



**LEGEND**

-  Detailed Area Plan Boundary
-  Lots subject to overall DAP/R Code Variation

**PROVISIONS**

- i) The provisions addressed below relate to Lot 57 Welshpool Road, Wattle Grove.
- ii) The R30 density code applies to all lots on this DAP.
- iii) Unless otherwise approved by the Shire of Kalamunda, all dwellings, outbuildings and garages/carports shall be constructed within the standard setbacks as prescribed in the Residential Design Codes except where varied below.
- 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.

**R-CODES VARIATIONS**

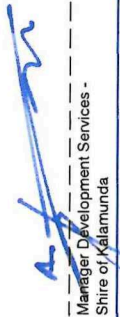
The Shire of Kalamunda Town Planning Scheme No.3 and Residential Design Codes apply unless otherwise provided for below.

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

| SETBACKS   | MINIMUM | MAXIMUM | AVERAGE        |
|--|---------|---------|----------------|
| Primary Street Dwelling (including garage / carport) |         |         |                |
| • All lots   | 3.0m    | 5.0m    | Not Applicable |
| Secondary Street                                     | 1.0m    |         |                |

**ENDORSEMENT**

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

 \_\_\_\_\_ Date  
 Manager Development Services -  
 Shire of Kalamunda

27.2.14

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



**DETAILED AREA PLAN  
 LOT 57 WELSHPOOL ROAD, WATTLE GROVE**



**LOCATION PLAN**

