

## LEGEND

- DAP Boundary
- No Vehicle Access strip and provision of uniform fencing by the subdivider
- Recommended garage location
- Designated garage location
- 1.5m Second Storey setback
- Primary Dwelling Orientation
- Secondary Dwelling Orientation
- Building Envelope
- 1.8m High Open Style Fencing
- 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) If second storey is proposed, the dwelling should incorporate a balcony at the rear for positive 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
Minimum Open Space	40%
Building Setbacks	Minimum 4.0m* Maximum 6.0m
Primary Street Side	Refer Provisions Below**
Laneway	1.0m
Garages	1.0m 3.0m
Second Storey	1.5m min, where depicted on plan

\* Porch 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.

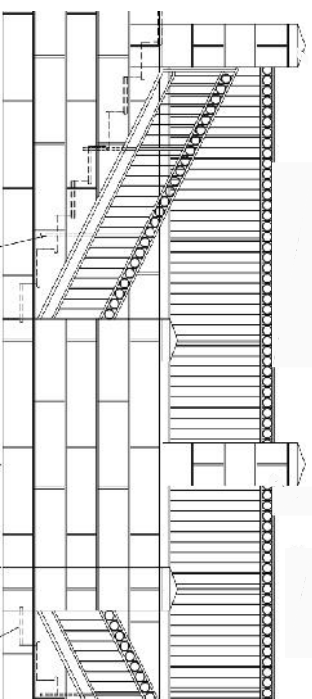
### BUILDING FACADE

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 Town Planning Scheme No. 3

Manager/ Statutory Planning and Building - \_\_\_\_\_ Date \_\_\_\_\_  
Shire of Kalamunda



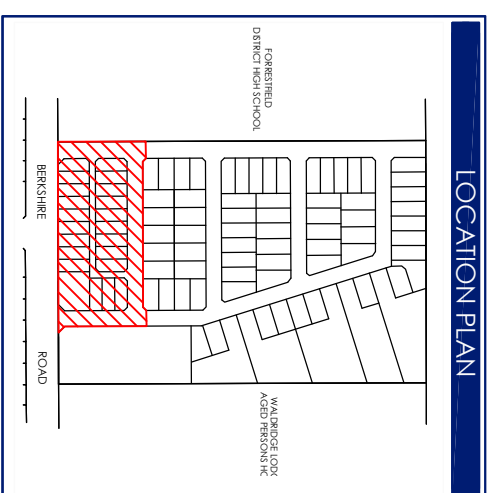
ELEVATION OF PROPOSED FENCING AND STAIRWAY

1.5m SETBACK TO SECONDARY STREET

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

FENCING TO LANEWAY 1.8m HIGH COLOURBOND

ZERO LOT LINE WHERE DEPICTED



## LOCATION PLAN



Scale 1:1250 @ A4

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

# DETAILED AREA PLAN LOTS 527 & 528 BERKSHIRE ROAD FORRESTFIELD FORRESTFIELD CENTRAL

**GRAY & LEWIS**  
LAND USE PLANNERS  
Suite 5, 2 Hardy Street  
South Perth, WA 6151  
T (08) 9474 1722  
F (08) 9474 1172  
perth@graylewis.com.au