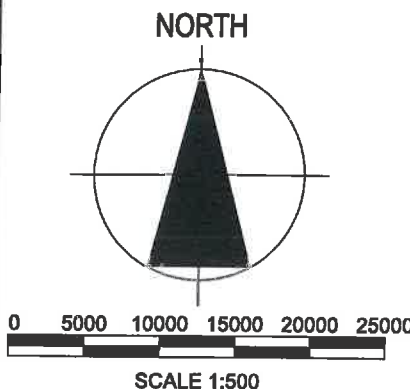


LOCAL DEVELOPMENT PLAN FOR LOTS 43 AND 44 SALISBURY ROAD, MIDVALE

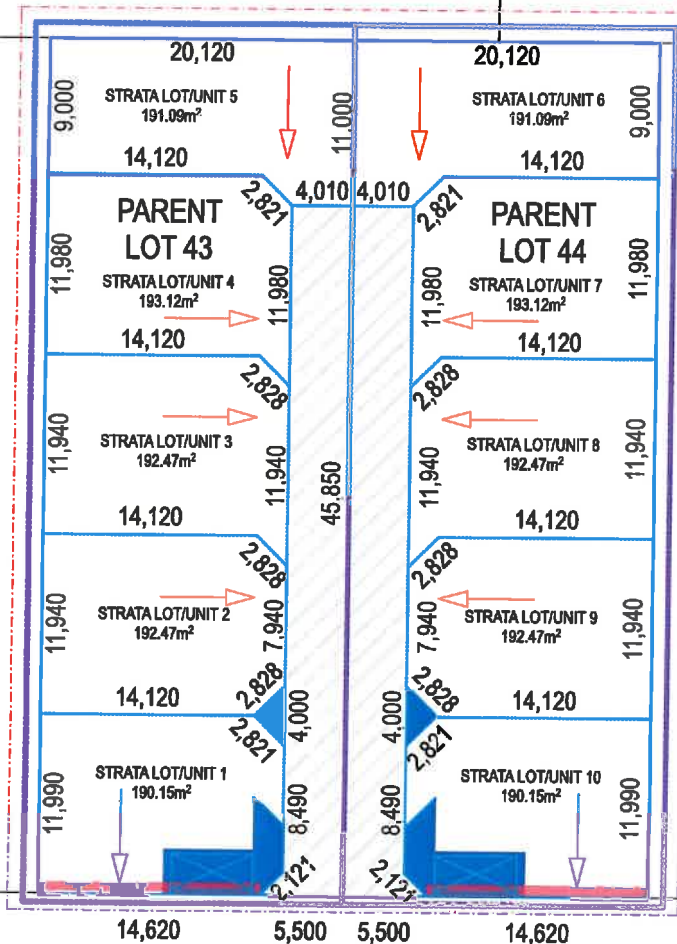
LEGEND

- LOCAL DEVELOPMENT PLAN BOUNDARY
 - PARENT LOT BOUNDARY
 - INDICATIVE STRATA LOT LAYOUT, STRATA LOT/UNIT No AND AREA
 - VISITOR PARKING BAY
 - MAJOR OPENING PROVIDING STREET SURVEILLANCE
 - EASEMENTS FOR INFRASTRUCTURE/RIGHT OF CARRIAGEWAY
 - VEHICLE ACCESS NOT PERMITTED
- NOTE: ZONING - R40



COMMUNAL STREET REQUIREMENTS	MINIMUM	MINIMUM
	3000mm	3000mm

BUSHBY STREET



SALISBURY ROAD

Application of Local Development Plan

Local Development Plan Lots 43 and 44 Salisbury Road, Midvale.

- The provisions of the Shire of Mundaring Local Planning Scheme No 4 and State planning Policy 3.1 *Residential Design Codes* (R-Codes) are varied as detailed within this LDP.
- All other requirements of the Local Planning Scheme and R-Codes shall be satisfied in all other manners.
- Minor variations to the Residential Design Codes and the provisions of the LDP may be approved by the Shire of Mundaring.
- Compliance with this local Development plan does not exempt the requirement for Development Approval of the Shire of Mundaring.

Residential Design Code

The R-Code applicable to these lots is as per the Local Planning Scheme No 4.

Streetscape

Dwellings to have open style fencing only to communal and public street as per c.p.t.s.d. principles.

No fencing permitted between formed driveways.

Design Elements

As per R-Codes.

Setbacks

As per R-Codes.

Open Space/Site Coverage

As per R-Codes.

Incidental Development

Storerooms within a Garage are permitted to have a minimum dimension of 1.0 metre.

Access and Parking

Formed driveways to be of matching levels and materials.

Lot 43 and Lot 44 are to provide one visitor parking space each.

Dwelling to project forward of Garage. This excludes the rear most and front most dwellings.

Approval

This Local Development Plan has been approved by the Shire of Mundaring under C.L 52 (Part 6 - Schedule 2) of the Planning and Development (Local Planning Schemes) Regulations 2015.

Shire of Mundaring
Local Planning Scheme No. 4
Structure Plan / Local Development Plan
APPROVED

By:
(Council Meeting / Delegated Officer)
Reference: PS-TPS-4.4.001 - Midvale
Date: 2/12/16 Plan 1 of 1