





#### SALES PLAN ORCHID HEIGHTS HELENA VALLEY

## Local Development Plan No. 5

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.

O'H TRANSMISSION WIRES

NOT SUBJECT TO FURTHER SUBDIVISION UNTIL EASEMENT TS REMOVED

POS 446m²

A RANGE OF THE PROPERTY OF THE

### **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

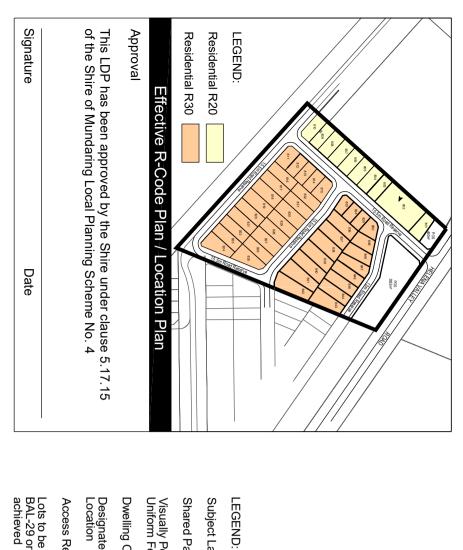
4. Lot 801 is required to provide fencing that is visually permeable above 1.5m in the location noted on the plan.

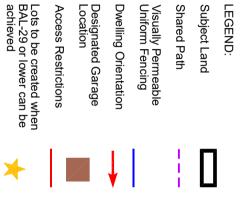
15m Road Reser

POS 3070m²

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15m Road Reserve









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Plan Information  Tenure Type  Plan Type  Plan Type  Plan Type  Plan Neurose  Plan Purpose  Plan Purpose  Plan Purpose  Examination  Examined  Planning Authority  Delegated under S. 16 P&D Act 2005  In Order For Dealings  For Inspector of Plans and Surveys  Plan Approved  File Number  Plan Approved  For Plan Approved  File Number  Plan Approved  For Dealings  For Inspector of Plans and Surveys  Plan Approved  File Number  File Num	icer Date	ys / Authorised Land Off	Inspector of Plans and Surveys / Authorised Land Officer
n Freehold Deposited Plan Subdivision  16 to 824 and Roads  I Government Helena Valley Mundaring Planning, Lands and Heritage   WAPC   163375   163375   S. 16 P&D Act 2005			Plan Approved
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n Freehold Deposited Plan Subdivision  16 to 824 and Roads  I Government Helena Valley Mundaring Planning, Lands and Heritage  WAPC 163375			In Order For Dealings
n   Freehold   Deposited Plan   Subdivision   Subdivision   Freehold   Subdivision   Freehold   Freehold   Freehold   Subdivision   Freehold	Date	\ct 2005	Delegated under S. 16 P&D A
Freehold  Deposited Plan  Subdivision  16 to 824 and Roads  I Government  Helena Valley  Mundaring  Planning, Lands and Heritage  wal  WAPC  WAPC		163375	Reference
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ited Plan Ision Is			Planning Approval
Plan Information         Tenure Type       Deposited Plan         Plan Type       Deposited Plan         Plan Purpose       Subdivision         Plan Heading       Lots 808 to 811, 816 to 824 and Roads         Locality & Local Government       Helena Valley         Local Government       Mundaring         Department of Planning, Lands and Heritage       File Number         Examination       Examination	Date		Examined
Plan Information  Tenure Type Plan Type Plan Type Plan Purpose Plan Heading  Lots 808 to 811, 816 to 824 and Roads  Locality & Local Government Locality  Local Government  Department of Planning, Lands and Heritage  File Number  File Number			Examination
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nation		Subdivision	Plan Purpose
nation		Deposited Plan	Plan Type
Plan Information		Freehold	Tenure Type
			Plan Information

Survey Details	
Field Records	159247
Declared as Special Survey Area	Yes
Survey and Plan Notation	

### Survey and Plan Notation

Survey carried out under Reg. 26A Special Survey Area Guidelines. See surveysheet(s) to determine the true final position and type of all survey marks placed for this plan.

### Survey Certificate - Regulation 54

I, CRAIG MILLER
hereby certify that this plan is accurate and is a correct representation of the (a) survey; and
(b) calculations from measurements recorded in the field records,

undertaken for the purposes of this plan and that it complies with the relevant written law(s) in relation to which it is lodged.

Licensed Surveyor		Date
Survey Organisation		
Name	Vision Surveys Consulting	
Address	59 Scarborough Beach Road Scarborough	Scarborough
Phone	6144 0000	
Fax	6144 0099	
Email	info@visionsc.com.au	
Reference	VS007864 - Helena Valley Rd Lot 252 - stage 2	1 Lot 252 - stage 2

### Amendm

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ion     Lodgement Type     Amendment Description     Authorised By       Replacement     Additional Notification     C.MILLER	endments	ents		
Additional Notification C.MIL	ion	Lodgement Type	Amendment Description	Authorised By
		Replacement	Additional Notification	C.MILLER

17/10/2024

#### Former Tenure

Subject	Purpose	Statutory Reference	Origin	Land Burdened	Benefit To	Comments

#### New Interests

Former -

Tenure Interests and Notifications

Subject
Purpose
Statutory Reference
Origin
Land Burdened
Benefit To
Comments

### **New Notifications and Memorials**

AIRCRAFT NOISE		Lots 808 to 810	DOC	SEC 165 OF THE P & D ACT 2005	NOTIFICATION	
		816 to 824				
BUSHFIRE PRONE AREA		Lots 808 to 811,	DOC	SEC 165 OF THE P & D ACT 2005	NOTIFICATION	
Comments	Benefit To	Land Burdened	Origin	Statutory Reference	Purpose	Subject

Visionsurveys

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SHEET

