LITTLEFIELD ROAD HIGH WYCOMBE
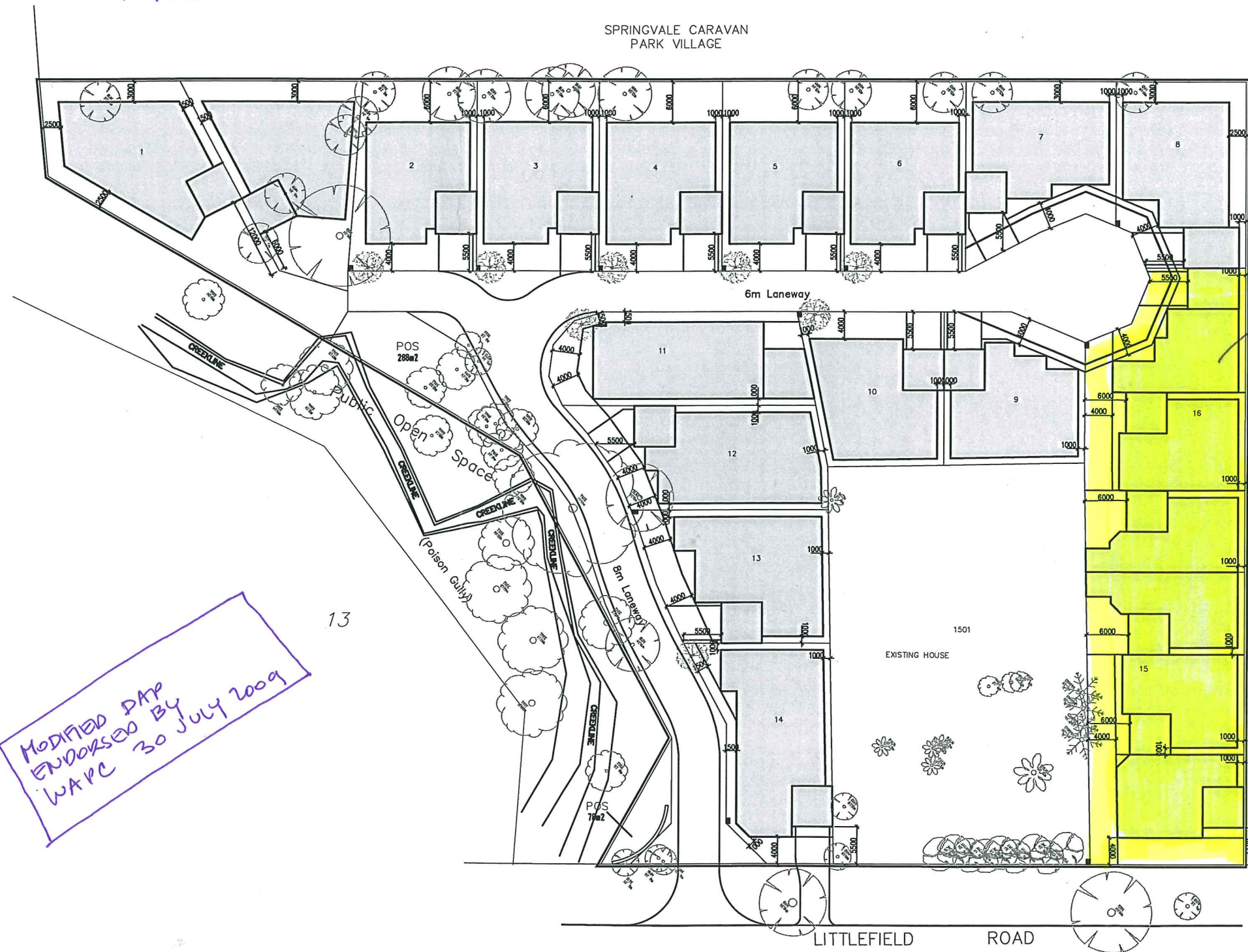
DETAILED AREA PLAN PROVISIONS AND R-CODE VARIATIONS

The provisions of the Shire of Kalamunda Town Planning Scheme No. 2 and the Residential Design Codes apply unless otherwise varied below:

1. All dwellings and garages shall be located generally in accordance with the building envelopes shown on the Detailed Area Plan, unless otherwise agreed by Development Services, Shire of Kalamunda;

2. The setback and open space requirements of the Residential Design Codes apply unless varied as shown on the Detailed Area Plan or otherwise agreed by Development Services, Shire of Kalamunda. The location of such areas shall have regard to solar passive design principles;

3. No further subdivision is permitted;

4. Zero lot lines permitted as shown on Detailed Area Plan in accordance with the Acceptable Development Criteria of the Residential Design Codes;

5. A two storey height limit applies to all development;

6. Front boundary walling or fencing is not permitted unless approval is granted by Council;

7. A Residential Density Code of R30 applies to the subject area;

8. Patios/pergolas may cover up to 50% of the outdoor living area;

9. Minor modifications to the building envelope may be approved by the Manager, Development Services subject to the design meeting the objectives of these design elements as well as other statutory requirements;

10. These provisions can not be amended or repealed without the prior written consent of the City of Mandurah;

11. All trees as marked on the Detailed Area Plan are to be retained unless otherwise approved by the Manager of Development Services.

ENDORSED BY:

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Manager Development Services   Date
Shire of Kalamunda

R:20

R:30

SPRINGVALE CARAVAN PARK VILLAGE

6m Laneway

POS 288m2

Public Open Space

(Poison Gully)

CREEKLINE

8m Laneway

POS 78m2

1501
EXISTING HOUSE

BRICK & TILE RESIDENCE FLOOR RL 41.57

LITTLEFIELD ROAD

MODIFIED DAP ENDORSED BY WAPC 30 JULY 2009

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burgess design group
TOWN PLANNING + URBAN DESIGN

SCALE 1:700
ORIGINAL PLAN SIZE: A3

PRODEVELOP : CLIENT
1:700 @ A3 : SCALE
04.02.2009 : DATE
PRD HIG-8-01 : DWG No

prodevelop

LEGEND:
Subject Area
Building Envelope
Preferred Garage Location

NORTH

DETAILED AREA PLAN
LITTLEFIELD ROAD, HIGH WYCOMBE