







Legend

-  Site Boundary
-  Residential R20
(Lots subject of this LDP)
-  Primary Dwelling Orientation
-  Garage Location (@ 4.5m setback)
-  No Vehicle Access
-  Retaining Wall



Local Development Plan Provisions

The provisions outlined in this Local Development Plan (LDP) constitute variations to the requirements of the Residential Design Codes (R-Codes) and Local Planning Scheme No. 4 (LPS4). The requirements of the R-Codes and LPS4 shall be satisfied in all other matters.

Built Form and Orientation

Primary Dwelling Orientation

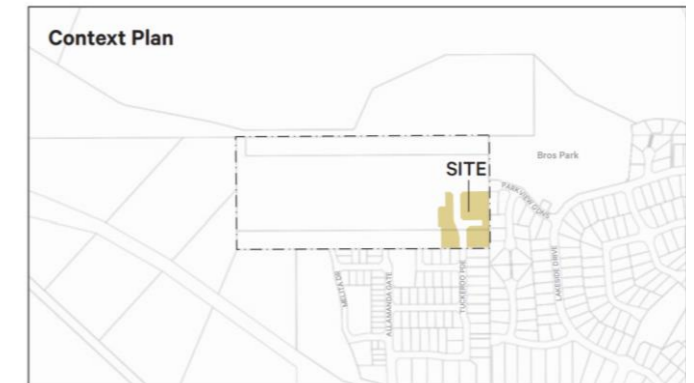
1. For Lots 49, 58, 62 and 63 the 'Primary Dwelling Orientation' is shown on this LDP.
'Primary Dwelling Orientation' designates the elevation of the dwelling required to comply with the street surveillance requirements (Clause 5.2.3) of the R-Codes (eg: The 'Primary' Street).

Vehicular Access and Garages

2. Designated garage locations apply to lots identified on the Local Development Plan. Designated garage locations do not prescribe boundary walls but reference the side of the lot to which the garage must be located.
3. For Lots 49 and 63, the location for vehicular access and garages may be from the primary dwelling orientation.

Bushfire Management

4. Any single house is exempt from the requirement to obtain planning approval under Part 6.5 of Shire of Mundaring LPS4 (Bushfire Hazard Special Control Area).
Note: Dwellings in designated bushfire prone areas are required to comply with additional standards under the National Construction Code.



Approval

This local development plan has been approved by the Shire under clause 5.17.15 of the Shire of Mundaring's Local Planning Scheme No.4.

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Signature  9/9/2022
Date

Local Development Plan

Lots 2, 3 and 6 Midland Road, Helena Valley