

LEGEND

- DAP Boundary
- No Vehicle Access strip and provision of uniform fencing by the subdivider
- Recommended garage location
- Designated garage location
- Building Envelope
- 1.8m High Open Style Fencing
- 1.5m Second Storey Setback
- Primary Dwelling Orientation
- Secondary Dwelling Orientation
- Front Gates

PROVISIONS

- i) The provisions addressed below relate to Forrestfield Central Estate, Lots 527 & 528 Berkshire Road, Forrestfield
- ii) Unless otherwise approved by the Shire of Kalamunda, all dwellings, outbuildings and garages/carports shall be constructed within the nominated building envelopes as depicted on the Plan.
- iii) The R30 density code applies to all lots on this DAP.
- iv) Consultation with the adjoining or other landowners to achieve a variation to the Residential Design Codes provided on the DAP is not required.
- v) The visual privacy provisions of the Residential Design Codes are to be complied with.
- vi) If second storey is proposed, the dwelling should incorporate a balcony at the rear for passive surveillance of the laneway.

R-CODES VARIATIONS

The Shire of Kalamunda Town Planning Scheme No.3 and Residential Design Codes apply unless otherwise provided for below.

The following standards represent variations to the R-Codes and operate as Acceptable Development requirements.

GENERAL PROVISIONS

R-Coding	R30	
Building Setbacks	Minimum	Maximum
Primary Street	4.0m *	6.0m
Side	Refer Provisions Below**	
Laneway	1.0m	-
Garages	1.0m	3.0m
Second storey	1.5m min. where depicted on plan	

* Porticos and front verandahs are permitted to a minimum setback of 3.0m.

**** Side Setbacks:**

Boundary walls are permitted on both side boundaries. Any single storey wall containing a major opening shall provide a minimum of 1.0m setback from the side boundary.

Note:

- 1. None of the setbacks stipulated in this Detailed Area Plan can be averaged.
- 2. Garages to be setback from the laneway in accordance with the secondary street provisions of the Residential Design Codes.

BUILDING FACADE

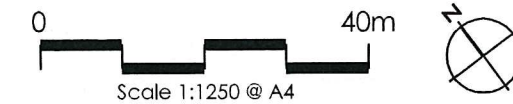
Zero lot line walls shall not project beyond the front facade of the dwellings.

ENDORSEMENT

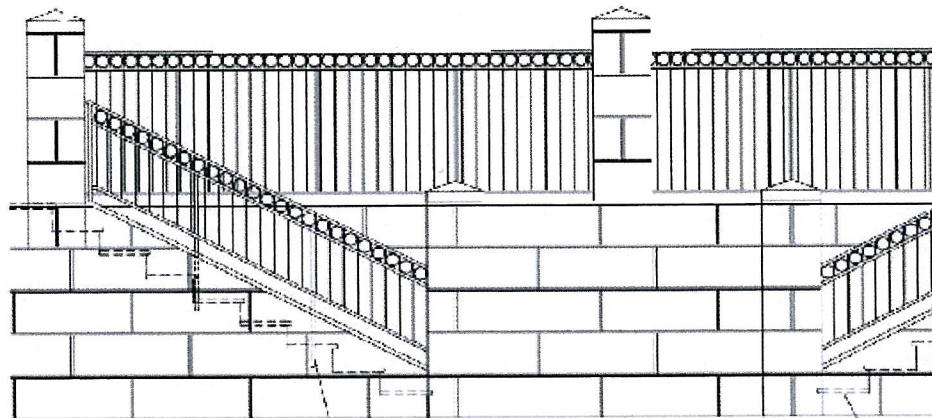
This Detailed Area Plan has been endorsed by Council under Clause 6.2.6 of District Planning Scheme No. 3

Manager Statutory Planning and Building -
 Shire of Kalamunda

20 MAY 2011
 Date

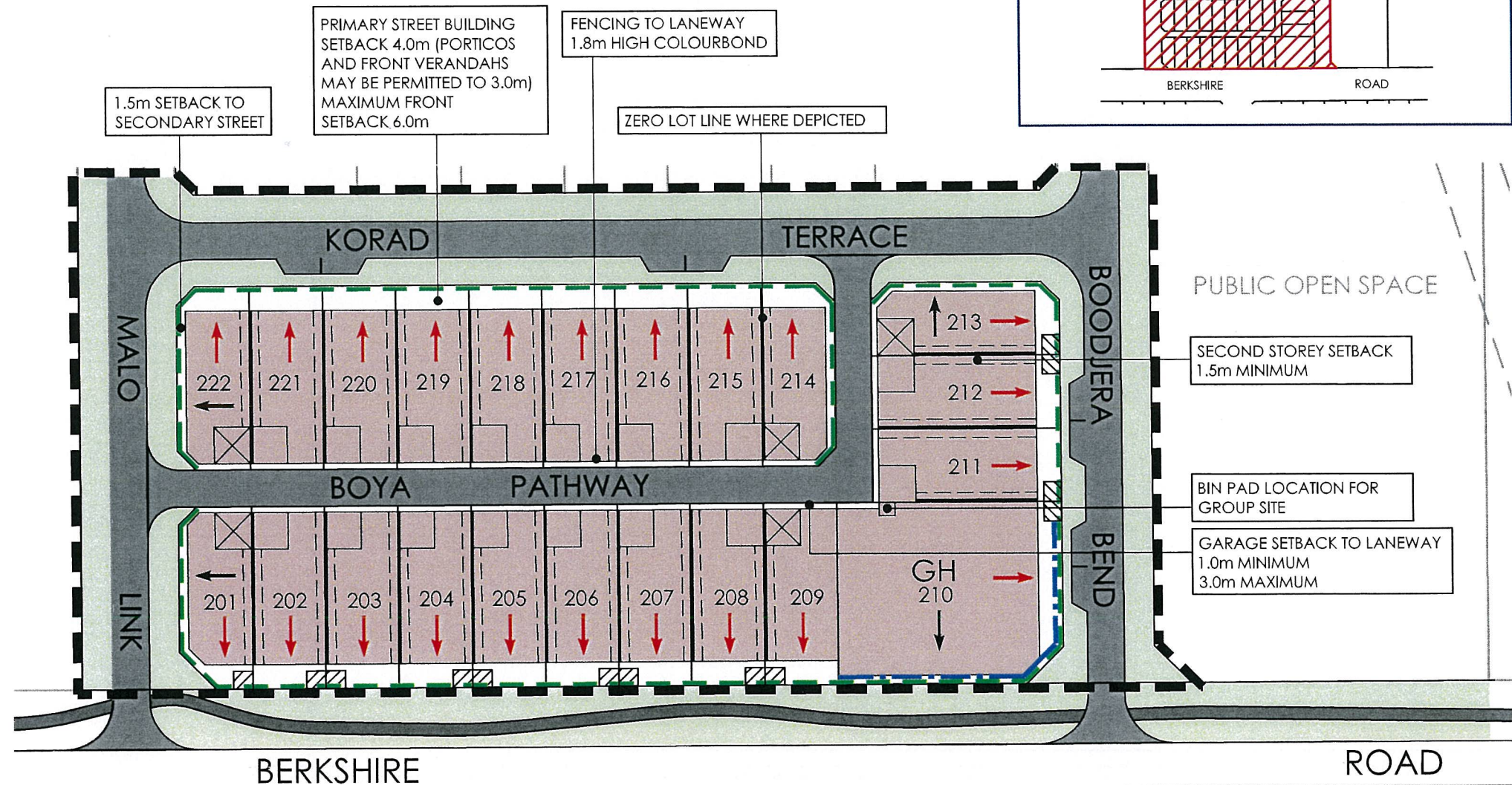
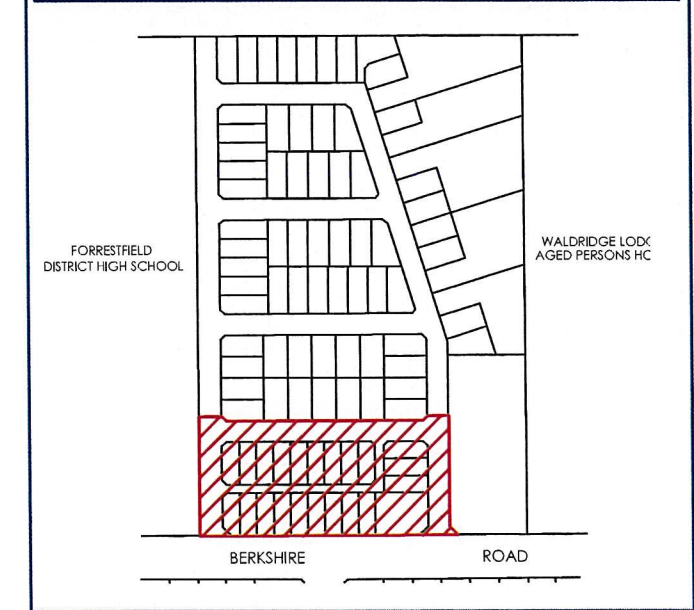


- NOTE:**
- 1. Pavements and footpaths shown diagrammatically only
 - 2. Lot numbers will change pending preparation of Deposited Plan



ELEVATION OF PROPOSED FENCING AND STAIRWAY

LOCATION PLAN



**DETAILED AREA PLAN
 LOTS 527 & 528 BERKSHIRE ROAD
 FORRESTFIELD**

FORRESTFIELD CENTRAL

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