

LEGEND:

- Building setbacks *
- Effluent Disposal Area *
- Stormwater Drainage Area *
- Tree with 80-99cm DBH
- Tree with 100-149cm DBH
- Tree with hollow(s)

(* Subject to detailed site design and proposed uses)

LOCAL DEVELOPMENT PLAN PROVISIONS

This Local Development Plan (LDP) applies to Lot 20 (No. 7) Hardey Rd, Glen Forrest (the site). It encourages the following potential land uses:

On the Residential zoned land

- Nursing Home
- Independent Living Aged Persons Accommodation

On the Local Centre zoned land

- Incidental uses related to, and/or compatible with, the approved uses on the Residential zoned portion of the site.

On either zoned land

- Child Care Centre

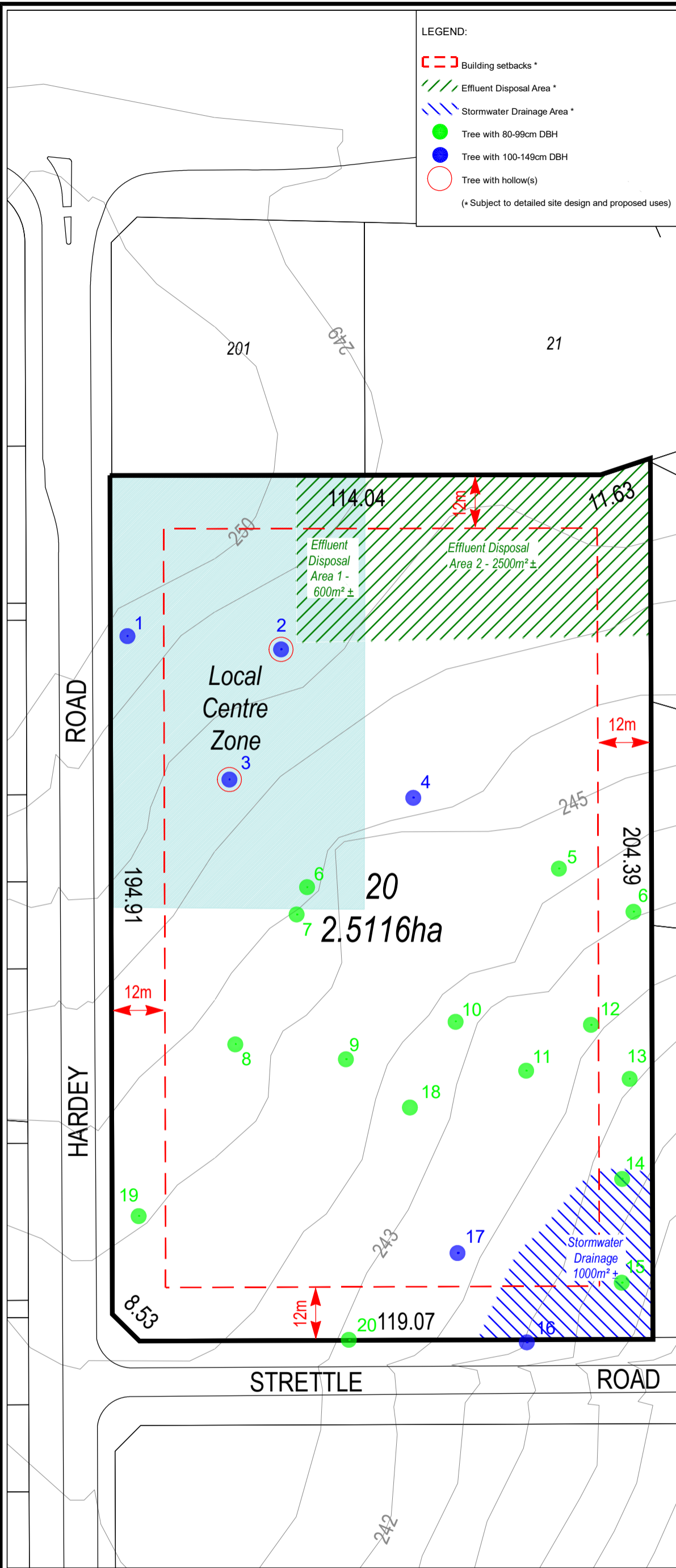
Unless otherwise varied by this LDP, development of the site shall be in accordance with the Shire of Mundaring's Local Planning Scheme No. 4. The variations in this LDP include this text and any notations on the plan.

1. Subject to any variations specified in this LDP, in assessing an application for development and/or subdivision, the Council shall have regard to the Glen Forrest Village Centre Precinct Plan.
2. Unless otherwise specifically approved by Council, street frontage fencing shall be complementary to the desirable elements of the existing streetscape and will generally comprise:
 - Hardey Rd:
 - No higher than 1.2m
 - Finished in natural colours sympathetic to the Precinct
 - Strettle Rd:
 - No higher than 1.2m unless required for privacy and/or security reasons to screen the rear yards of independent aged persons dwellings, in which case, no higher than 1.8m
 - Any fencing higher than 1.2m shall comprise brick or stone piers with visually permeable infills
 - Finished in natural colours sympathetic to the Precinct
3. All dividing fences as per Shire of Mundaring local laws and negotiated between adjoining landowners.
4. Buildings shall be set back a minimum of 12m from all property boundaries. This may be reduced to 8m if the setback relates to the rear of an independent living dwelling**.
5. Residential buildings fronting Hardey Road shall address that road. Street setbacks may be reduced to 6m**.
6. Earthworks shall generally not exceed 1.5m cut and/or fill. In relation to the Nursing Home, cut and/or fill may exceed 1.5m where it can be demonstrated that in doing so it produces a benefit in terms of retention of habitat trees, protects other key environmental assets, would not result in over-development of the site and is sympathetic / responsive to the landform in terms of building design.
7. Pursuant to section 5.3.3 of LPS 4, the density of development of Aged Persons accommodation shall:
 - Demonstrate, through a Site and Soil Evaluation prepared in accordance with the Government Sewerage Policy, the proposals capacity to dispose of effluent on-site;
 - Be designed in a manner sympathetic to the natural landform;
 - Be designed to maximise the retention of habitat trees and protect key environmental features; and
 - The density of development of Aged or Dependent Persons accommodation (Nursing Home) shall guide the application of section 5.8.8.1 of LPS 4.
8. Building height will be limited to two storeys and the 10m height limit may be varied where it can be demonstrated that in doing so it produces an improved design response in terms of retention of habitat trees, protects other key environmental assets, would not result in over-development of the site and is sympathetic / responsive to the landform.
9. Vehicle and pedestrian access to and from the site will be informed by a Transport Impact Assessment to be prepared in support of a Development Application.
10. Subdivision may be supported provided it is consistent with the subdivision requirements of the zone.
11. Development is to be designed to maximise the retention of habitat trees and protect other key environmental assets.

** Bushfire requirements may result in greater setbacks and will take precedence.

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

Signature 10/08/2021
Date



0 10 20 30 40m
SCALE 1:1000
ORIGINAL PLAN SIZE: A3

STATEWEST PLANNING

NORTH

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DATE: 12.08.2021

LOCAL DEVELOPMENT PLAN

LOT 20 (No. 7) HARDEY ROAD
GLEN FORREST
Shire of Mundaring