

LEGEND

- DAP Boundary
- No Vehicle Access strip and provision of uniform fencing by the subdivider
- Building Envelope
- Recommended garage location

NOTE: Tandem parking mandatory for Lots 1 - 9. Double garage preferred for Lots 10 & 11.

PROVISIONS

- i) The provisions addressed below relate to Flametrees Estate, Lot 9100 Hale Road, Wattle Grove
- 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 Lots 1 - 9 and the R20 density code applies to Lots 10 and 11 on this DAP.
- iv) All dwellings shall have the primary orientation to Sessilis Crescent.
- v) Consultation with the adjoining or other landowners to achieve a variation to the Residential Design Codes provided on the DAP is not required.

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	Minimum	Maximum
Building Setbacks	4.0m *	6.0m
Primary Street Side	Refer Provisions Below**	

* 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:

None of the setbacks stipulated in this Detailed Area Plan can be averaged.

BUILDING FACADE

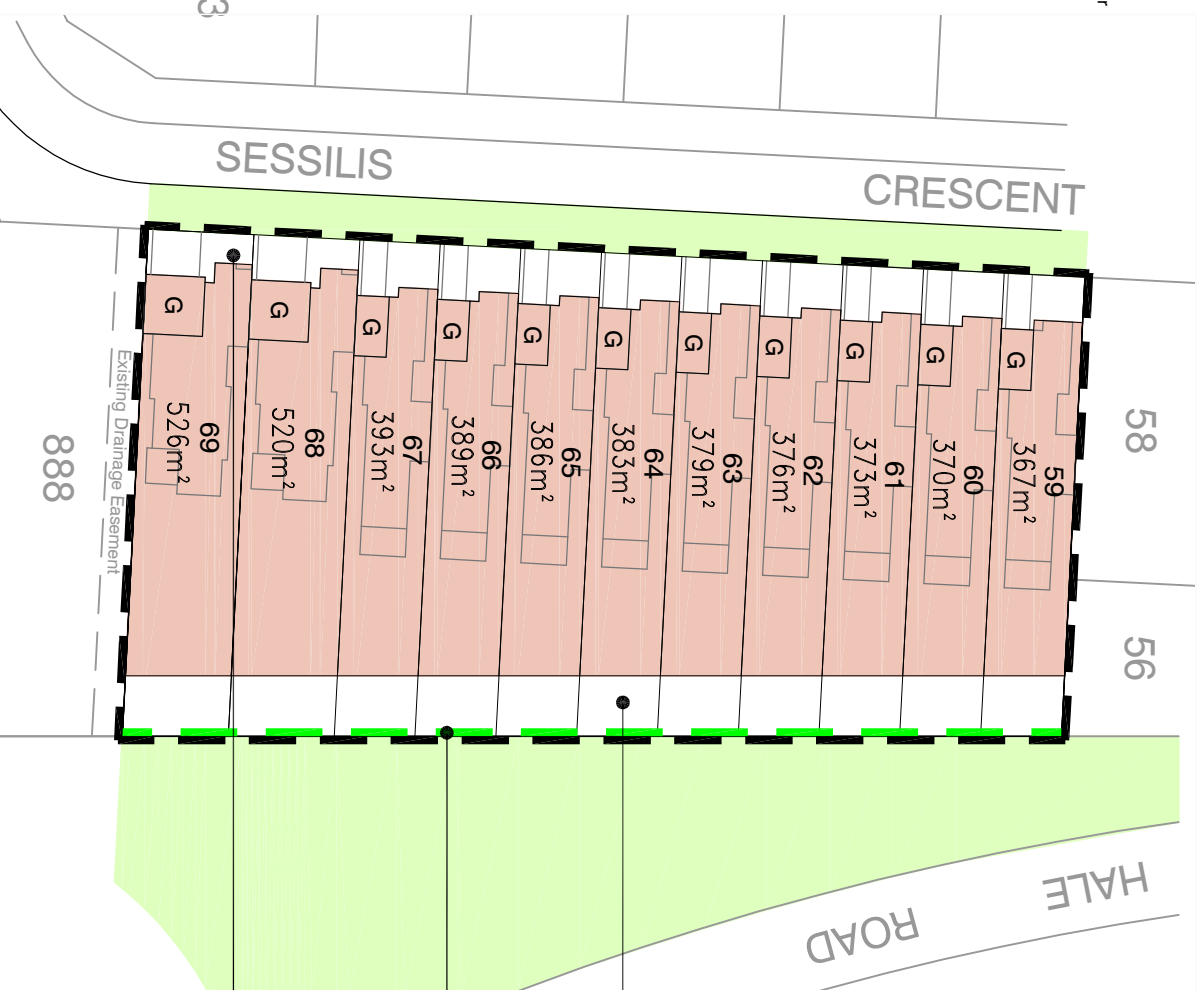
Zero lot line walls shall not project beyond the front facade of the dwellings.

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

Date



LOCATION PLAN



REAR SETBACK 6.0m

UNIFORM FENCING TO HALE ROAD BOUNDARY - BRICK PIERS AND COLOURBOND INFILL

PRIMARY STREET BUILDING SETBACK 4.0m (PORTICOS AND FRONT VERANDAHS MAY BE PERMITTED TO 3.0m) MAXIMUM FRONT SETBACK 6.0m



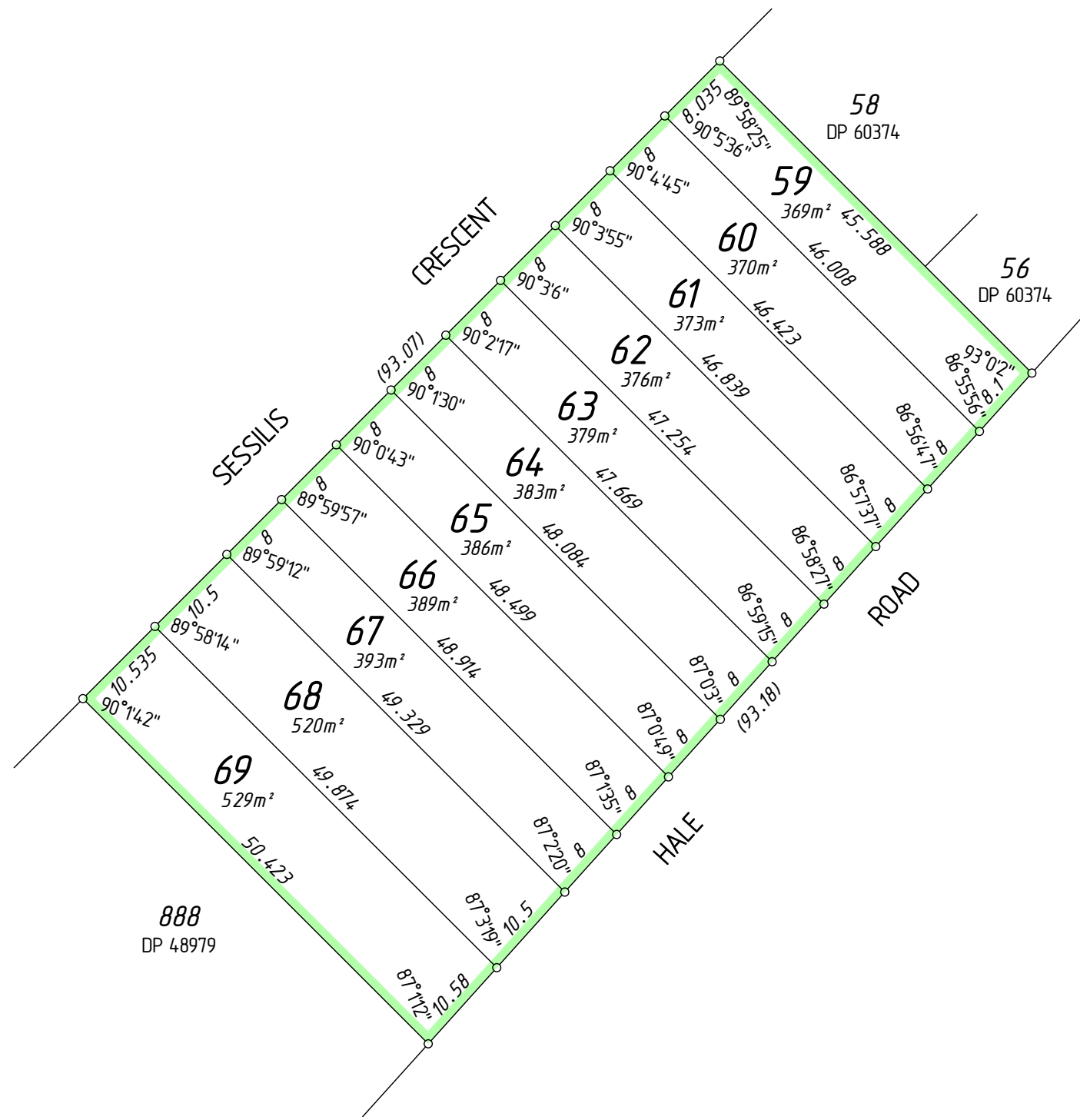
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- NOTE:
1. Pavements and footpaths shown diagrammatically only
 2. Lot numbers will change pending preparation of Deposited Plan

DETAILED AREA PLAN LOT 9100 HALE ROAD WATTLE GROVE FLAMETREES ESTATE

VER	AMENDMENT	AUTHORISED BY	DATE

SURVEY CARRIED OUT UNDER REGULATION 26A
SPECIAL SURVEY AREA GUIDELINES



INTERESTS AND NOTIFICATIONS

SUBJECT	PURPOSE	STATUTORY REFERENCE	ORIGIN	LAND BURDENED	BENEFIT TO	COMMENTS

TYPE		FREEHOLD	
PURPOSE		SUBDIVISION	
PLAN OF			
LOTS 59-69 (Incl.)			
SSA YES/NO			
DISTRICT		CANNING	
TOWNSITE		DPI FILE	
LOCAL AUTHORITY		SHIRE OF KALAMUNDA	
LOCALITY		WATTLE GROVE	
FORMER TENURE	ON	FIELD BOOK	
LOT 9100 ON DP 48979 CT 2635-296	INDEX BG34 (2) 20.19	118498	
SCALE: 1 : 600 @A3			
ALL DISTANCES ARE IN METRES			
SURVEYOR'S CERTIFICATE - Reg 54		SURVEYOR'S CERTIFICATE - Compiled	
I, <u>A. J. MARSH</u> hereby certify that this plan is accurate and is a correct representation of the - (a) *survey, and/or (b) *calculations from measurements. [*delete if inapplicable] undertaken for the purposes of this plan and that it complies with the relevant written law(s) in relation to which it is lodged.		I, _____ hereby certify that this compiled plan (a) is a correct and accurate representation of the survey(s) of the subject land; and (b) is in accordance with the relevant law in relation to which it is lodged.	
Licensed Surveyor _____ Date _____		Licensed Surveyor _____ Date _____	
LODGED	TYPE OF VALIDATION	SURVEY FIRM	
DATE	FULL AUDIT _____ LEGAL COMPONENT _____	 Alan Marsh (Director) L.S., A.I.T., M.I.S. PO Box 355 GOSNELLS WA 6990 Mobile : 0438 582 441 Fax : 9398 1994 Email: aj.marsh@westnet.com.au ACN 054 353 687 ABN 11 054 353 687	
FEE PAID	DOCKET _____ CERTIFIED CORRECT _____		
ASSESS No.	I.S.C. _____ F.S.C. _____	APPROVED BY WESTERN AUSTRALIAN PLANNING COMMISSION	
IN ORDER FOR DEALINGS SUBJECT TO		FILE <u>143236</u>	
FOR INSPECTOR OF PLANS & SURVEYS AUTHORIZED LAND OFFICER		DELEGATED UNDER S.16 P&D ACT 2005	
APPROVED 26A(4)		DATE	
INSPECTOR OF PLANS & SURVEYS AUTHORIZED LAND OFFICER		DATE	
		 Western Australian Land Information Authority	
DEPOSITED PLAN			
72067			
SHEET 1 OF 2		VERSION 1	

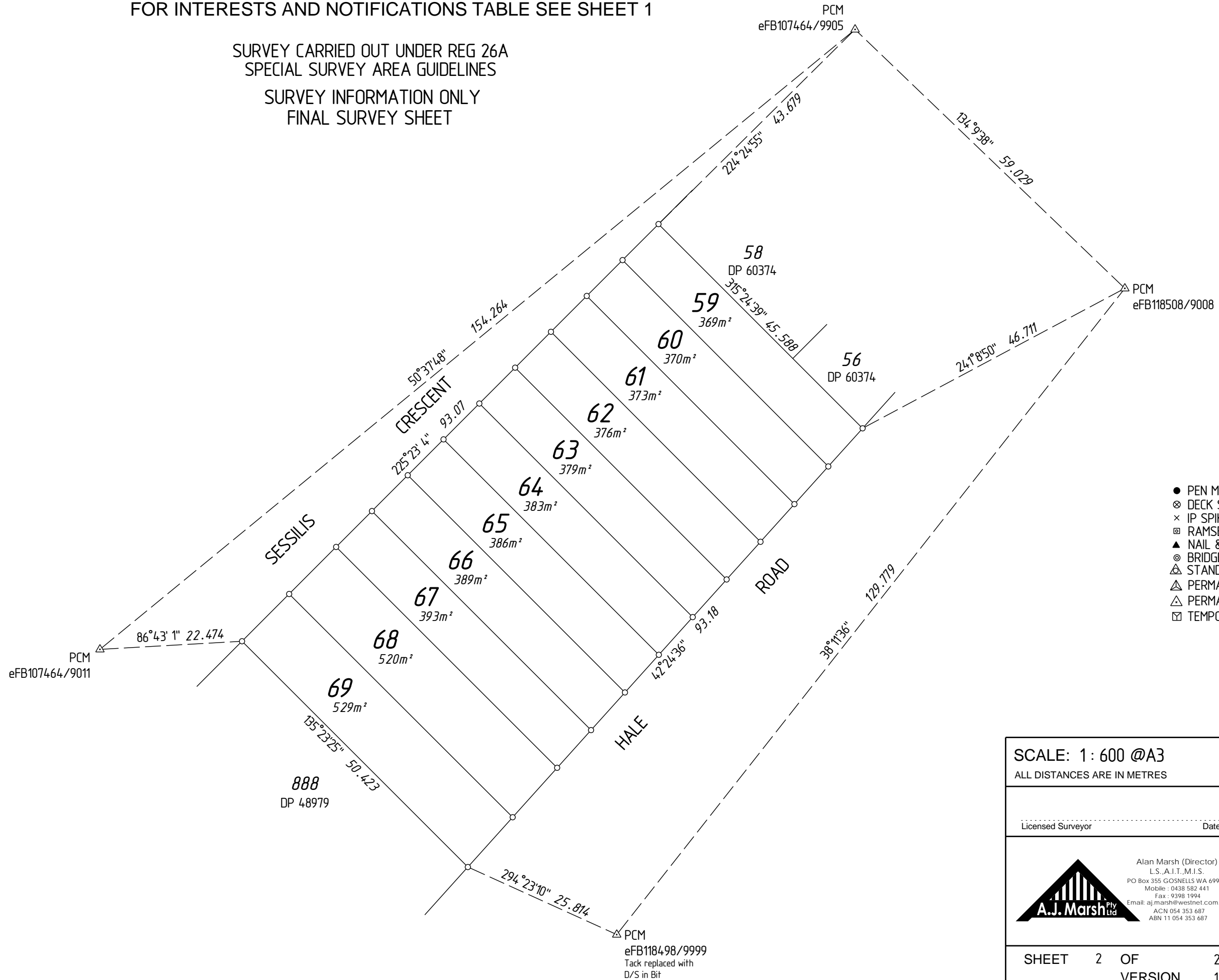


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FOR HEADING SEE SHEET 1
 FOR INTERESTS AND NOTIFICATIONS TABLE SEE SHEET 1

SURVEY CARRIED OUT UNDER REG 26A
 SPECIAL SURVEY AREA GUIDELINES

SURVEY INFORMATION ONLY
 FINAL SURVEY SHEET



LEGEND

- PEN MARK ON FENCE CAPPING
- ⊗ DECK SPIKE IN BITUMEN
- × IP SPIKE
- ⊠ RAMSET IN CONCRETE
- ▲ NAIL & PLATE IN RETAINING WALL
- ⊙ BRIDGE NAIL IN CONCRETE
- △ STANDARD SURVEY MARK
- ▲ PERMANENT SURVEY MARK
- △ PERMANENT CONTROL MARK
- ⊠ TEMPORARY CONTROL MARK




class ref : 1108-95

SCALE: 1 : 600 @A3

ALL DISTANCES ARE IN METRES



Licensed Surveyor	Date
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SHEET 2 OF 2	VERSION 1

 Landgate Western Australian Land Information Authority
DEPOSITED PLAN <h1>72067</h1>