

# Local Development Plan No. 2

Lot 9500 Helena Valley Road, Helena Valley

- The provisions of the Shire of Mundaring's Local Planning Scheme No. 4 and State Planning Policy 3.1 Residential Design Codes (R-Codes) are varied as detailed within this Local Development Plan.
- All other requirements of the Local Planning Scheme No. 4 and the R-Codes shall be satisfied in all other manners.

### Residential Design Code

- As per the 'Effective R-Code Plan,' Lots 103 -125, 170 -181 shall be assessed using R30 provisions of the R-Codes with the exception of Clause 5.1.1 Site Area.

### Natural Surveillance

- Lots 152, 157 -177, and 181 shall provide natural surveillance to Crown Reserve 27688 by way of at least one Major Opening from a Habitable Room of the Dwelling.
- Lots 101, 113, 114, 126, 151, 156, 178, 133, and 141 shall provide natural surveillance to the secondary street frontage by way of at least one Major Opening from a Habitable Room of the Dwelling.

### Street Fencing

- Lot boundaries shared with Crown Reserve 27688 are provided with uniform fencing by the developer. Uniform fencing is not to be altered by lot owners without Shire consent AND is required to remain Visually Permeable.
- Secondary Street fencing to corner lots shall be Visually Permeable:
  - 1.5m above Natural Ground Level where existing retaining is less than 0.5m; and
  - 1.2m above Natural Ground Level where existing retaining is greater than 0.5m.

### Open Space / Site Coverage

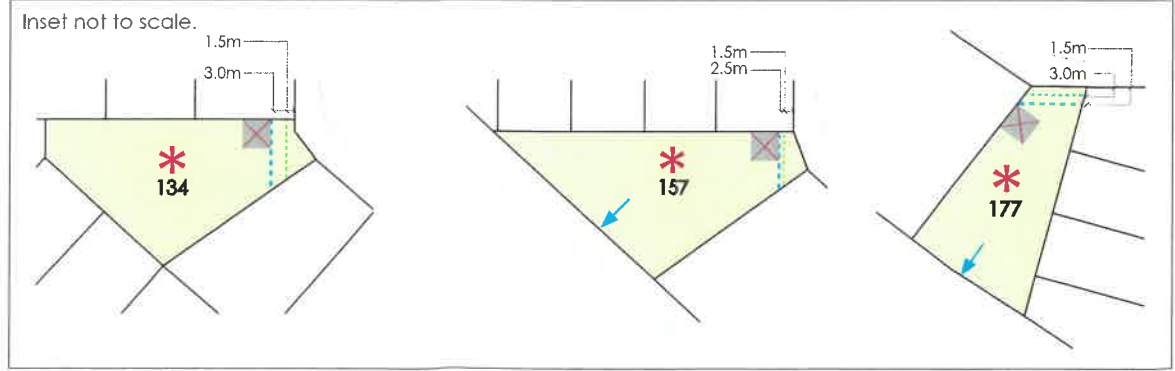
- Lots 151, 150, 153 -156 may increase site coverage to a maximum of 55% subject to the provision of an Advanced Growth Tree (equivalent to 2.0 m in height and 2.0 m in diameter (canopy) OR a minimum 45 litre bag) shown on the site plan submitted for approval by the Shire.

### On Boundary Walls

- Lots 115 -119, 121-123, 150 -151, 153 -155, 179 -180 are permitted on boundary walls to both side lot boundaries subject to: 2/3 length to one side boundary; and 1/3 maximum length to second side boundary for wall heights 3.5m or less.



- ### Legend
- Specific LPD Provisions Applicable
  - No Vehicle Access
  - Designated Garage/ Carport Location
  - Primary Dwelling Orientation
  - Permitted Minor Protrusion Setback
  - Non-Variable Dwelling (Including Garage) Setback
  - 4m Average Dwelling Alignment
  - Garage Width Permitted to be up to 75% for Lots 134, 157, 177
  - Secondary Natural Surveillance
  - Existing Trees
  - Uniform Fencing Adjoining Crown Reserve

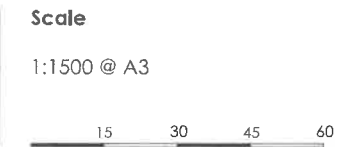


**Approval**

This LDP has been approved by the Shire under clause 5.17.15 of the Shire of Mundaring Local Planning Scheme No. 4.

Signature: [Signature] Date: 2/10/18

Local Development Plan  
Lots 101-181  
Lot 9500 Helena Valley Road  
Helena Valley  
Shire of Mundaring



**Disclaimer**

Issued for design intent only. All areas and dimensions are subject to detail design and survey.

**APPROVED**

**Cadastral Information**

Source: MNG  
YYMMDD: 1/11/17  
DWG Ref: 98942

**Drawing**

LDP\_2\_11B  
Local Development Plan

**Job No.**  
J000251

**Revision**  
11B  
26/09/2018

