

Western Boundary Fence to be retained in the existing post and rail style

Leschenault Leisure and Aquatic Centre

Prevailing Winds

Kingston Shopping Centre
(Lot 9020)

1.0m Minimum Boundary Setback

Restricted Vegetation Area (Site Distance)

Transition from 4m front to 2.5m Side Setback (Lot 4)

Pedestrian Footpath

4m Average Front Setback

Along Norfolk Lane

Only carports and/or single garages and driveways are permitted on Lots 1, 2, & 3.

Any proposal to construct a double garage/driveway can only be considered for a two-storey dwelling or requires a balcony over the garage and a clearly visible dwelling entrance to reduce the garage dominance on Norfolk Lane. Dimensions of driveways for Lots 1, 2, & 3 to be a minimum of 5.5 metres by 2.7 metres.

Indicative Garage/Carport Locations

Driveway (Common Property)

Bin Collection Area

1.5m Front Setback from Driveway

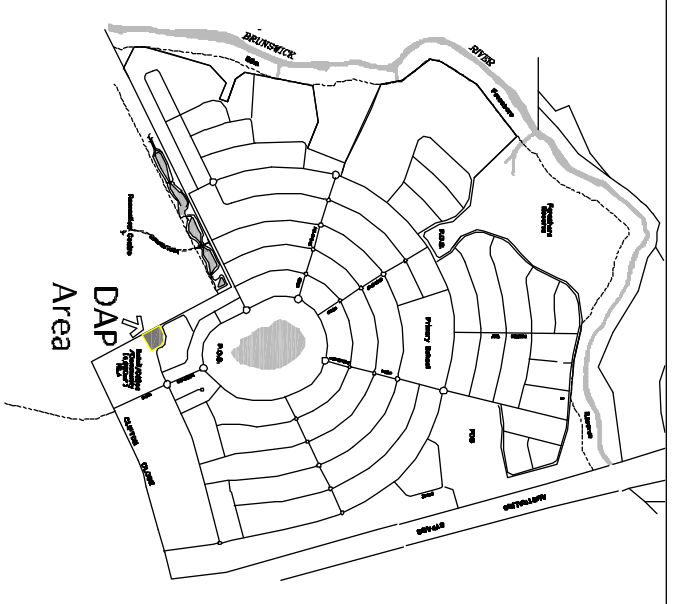
Indicative Building Envelopes

1.5m Solar Setbacks (Typical)

Existing Visitor Parking Bays (8 Total)

2.5m Primary Street Setback

Restricted Vegetation Area (Site Distance)



Setback Requirements

Front Setback (Norfolk Drive)	4m
Front Setback (Common Driveway)	1.5m
Side Setbacks (No Major Openings)	As Required by R Codes (2008) except where nil setbacks are shown (building envelope).
Side Setbacks (with Major Openings)	As required by R Codes (2008) except where nil setbacks are shown (building envelope).

Open Space Requirements

Each Lot shall be provided with a minimum of 45% of private open space as required by the R Codes.

Each Lot shall be provided with a minimum area of 20m² of outdoor-living-area.

Legend

Indicative Building Envelopes (Includes Private Open Space)	[Orange shaded area]
Indicative Garage/Carport Locations (Minor variations may be permitted)	[Dashed line]
Setbacks	[Red dashed line]
Indicative Crossovers	[Grey hatched area]
Pedestrian Footpaths	[Blue hatched area]
Restricted Vegetation Area	[Red hatched area]



DATE	No.	ACTIVITY - REVISION DESCRIPTION	DES	DNR	CHK'D	APP'D
28.06.09	A	Revise DAP Per Council Comments	AKT	AKT	LVE	LVE
31.08.09	B	Revisions Per Council Resolution	AKT	AKT	LVE	LVE
10.09.09	C	Revise Driveway Lengths Per Council Comments	AKT	AKT	LVE	LVE

PROJECT
KINGSTON ESTATE

DRAWING TITLE
LOT 39 - NORFOLK LANE - DETAILED AREA PLAN

PRINCIPAL
STATO DEVELOPMENT PTY LTD

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Cardno

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Date: 10.09.09
Designed: AKT
Drawn: AKT
Local Authority: Shire of Harvey

Scale: 1:600
Checked: []
Approved: []
Sheet: 1 of 1
Revision: C
Project - Phase - Plan Number: P9004 SK01

ORIGINAL A3