Local Development Plan No. 6

Lot 252 Helena Valley Road, Helena Valley

1. The provisions of the Shire of Mundaring Local Planning Scheme No. 4 and State Planning Policy 7.3 - Residential Design Codes (Volume 1) are varied as detailed within this Local Development Plan.
2. All other requirements of the Local Planning Scheme No. 4 and the R-Codes shall be satisfied in all manners.

Passive Surveillance

3. Lot 801 shall provide at least one major opening from a habitable room that overlooks the public open space.

Visually Permeable and Uniform Fencing

4. Lot 801 is required to provide fencing that is visually permeable above 1.5m in the location noted on the plan.

ANEF Special Control Area

5. A Single House and Ancillary Dwelling on any lot subject to this LDP shall be exempt from the requirement for planning approval under Clauses 6.4.3 and 6.4.4 of the Scheme relating to the Special Control Area of land affected by the Australian Noise Exposure Forecast contours. (*Refer to LPS4 Scheme Maps / Structure Plan for more information).*

Effective R-Code Plan / Location Plan

Approval

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

Signature — Date: ***24/10/2024***

LEGEND:

- Subject Land
- Shared Path
- Visually Permeable Uniform Fencing
- Dwelling Orientation
- Designated Garage Location
- Access Restrictions
- Lots to be created when BAL-29 or lower can be achieved

LOCAL DEVELOPMENT PLAN

LOT 252 HELENA VALLEY ROAD
HELENA VALLEY

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Urban Development Institute of Australia WESTERN AUSTRALIA

PIA Planning Institute Australia

CPP CERTIFIED PRACTISING PLANNER

SCALE: 1:1500 @ A3
DATE: 9th OCTOBER 2024
FILE: 451_09.10.2024.dwg
DRAW: - SB
CHECKED: -

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