



## 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

Manager Development Services -  
Shire of Kalamunda

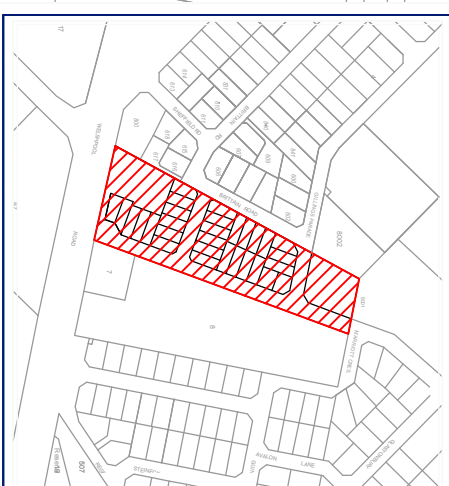
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- NOTE:
1. Pavements and footpaths shown diagrammatically only
  2. Lot numbers will change pending preparation of Deposited Plan

## LOCATION PLAN



# ANNEXURE C

DETAILED AREA PLAN  
LOT 57 WELSHPOOL ROAD, WATTLE GROVE