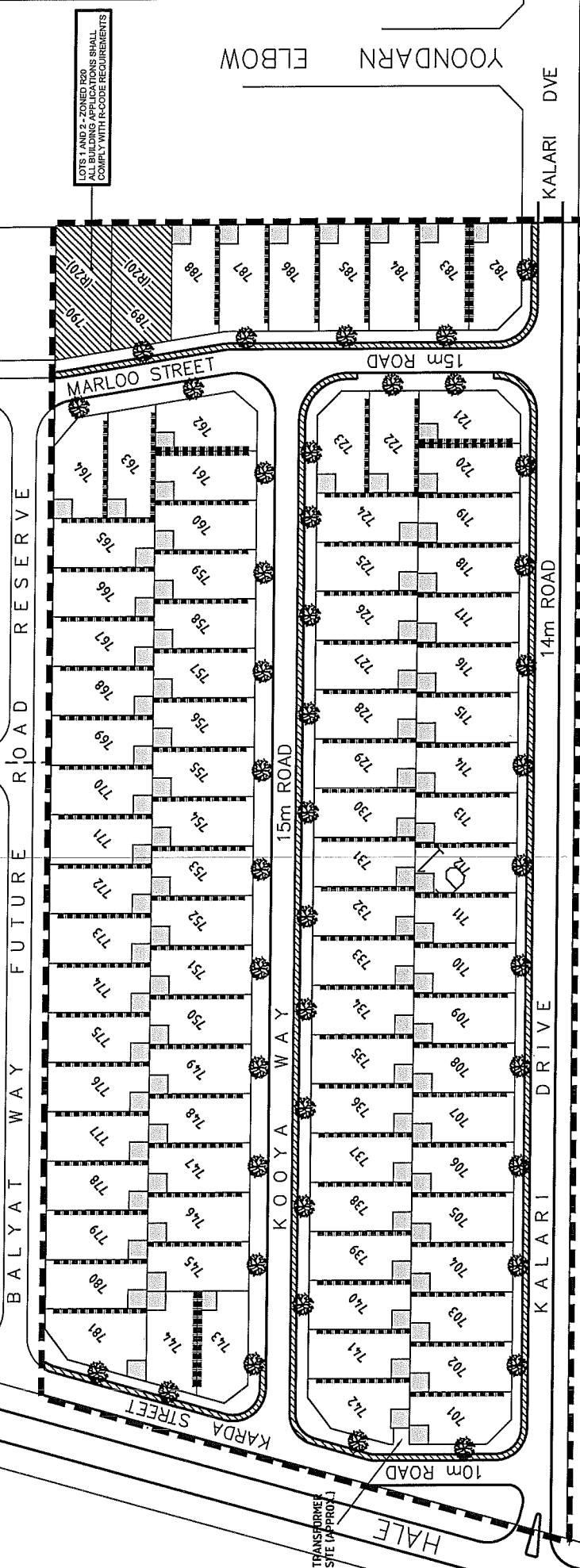
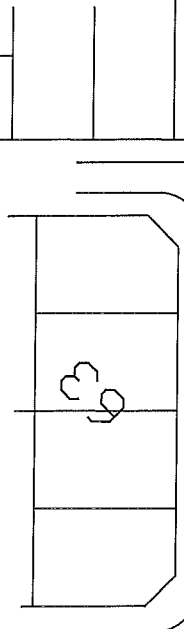


CURRENT APPROVAL
(REF 123127)

PRELIMINARY CONCEPT IN
ACCORDANCE WITH APPROVED ODP

ADOPTED BY
COUNCIL ON
21/06/10



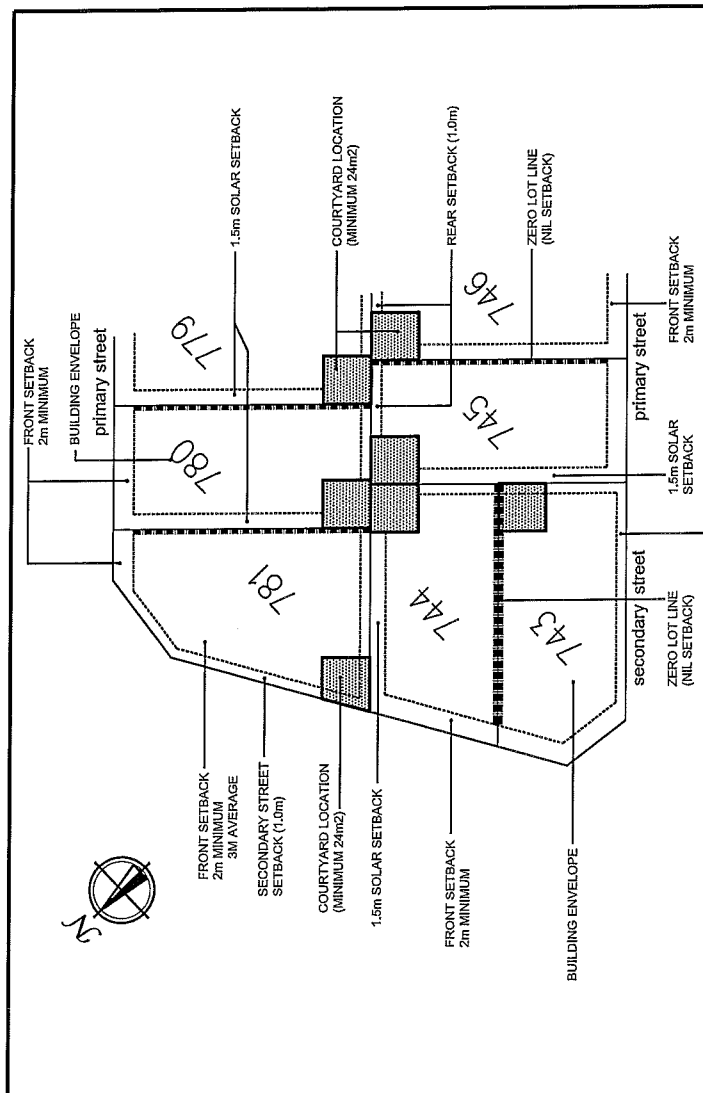
LOTS 1 AND 2 ZONED R20
ALL BUILDING APPLICATIONS SHALL
COMPLY WITH R-CODE REQUIREMENTS

MULTIPLE USE DRAINAGE / POS CORRIDOR

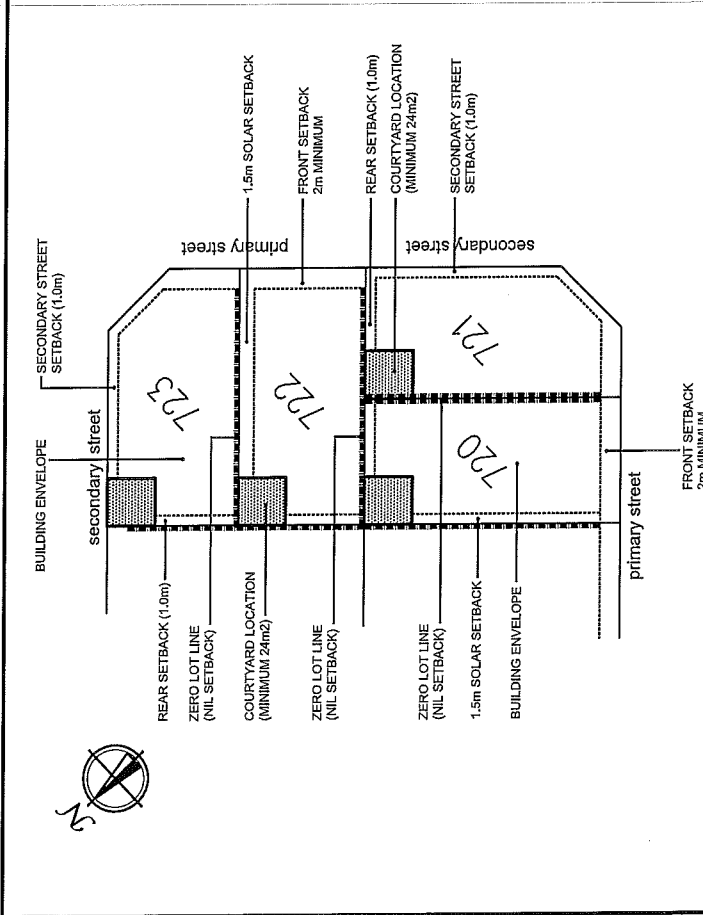
DETAILED AREA PLAN

REFER TO SHEET A2 FOR TYPICAL
LOT LAYOUTS AND D.A.P.
PROVISIONS AND R-CODE VARIATIONS

| | | | | | | | |
|------------------|-------------------|--|---|--|---|----------------------|-------------------|
| DATE FEB 2010 | DRN. M.R./PECI | PROJECT PROPOSED SUBDIVISION OF LOTS 61 & 62 | TITLE SHIRE OF KALAMUNDA PLANNING SCHEME 3 WATTLE GROVE CELL 9 | WAPC REF. 139806 | DEVELOPER - LIFESTYLE RESORTS - LAND ESTIMATOR - Suite 3, 186 Main Street, Osborne Park Tel 9344 3100 Fax 9344 6465 | SHEET No. A1 of 2 | JOB No. 10-337 |
| SCALE 1:1000 | REV N | HALE ROAD | SHIRE OF KALAMUNDA PLANNING SCHEME 3 WATTLE GROVE CELL 9 | DO NOT SCALE FROM THESE DRAWINGS. REPORT ALL DISCREPANCIES. WRITTEN DIMENSIONS TAKE PREFERENCE TO SCALING. DO NOT SCALE FROM DRAWINGS | | | |



TYPICAL LOT LAYOUTS (1)



TYPICAL LOT LAYOUTS (2)

D.A.P. PROVISIONS AND R-CODE VARIATIONS

- Applicable Residential Density Code
R30 applies to lots 701 to 788 (inc.)
R20 applies to lots 789 and 790 only.
- All dwellings and garages shall be located in accordance with the building envelope shown on the detailed area plan.
- Primary setback
3m average
2m minimum
- Walls can be built up and along nominated zero lot line. Total wall length not to exceed 2/3 of lot boundary length.
- Garage wall may be built on the opposite side of the zero lot alignment provided that it does not exceed 1/4 of that lot boundary.
- Site cover = 56%
Open Space = 44%
- Minimum 24m² Courtyard with min 4m internal dimension as per R-codes. 66% of courtyard is to be kept free of any structures (pergolas or any other shade structures).
Consultation with adjoining or other owners to achieve variations to the R-codes as provided for by this D.A.P. is not required.
- All trees will be planted in the locations as marked on the Detailed Area Plan.
- All crossover are to be kept 1m clear of verge trees.
- Minor modifications to the building envelope may be approved by the Manager, Development Services subject to the design meeting the objectives of these design guidelines as well as other statutory requirements.
- These provisions can not be amended or repealed without the prior written consent of the Shire of Kalamunda.
- Standard provisions of the Residential Design Codes, Shire Local Laws and Scheme will apply unless specified under this DAP.
- At least one major opening to a habitable room is to be installed on the Northern elevation of a dwelling in order to maximise solar orientation.
- At least one major opening belonging to an indoor living area shall provide surveillance to the secondary street on corner lots.
- A storeroom of 4m² floor area minimum shall be integrated into the dwelling and constructed of the same material. This room shall be accessible from outside the dwelling. The storeroom may be contained within the bounds of the garage provided that the 4m² is clearly identifiable.
- No additional sheds or buildings are permitted on lots.

| | | | | | |
|---|----------|---|---------------------|-----------|-----------|
| DATE | DRN. | PROJECT | TITLE | WAPC REF. | SHEET No. |
| FEB 2010 | M.R.PECI | PROPOSED SUBDIVISION | SHIRE OF KALAMUNDA | 139806 | A2 of 2 |
| SCALE | REVN | OF LOTS 61 & 62 | PLANNING SCHEME 3 | | JOB No. |
| 1:1000 | | HALE ROAD | WATTLE GROVE CELL 9 | | 10-337 |
| 19/5/10 LOT NUMBERS REVISED AS PER SURVEY PLAN | | | | | |
| 25/5/10 DAP PROVISIONS REVISED AS PER COUNCIL REQUIREMENTS. | | | | | |
| | | | | | |
| | | Suite 3, 186 Main Street, Osborne Park Tel 9344 3100 Fax 9344 6465 | | | |