

- Legend
- Site Boundary

Residential R20

Residential R30

Public Open Space

Primary Dwelling Orientation

Garage Location

No Vehicle Access

Retaining Wall

Visually Permeable Uniform Fencing



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**
- For Lots 49, 58, 62, 63 and 103-107 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

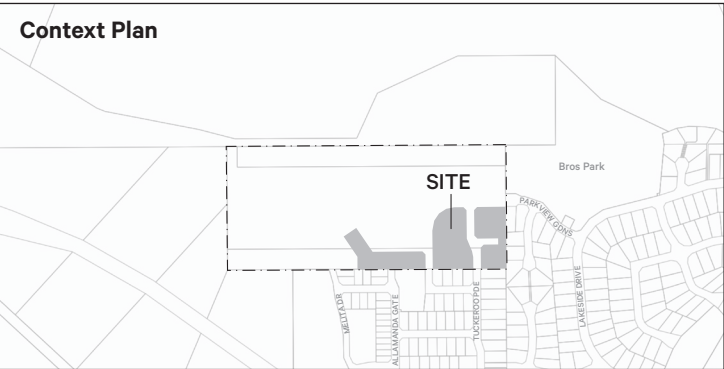
- Designated garage locations apply to lots identified on the Local Development Plan. Designated garage locations do not prescribe boundary walls but reference the side of the lot to which the garage must be located.
- For Lots 49 and 63 the location for vehicular access and garages may be from the primary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

Bushfire Management

- 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.

Fencing

- (a) ‘Visually permeable uniform fencing’ as depicted on this LDP shall be visually permeable, as defined by the R-Codes, 1.5 metres above natural ground level.
(b) Modification to the ‘Visually Permeable Uniform Fencing’, including the installation of additional screening materials, is not permitted with the exception of maintenance and repair using materials that are as close as possible to those used in the original construction.



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

Signature: _____ Date: 14/6/2024

