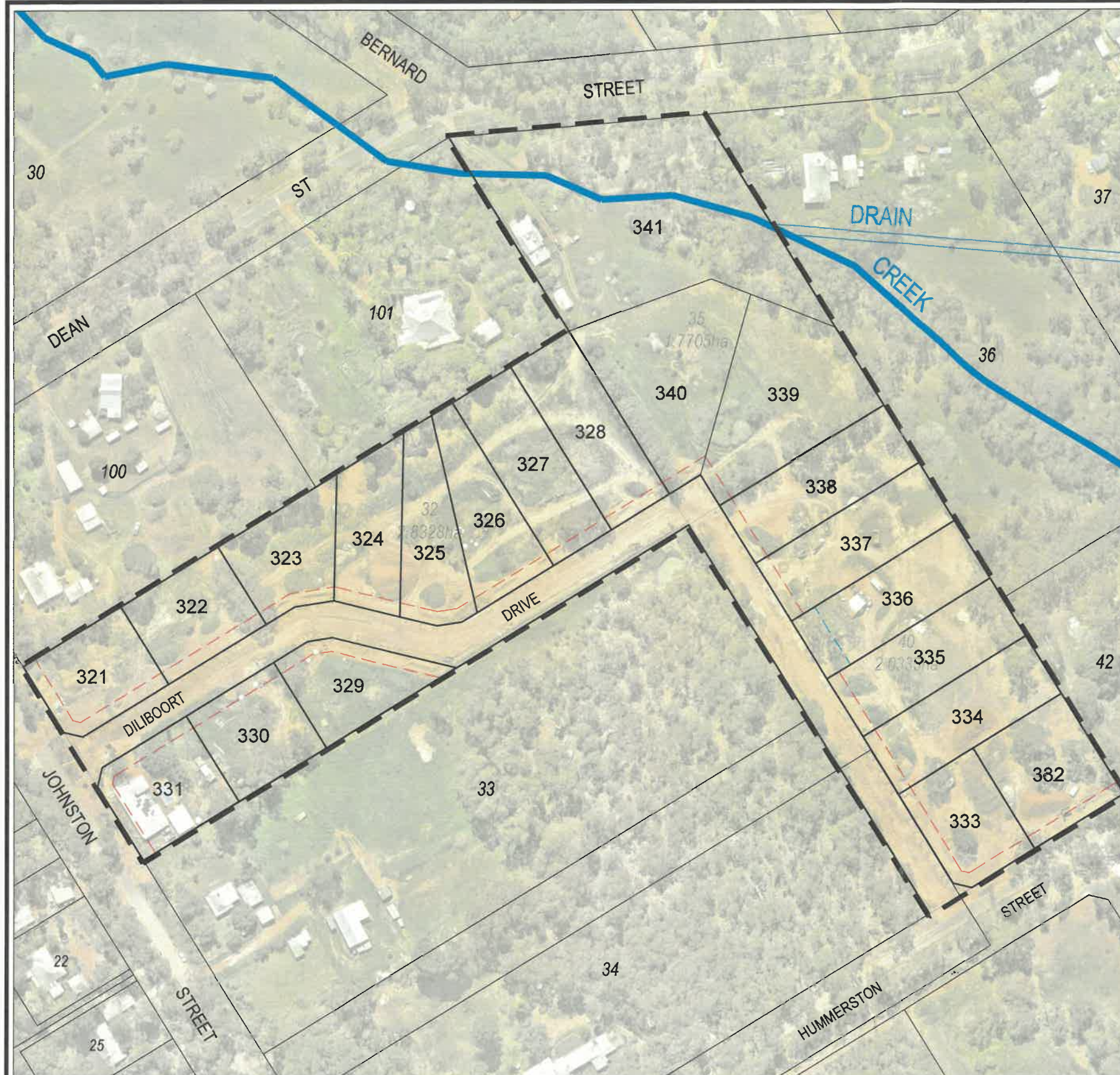




PLAN PROVISIONS AND RESIDENTIAL DESIGN CODES VARIATIONS

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. All other requirements of the Local Planning Scheme No. 4 and the R-Codes shall be satisfied in all manners.

The following standards are deemed to represent variations to the R-Codes and constitute Deemed-to-Comply requirements pursuant to the R-Codes and do not require consultation with the adjoining landowners. Development which meets the Deemed-to-Comply provisions of this LDP does not require a Development Application, as per the Planning and Development (Local Planning Schemes) Regulations 2015.

GENERAL

1. The requirements of R5 development for lots 321-338 (inclusive) and R2.5 for lots 339-341 (inclusive) as set out in the R-Codes apply to this development, unless otherwise varied by the Shire of Mundaring Local Planning Framework through the provisions of the LDP.
2. Variations to the requirements of this LDP may be approved by the Shire of Mundaring at its discretion.
3. Where there is an inconsistency between the requirements of this LDP and another planning instrument, the provisions of this LDP prevail.

BUILT FORM

4. Street setbacks may be reduced to 6m for lots 321-335 and lots 337-340 (inclusive). Lot 336 is required to comply with the provisions of the R-codes.
5. Dwellings on lots 339 and 340 may be setback from the side boundaries in accordance with the R-code standards for lots coded R5.

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

Signed Date 4/2/25

0 20 40 60 80m
SCALE 1:2000
ORIGINAL PLAN SIZE: A3

STATEWEST
PLANNING



NORTH

Statewest Planning
Midland House
69 Great Northern Highway, Midland
PO Box 1377, Midland WA 6936
t. 9274 1363 m. 0418 932 792
e. simon.ohara@statewestplanning.com.au

LEGEND:

Local Development Plan Area

Street Setback Line (6m)

Street Setback Line (12m)

DATE: 09.12.2024

Local Development Plan 11

LOT 40 (No. 325) HUMMERSTON STREET,
LOT 35 (No. 1337) BERNARD STREET &
LOT 32 (No. 49) JOHNSTON STREET, MT HELENA
Shire of Mundaring