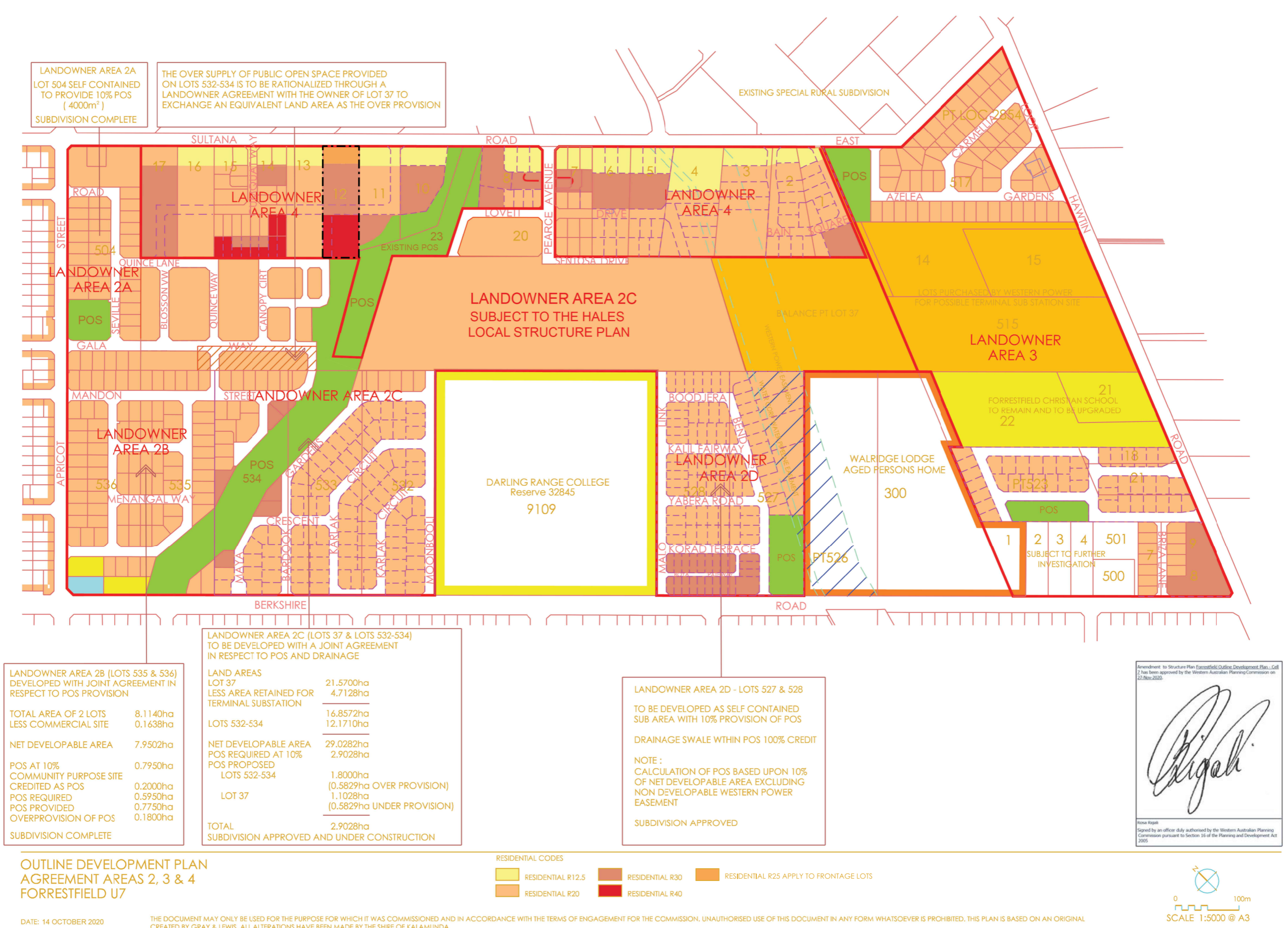
AMENDMENT TO ODP FORRESTFIELD U7

Lot 12 Sultana Road East, Forrestfield



scale: 1:3000@A4
 plan: 23/070/019A
 date: 11/09/2024

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LANDOWNER AREA 2A
LOT 504 SELF CONTAINED
TO PROVIDE 10% POS
(4000m²)
SUBDIVISION COMPLETE

THE OVER SUPPLY OF PUBLIC OPEN SPACE PROVIDED
ON LOTS 532-534 IS TO BE RATIONALIZED THROUGH A
LANDOWNER AGREEMENT WITH THE OWNER OF LOT 37 TO
EXCHANGE AN EQUIVALENT LAND AREA AS THE OVER PROVISION

LANDOWNER AREA 2C (LOTS 37 & LOTS 532-534)
TO BE DEVELOPED WITH A JOINT AGREEMENT
IN RESPECT TO POS AND DRAINAGE

LAND AREAS	
LOT 37	21.5700ha
LESS AREA RETAINED FOR TERMINAL SUBSTATION	4.7128ha
LOTS 532-534	12.1710ha
NET DEVELOPABLE AREA	29.0282ha
POS REQUIRED AT 10%	2.9028ha
POS PROPOSED	
LOTS 532-534	1.8000ha (0.5829ha OVER PROVISION)
LOT 37	1.1028ha (0.5829ha UNDER PROVISION)
TOTAL	2.9028ha
SUBDIVISION APPROVED AND UNDER CONSTRUCTION	

LANDOWNER AREA 2B (LOTS 535 & 536)
DEVELOPED WITH JOINT AGREEMENT IN
RESPECT TO POS PROVISION

TOTAL AREA OF 2 LOTS	8.1140ha
LESS COMMERCIAL SITE	0.1638ha
NET DEVELOPABLE AREA	7.9502ha
POS AT 10%	0.7950ha
COMMUNITY PURPOSE SITE CREDITED AS POS	0.2000ha
POS REQUIRED	0.5950ha
POS PROVIDED	0.7750ha
OVERPROVISION OF POS	0.1800ha
SUBDIVISION COMPLETE	

LANDOWNER AREA 2D - LOTS 527 & 528
TO BE DEVELOPED AS SELF CONTAINED
SUB AREA WITH 10% PROVISION OF POS
DRAINAGE SWALE WITHIN POS 100% CREDIT

NOTE:
CALCULATION OF POS BASED UPON 10%
OF NET DEVELOPABLE AREA EXCLUDING
NON DEVELOPABLE WESTERN POWER
EASEMENT

SUBDIVISION APPROVED

Amendment to Structure Plan Forrestdfield Outline Development Plan Cell
7 has been approved by the Western Australian Planning Commission on
22 Nov 2020.



Rhona Rigali
Signed by an officer duly authorized by the Western Australian Planning
Commission pursuant to Section 18 of the Planning and Development Act
2005.

OUTLINE DEVELOPMENT PLAN
AGREEMENT AREAS 2, 3 & 4
FORRESTFIELD U7

DATE: 14 OCTOBER 2020

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CREATED BY GRAY & LEWIS. ALL ALTERATIONS HAVE BEEN MADE BY THE SHIRE OF KALAMUNDA

- RESIDENTIAL CODES
- RESIDENTIAL R12.5
 - RESIDENTIAL R20
 - RESIDENTIAL R30
 - RESIDENTIAL R40
 - RESIDENTIAL R25 APPLY TO FRONTAGE LOTS

