

PROVISIONS

This Local Development Plan ('LDP') applies to Part Lot 205 Helena Valley Road, Helena Valley (WAPC 160322).

Unless otherwise provided for below, the provisions of the Shire of Mundaring Local Planning Scheme No. 4, the State Planning Policy 7.3 Residential Design Codes ('R-Codes') and the Helena Valley - Local Structure Plan No. 76 apply. A Residential Density Code of R30 applies to lots contained within this Local Development Plan (LDP).

The following standards are deemed to represent variations to the R-Codes and constitute Deemed-to-Comply requirements pursuant to the R-Codes and do not require consultation with the adjoining landowners.

Development which meets the Deemed-to-Comply provisions of this LDP does not require a Development Application, as per the *Planning and Development (Local Planning Schemes) Regulations 2015*.

GENERAL

1. The requirements of R30 development set out in the R-Codes apply to this development, unless otherwise varied by the Shire of Mundaring Local Planning Framework.
2. Variations to the requirements of this LDP may be approved by the Shire of Mundaring at its discretion.
3. Where there is an inconsistency between the requirements of this LDP and another planning instrument, the provisions of this LDP prevail.

BUILT FORM

4. Dwellings located on corner lots (including those with direct frontage to Public Open Space) are to address both the primary and secondary frontage. The entrance to the dwellings may be provided at either the primary or secondary street, provided the dwelling appropriately addresses both frontages with articulated building facades and major openings to provide passive surveillance.
5. A portico, verandah, unenclosed balcony or associated columns/ piers may project into the front setback area to a maximum of 1.5m.

OPEN SPACE AND OUTDOOR LIVING

6. For Lots 211, 212 and 213, outdoor living areas shall be provided as per the locations shown on this LDP.
7. The main outdoor living area is to be situated where mandated and accessed from a major opening to a habitable room.
8. A minimum open space requirement of 40% applies to all lots contained within this LDP.

GARAGE AND ACCESS

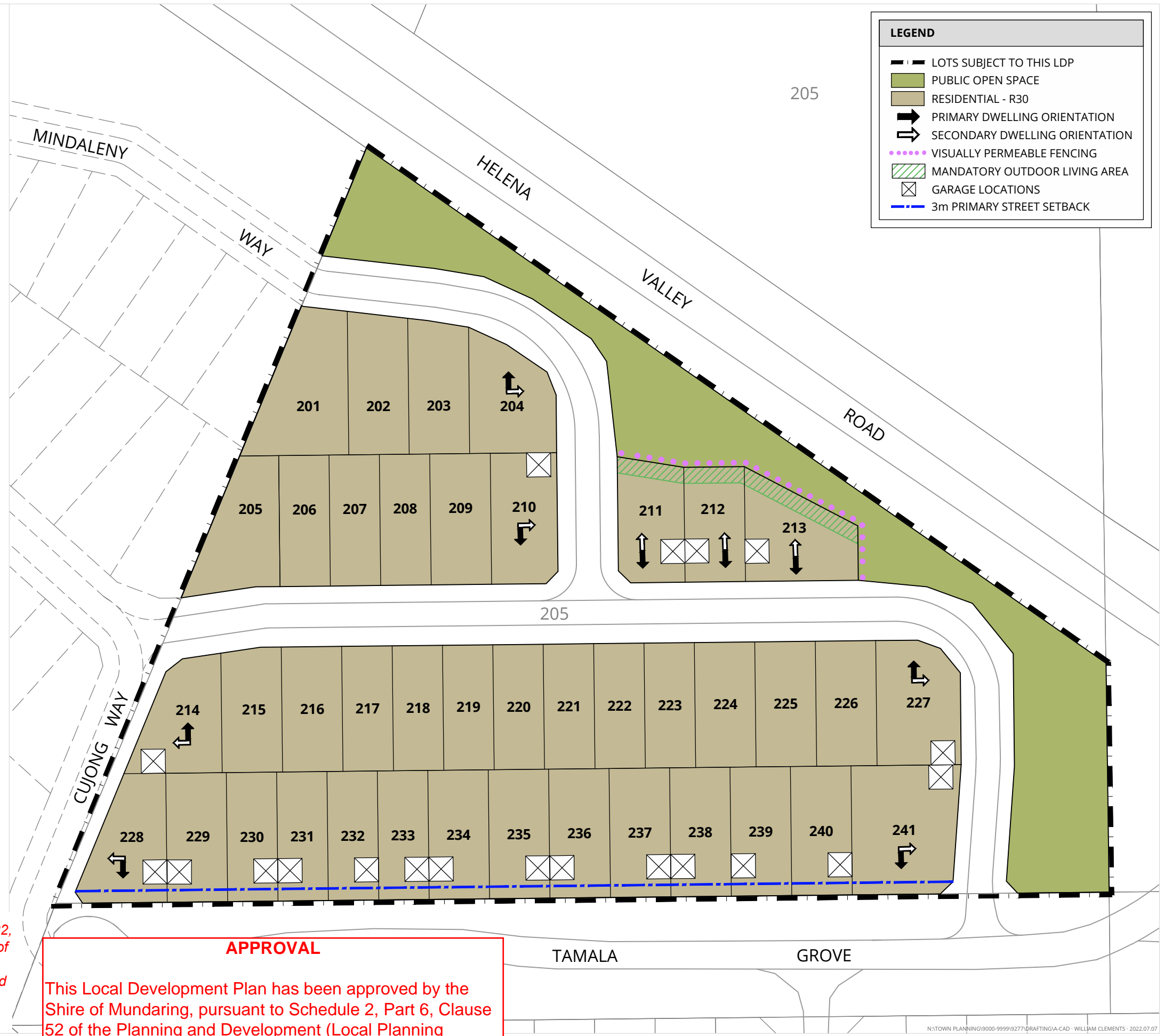
9. Garages are to be located in accordance with the nominated location on the plan, setback a minimum of 4.5m from the primary street and (where applicable) 1.5m from the secondary street.

UNIFORM FENCING

10. Visually permeable, uniform fencing is to be constructed by the developer along the boundary of Lots 211, 212 and 213.
11. Where uniform fencing has been installed by the developer, modifications to fences are not permitted.

"The Statutory Planning Committee at its meeting of 13 September 2022, considered the above proposal and resolved, pursuant to clause 7.3.2 of State Planning Policy 7.3: Residential Design Codes (Volume 1), to approve the amended deemed-to-comply provisions for open space and vehicular access proposed by the Local Development Plan for Lot 205 (No.655) Helena Valley Road, Helena Valley (dated 7 July 2022)."

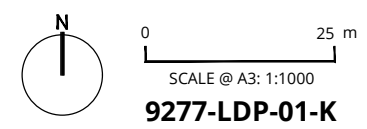
LOCAL DEVELOPMENT PLAN
PART LOT 205 (No. 655) HELENA VALLEY ROAD
HELENA VALLEY



APPROVAL

This Local Development Plan has been approved by the Shire of Mundaring, pursuant to Schedule 2, Part 6, Clause 52 of the Planning and Development (Local Planning Schemes) Regulations 2015.

Signature: _____ Date: 20 September 2022



DRAWN: WC
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