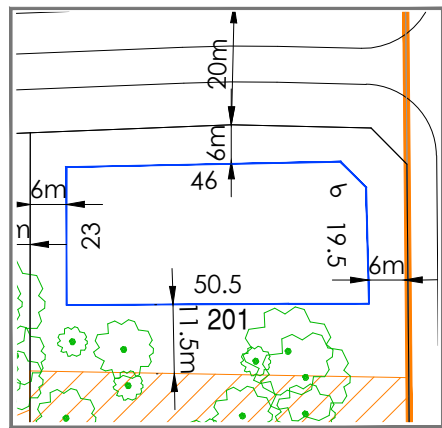
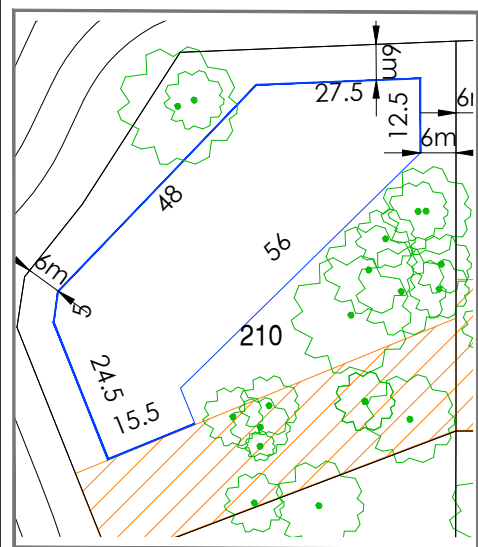


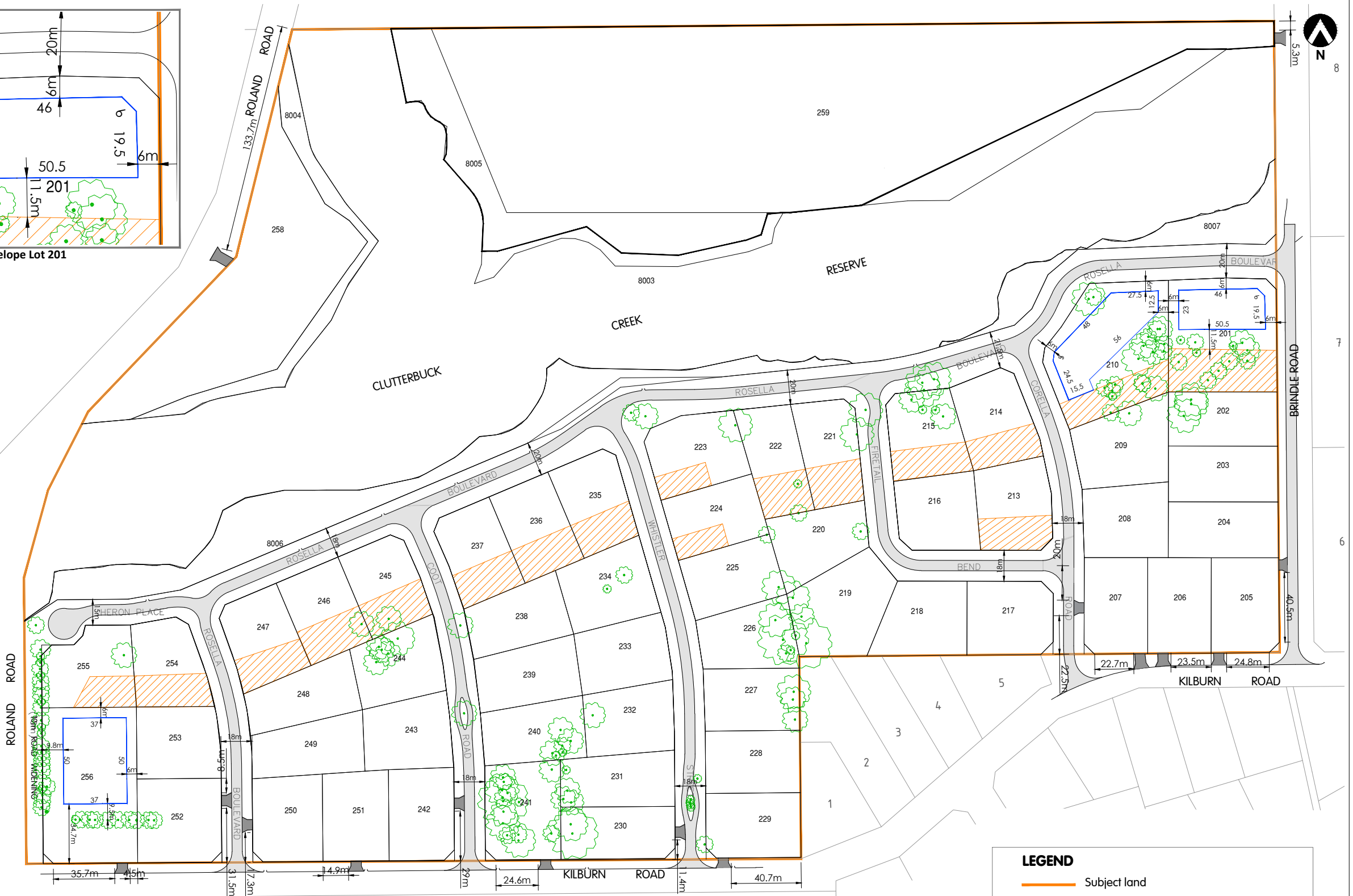
**Building Envelope Lot 256**  
Not To Scale



**Building Envelope Lot 201**  
Not To Scale



**Building Envelope Lot 210**  
Not To Scale



**PROVISIONS**

**General**

1. The provisions of the Shire of Mundaring Local Planning Scheme No.4 and State Planning Policy 7.3 Volume 1: Residential Design Codes are varied within this LDP. All other requirements of the Scheme and R-Codes shall be satisfied.

**Building Envelopes & Setbacks**

2. All dwellings and outbuildings proposed for Lots 201, 210 and 256 are to be located within the prescribed building envelope and permitted to have a primary and secondary street setback of 6.0m.

**On-Site Effluent Disposal**

3. The minimum clearance to groundwater for the ATU treated effluent is 0.6m in accordance with cl.7.2.2. of the approved LWMS (Coterra, August 2020).

**Retaining Walls**

4. Retaining walls within lots to consist of gravel rock, laterite blocks or reconstituted limestone blocks of a colour natural to the Parkerville area.

**Significant Trees**

5. Significant trees shown on the LDP being protected during subdivision works and retained thereafter

**Vehicle Access & Tree Protection**

6. Crossovers for Lots 205-207, 229-230, 241-242, 250-252, 256 and 258-259 shall be provided in accordance with the LDP and constricted to minimise tree removal in the Kilburn Road road reserve.

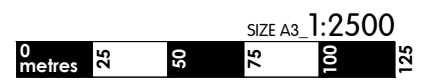
This Local Development Plan has been approved by the Shire of Mundaring under clause 52(1)(a) of the deemed provisions of Local Planning Scheme No.4

30/10/2024

Director Statutory Services Date

**LEGEND**

- Subject land
- 217 Proposed cadastre + lot description
- Significant Trees
- Indicative wastewater disposal area within 100m of the riparian vegetation
- Crossover Location
- Building Envelope



REV	DESCRIPTION	YMMDD	DRAWN	APPRD
B	MODIFICATIONS	241002	HL	RDa
A	FIRST ISSUE	240924	HL	RDa

LOCAL DEVELOPMENT PLAN (WAPC ref:162311)

**Kilburn Road, Parkerville**

Shire of Mundaring

REF NO. **PCH PAR** DRAW NO. **RD1 400** REV. **B**

DISCLAIMER: ISSUED FOR DESIGN INTENT ONLY. ALL AREAS AND DIMENSIONS ARE SUBJECT TO DETAIL DESIGN AND SURVEY