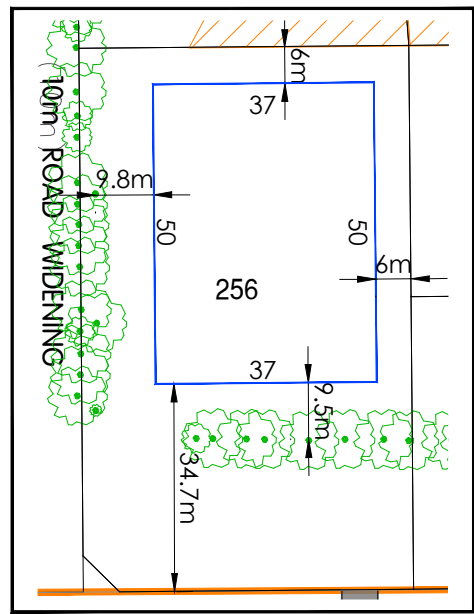
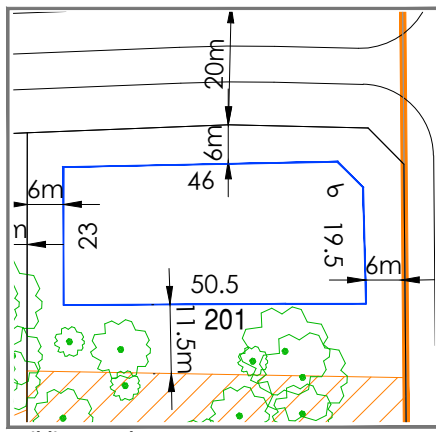
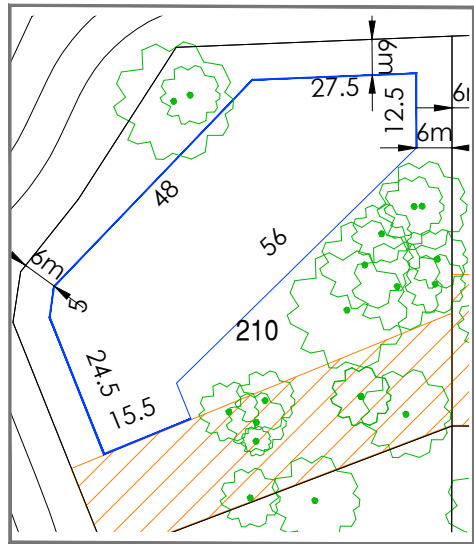




Building Envelope Lot 256
Not To Scale



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

Director Statutory Services

30/10/2024

Date

LEGEND

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



HATCH

SIZE A3 1:2500
0 metres 25 50 75 100 125

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

LOCAL DEVELOPMENT PLAN (WAPC ref:162311)
Kilburn Road, Parkerville
Shire of Mundaring

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

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