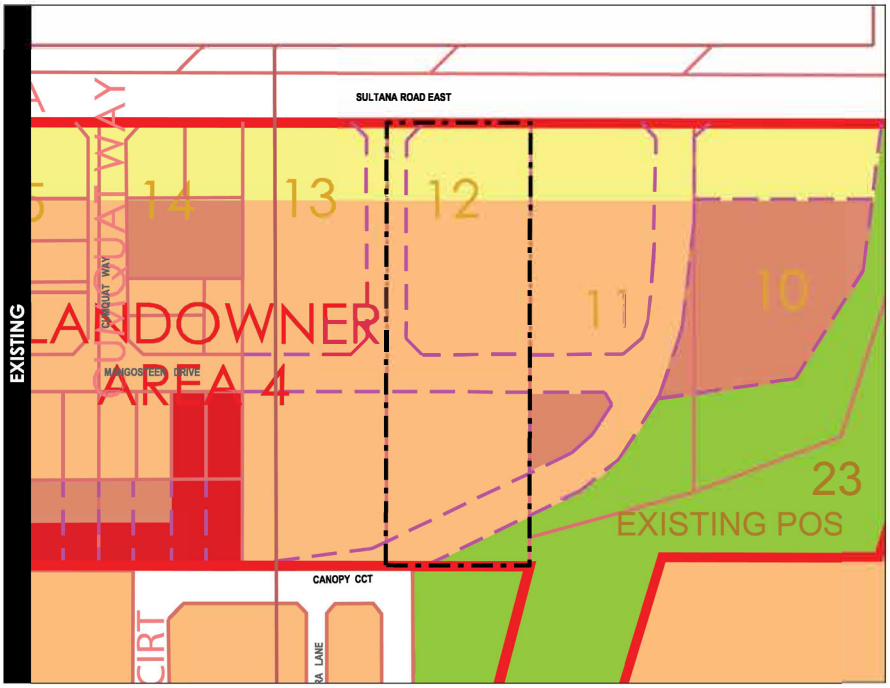
Appendix A

ODP Forrestfield U7 Amendment Map

City of Kalamunda
AMENDMENT TO ODP FORRESTFIELD U7
Lot 12 Sultana Road East, Forrestfield



LEGEND

RESIDENTIAL CODES

- RESIDENTIAL R12.5
- RESIDENTIAL R20
- RESIDENTIAL R30
- RESIDENTIAL R40



LEGEND

RESIDENTIAL CODES

- RESIDENTIAL R12.5
- RESIDENTIAL R20
- RESIDENTIAL R30
- RESIDENTIAL R25-R40 CODING RANGE
- RESIDENTIAL R40
- RESIDENTIAL R25 APPLY TO FRONTAGE LOTS

scale: 1:3000@A4
plan: 23/070/019
date: 11/06/2024

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LANDOWNER AREA 2A
LOT 504 SELF CONTAINED TO PROVIDE 10% POS (4000m²)
SUBDIVISION COMPLETE

THE OVER SUPPLY OF PUBLIC OPEN SPACE PROVIDED ON LOTS 532-534 IS TO BE RATIONALIZED THROUGH A LANDOWNER AGREEMENT WITH THE OWNER OF LOT 37 TO EXCHANGE AN EQUIVALENT LAND AREA AS THE OVER PROVISION

EXISTING SPECIAL RURAL SUBDIVISION

SULTANA ROAD EAST

LANDOWNER AREA 4

LANDOWNER AREA 2A

LANDOWNER AREA 2C
SUBJECT TO THE HALES LOCAL STRUCTURE PLAN

LANDOWNER AREA 2B

LANDOWNER AREA 2C

LANDOWNER AREA 2D

LANDOWNER AREA 3

PEARCE AVENUE

LOVETT DRIVE

BAIN SQUARE

SENTOSA DRIVE

QUINCE LANE

QUINCE WAY

CANOPY CIRT

SEVILLE STREET

BLOSSOM VIW

GALA WAY

MANDON STREET

APRICOT

MENANGAL WAY

GARDENS CIRCUIT

CRESCENT

MAYA BARDOOK CIRCUIT

KARLAK CIRCUIT

MOONBOOL

BOODJERA LINK

KALIL FAIRWAY BEND

YABERA ROAD

MALOKORAD TERRACE

BRAZIL LANE

AZELEA GARDENS

CARMELIA AVENUE

HAWTIN ROAD

POS 534

POS 504

POS 23 EXISTING POS

POS

POS

POS

POS

DARLING RANGE COLLEGE
Reserve 32845
9109

WALRIDGE LODGE
AGED PERSONS HOME
300

PT LOC 2854

PT523

PT526

517

LOTS PURCHASED BY WESTERN POWER FOR POSSIBLE TERMINAL SUB STATION SITE

FORRESTFIELD CHRISTIAN SCHOOL TO REMAIN AND TO BE UPGRADED

BALANCE PT LOT 37

WESTERN POWER EASEMENT FOR WATER PIPELINE & ELECTRICITY

SUBJECT TO FURTHER INVESTIGATION

BERKSHIRE ROAD

LANDOWNER AREA 2B (LOTS 535 & 536)
DEVELOPED WITH JOINT AGREEMENT IN RESPECT TO POS PROVISION

TOTAL AREA OF 2 LOTS	8.1140ha
LESS COMMERCIAL SITE	0.1638ha
NET DEVELOPABLE AREA	7.9502ha
POS AT 10%	0.7950ha
COMMUNITY PURPOSE SITE CREDITED AS POS	0.2000ha
POS REQUIRED	0.5950ha
POS PROVIDED	0.7750ha
OVERPROVISION OF POS	0.1800ha

SUBDIVISION COMPLETE

LANDOWNER AREA 2C (LOTS 37 & LOTS 532-534)
TO BE DEVELOPED WITH A JOINT AGREEMENT IN RESPECT TO POS AND DRAINAGE

LAND AREAS		
LOT 37	21.5700ha	
LESS AREA RETAINED FOR TERMINAL SUBSTATION	4.7128ha	
	16.8572ha	
LOTS 532-534	12.1710ha	
NET DEVELOPABLE AREA	29.0282ha	
POS REQUIRED AT 10%	2.9028ha	
POS PROPOSED		
LOTS 532-534	1.8000ha	(0.5829ha OVER PROVISION)
LOT 37	1.1028ha	(0.5829ha UNDER PROVISION)
TOTAL	2.9028ha	

SUBDIVISION APPROVED AND UNDER CONSTRUCTION

LANDOWNER AREA 2D - LOTS 527 & 528

TO BE DEVELOPED AS SELF CONTAINED SUB AREA WITH 10% PROVISION OF POS

DRAINAGE SWALE WTHIN POS 100% CREDIT

NOTE :
CALCULATION OF POS BASED UPON 10% OF NET DEVELOPABLE AREA EXCLUDING NON DEVELOPABLE WESTERN POWER EASEMENT

SUBDIVISION APPROVED

OUTLINE DEVELOPMENT PLAN
AGREEMENT AREAS 2, 3 & 4
FORRESTFIELD U7

RESIDENTIAL CODES

- RESIDENTIAL R12.5
- RESIDENTIAL R20
- RESIDENTIAL R30
- RESIDENTIAL R40
- RESIDENTIAL R25-R40 CODING RANGE
- RESIDENTIAL R25 APPLY TO FRONTAGE LOTS

DATE: 14 OCTOBER 2020

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N

0 100m

SCALE 1:5000 @ A3