

Helena Valley Estate Inspired by Nature



TAMALA GROVE, HELENA VALLEY
SALES BROCHURE

CARLOS GARCIA

WA PROPERTY SALES

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Lot	Street Name	m2	Frontage	Depth	Price	Zoning	BAL	Status
205	34 Talisker Grove	572	24	32	\$572,000	R30/LDP	BAL Low	
206	32 Talisker Grove	406	12.5	32	-	-	-	Sold
207	30 Talisker Grove	406	12.5	32	-	-	-	Sold
208	28 Talisker Grove	406	12.5	32	\$461,000	R30/LDP	BAL Low / 12.5	
215	35 Talisker Grove	485	15	31	-	-	-	Sold
216	33 Talisker Grove	465	15	31	-	-	-	Sold
217	31 Talisker Grove	387	12.5	31	\$440,000	R30/LDP	BAL low	
218	29 Talisker Grove	388	12.5	31	-	-	-	Sold
219	27 Talisker Grove	387	12.5	31	-	-	-	Sold
220	25 Talisker Grove	388	12.5	31	-	-	-	Sold
221	23 Talisker Grove	387	12.5	31	\$440,000	R30/LDP	BAL low	
222	21 Talisker Grove	387	12.5	31	\$428,000	R30/LDP	BAL 12.5	
223	19 Talisker Grove	387	12.5	31	\$440,000	R30/LDP	BAL 12.5	

Refer Local Development Plan (LDP), BAL

CARLOS GARCIA

WA PROPERTY SALES

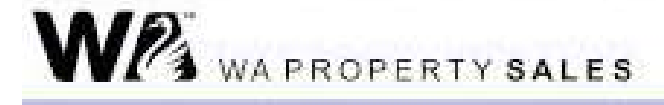
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Disclaimer: Prices, availability, and incentives are subject to change without notice.

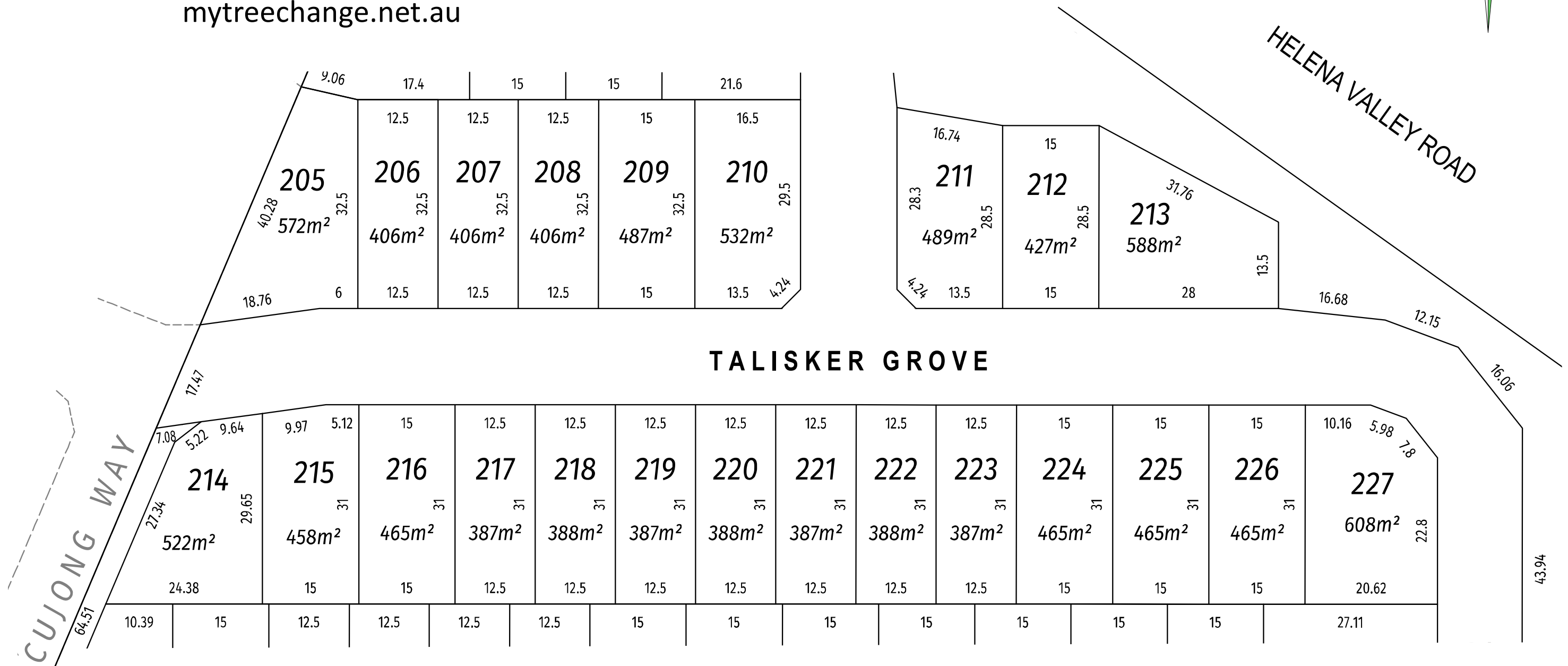
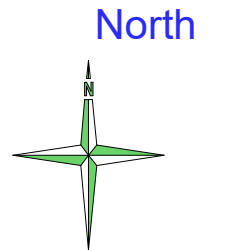
Whilst every care has been taken with the presentation of these particulars, which are believed to be correct, they are in no way warranted by the Selling Agent or the Seller in whole or in part and should not be constructed as forming part of any contract. Any intending buyers are advised to make enquiries, as they deem necessary, to satisfy themselves on all matters in this respect.

Helena Valley Rise

TALISKER GROVE TITLED LOTS



Carlos Garcia
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WA PROPERTY SALES
mytreechange.net.au



Helena Valley Rise

selling now, titled

PROVISIONS

This Local Development Plan (LDP) applies to Part Lot 205 Helena Valley Road, Helena Valley (WAPC 160322).

Unless otherwise provided for below, the provisions of the Shire of Mundaring Local Planning Scheme No. 4, the State Planning Policy 7.3 Residential Design Codes (R-Codes) and the Helena Valley - Local Structure Plan No. 76 apply. A Residential Density Code of R30 applies to lots contained within this Local Development Plan (LDP).

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 R30 development set out in the R Codes apply to this development, unless otherwise varied by the Shire of Mundaring Local Planning Framework.
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. Dwellings located on corner lots (including those with direct frontage to Public Open Space) are to address both the primary and secondary frontage. The entrance to the dwellings may be provided at either the primary or secondary street, provided the dwelling appropriately addresses both frontages with articulated building facades and major openings to provide passive surveillance.
5. A portico, verandah, unenclosed balcony or associated columns/ piers may project into the front setback area to a maximum of 1.5m.

OPEN SPACE AND OUTDOOR LIVING

6. For Lots 211, 212 and 213, outdoor living areas shall be provided as per the locations shown on this LDP.
7. The main outdoor living area is to be situated where mandated and accessed from a major opening to a habitable room.
8. A minimum open space requirement of 40% applies to all lots contained within this LDP.

GARAGE AND ACCESS

9. Garages are to be located in accordance with the nominated location on the plan, setback a minimum of 4.5m from the primary street and (where applicable) 1.5m from the secondary street.

UNIFORM FENCING

10. Visually permeable, uniform fencing is to be constructed by the developer along the boundary of Lots 211, 212 and 213.
11. Where uniform fencing has been installed by the developer, modifications to fences are not permitted.

"The Statutory Planning Committee at its meeting of 13 September 2022, considered the above proposal and resolved, pursuant to clause 7.3.2 of State Planning Policy 7.3: Residential Design Codes (Volume 1), to approve the amended deemed-to-comply provisions for open space and vehicular access proposed by the Local Development Plan for Lot 205 (No.655) Helena Valley Road, Helena Valley (dated 7 July 2022)."

LOCAL DEVELOPMENT PLAN

PART LOT 205 (No. 655) HELENA VALLEY ROAD
HELENA VALLEY



APPROVAL

This Local Development Plan has been approved by the Shire of Mundaring, pursuant to Schedule 2, Part 6, Clause 52 of the Planning and Development (Local Planning Schemes) Regulations 2015.

Signature:

Date: 20 September 2022



0 25 m
SCALE @ A3: 1:1000
9277-LDP-01-K

DRAWN: WC
DATE DESIGNED: 30/01/21
PRODUCTION: MCARD (2014)
LOCATION: LANDGATE
PROJECT: 2014/0000
This document is to be reproduced without the written consent of Rowe Group. All areas and dimensions are subject to survey.



Plan Information

Tenure Type	Freehold
Plan Type	Deposited Plan
Plan Purpose	Subdivision

Plan Heading

LOTS 205-208, 214-225, 1000, 9502 AND ROADS

Locality and Local Government

Locality	HELENA VALLEY
Local Government	SHIRE OF MUNDARING

Planning Approval

Planning Authority	Western Australian Planning Commission
Reference	160322

Roads

New Road or Extension (Road Name Approval)	Yes
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Road Name	Locality
TALISKER GROVE	HELENA VALLEY
MINDALENY WAY	HELENA VALLEY

Survey Details

Survey Method	Special Survey
Field Records	157359
Declared as Special Survey Area	Yes

Survey Method Regulatory Statement

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

Survey Certificate - Regulation 54

I hereby certify that this plan is accurate and is a correct representation of the ----
(a) * survey; and/or
(b) * calculations from measurements recorded in the field records;
[* delete if inapplicable]
undertaken for the purposes of this plan and that it complies with the relevant written law(s) in relation to which it is lodged.

	Christopher Van Der Plas 2025.01.20 09:48:57 +08'00'
CHRISTOPHER JOHN VAN DER PLAS Licensed Surveyor	Date

Survey Organisation

Name	HARLEY DYKSTRA PTY LTD (BUNBURY)
Address	BUNBURY 6231
Phone	97926000
Fax	97219611
Email	info@harleydykstra.com.au
Reference	22439.1

Amendments

Version	Lodgement Type	Amendment Description	Date
1	New Plan	Lodged	26/11/2024
2	Replacement Plan	Section 165 Notification amended	

Former Tenure

New Lot / Land	Parent Plan Number	Parent Lot Number	Title Reference	Parent Subject Land Description
205-208, 214-225, 1000, 9502	DP426458	LOT 9501	4044-204	

Former Tenure Interest and Notifications

Subject	Former Tenure	Action	Lots On This Plan	Origin	Endorsement	Comments
	9501/DP426458	Brought forward in part (with portion superseded by a road and or road widening)	LOTS 205-208, 214-225, 1000, 9502	DOC P191862	NOTIFICATION SECTION 165 PLANNING & DEVELOPMENT ACT 2005 LODGED 23/6/2022.	BUSHFIRE PRONE AREA
(A)	9501/DP426458	Brought forward (in full)	LOT 1000	DOC P426029	EASEMENT TO WATER CORPORATION FOR ACCESS PURPOSES - SEE DEPOSITED PLAN 426458 REGISTERED 20/1/2023.	
(B)	9501/DP426458	Brought forward (in full)	LOT 1000	DOC P783582	EASEMENT TO ELECTRICITY NETWORKS CORPORATION FOR OVERHEAD TRANSMISSION PURPOSES. SEE DEPOSITED PLAN 426458 REGISTERED 10/11/2023.	

Vesting Lots

Land	Purpose	Statutory Reference	Origin	Comments
LOT 1000	PUBLIC OPEN SPACE	SEC. 152 OF THE P&D ACT 2005	THIS PLAN	

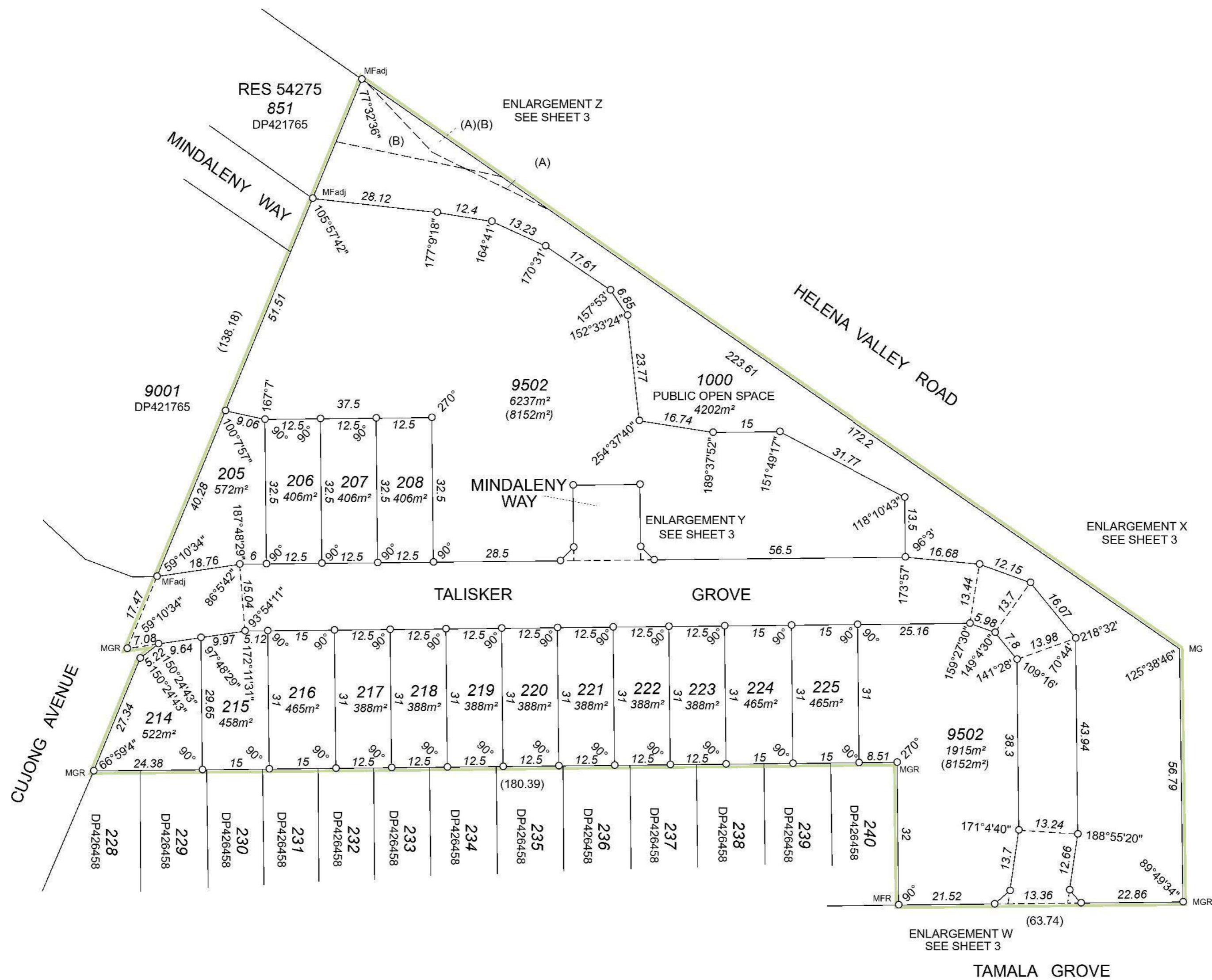


ADDITIONAL SHEETS
ENDORSEMENT SHEET
SURVEY SHEET

SHEET
1 OF 3 SHEETS

VERSION NUMBER
2

DEPOSITED PLAN
428681



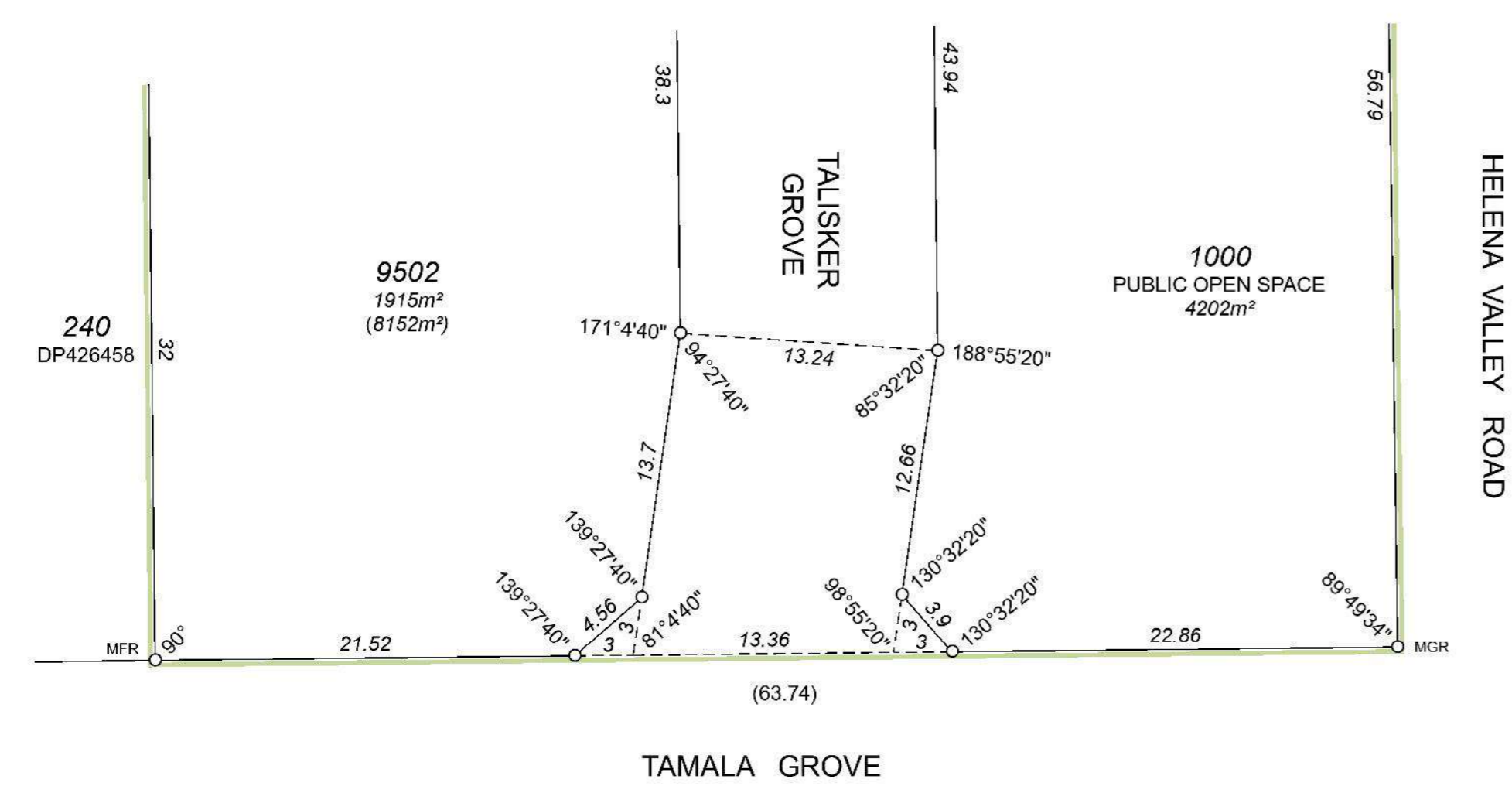
ADDITIONAL SHEETS
ENDORSEMENT SHEET
SURVEY SHEET

SHEET
2 OF 3

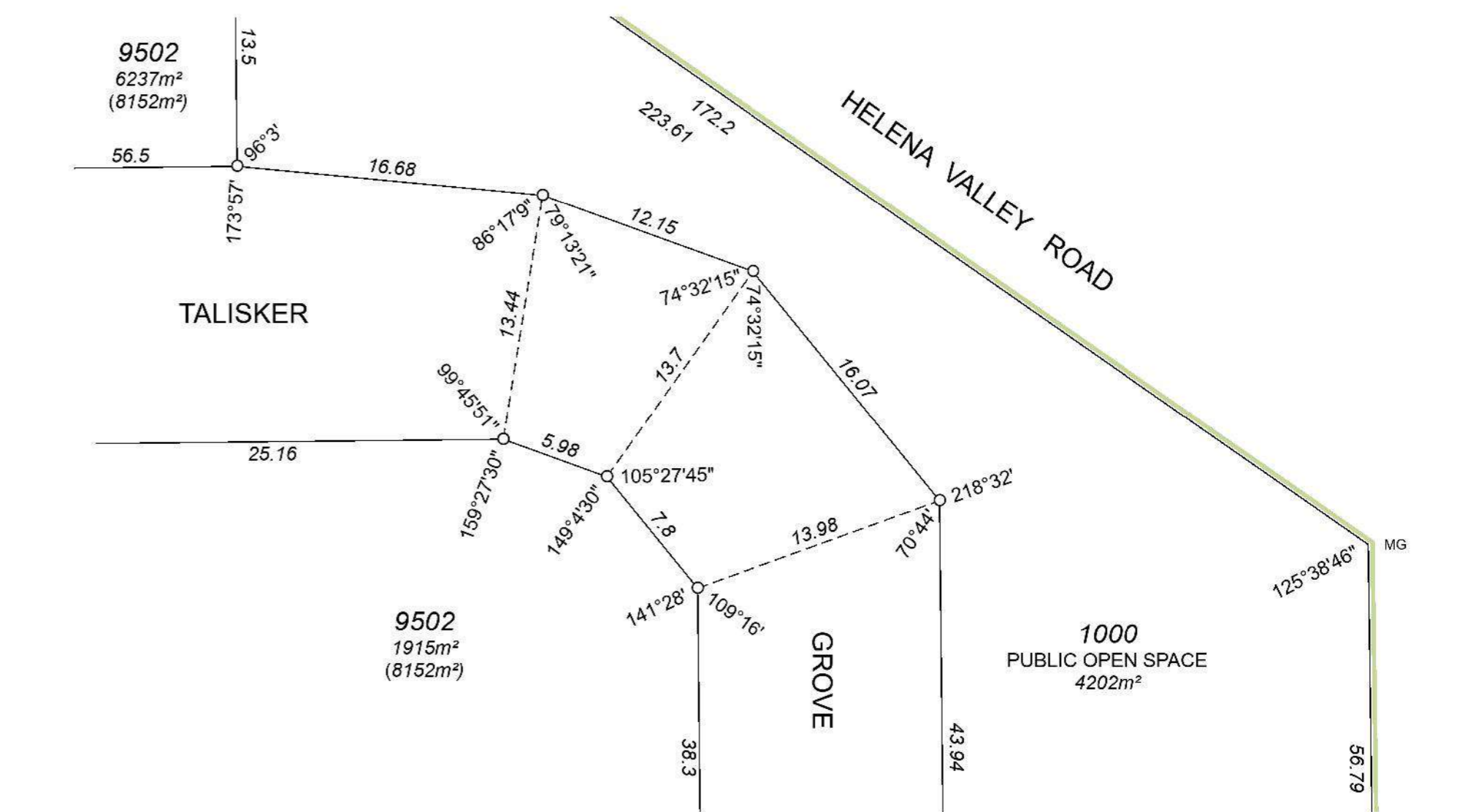
VERSION NUMBER
2

DEPOSITED PLAN
428681

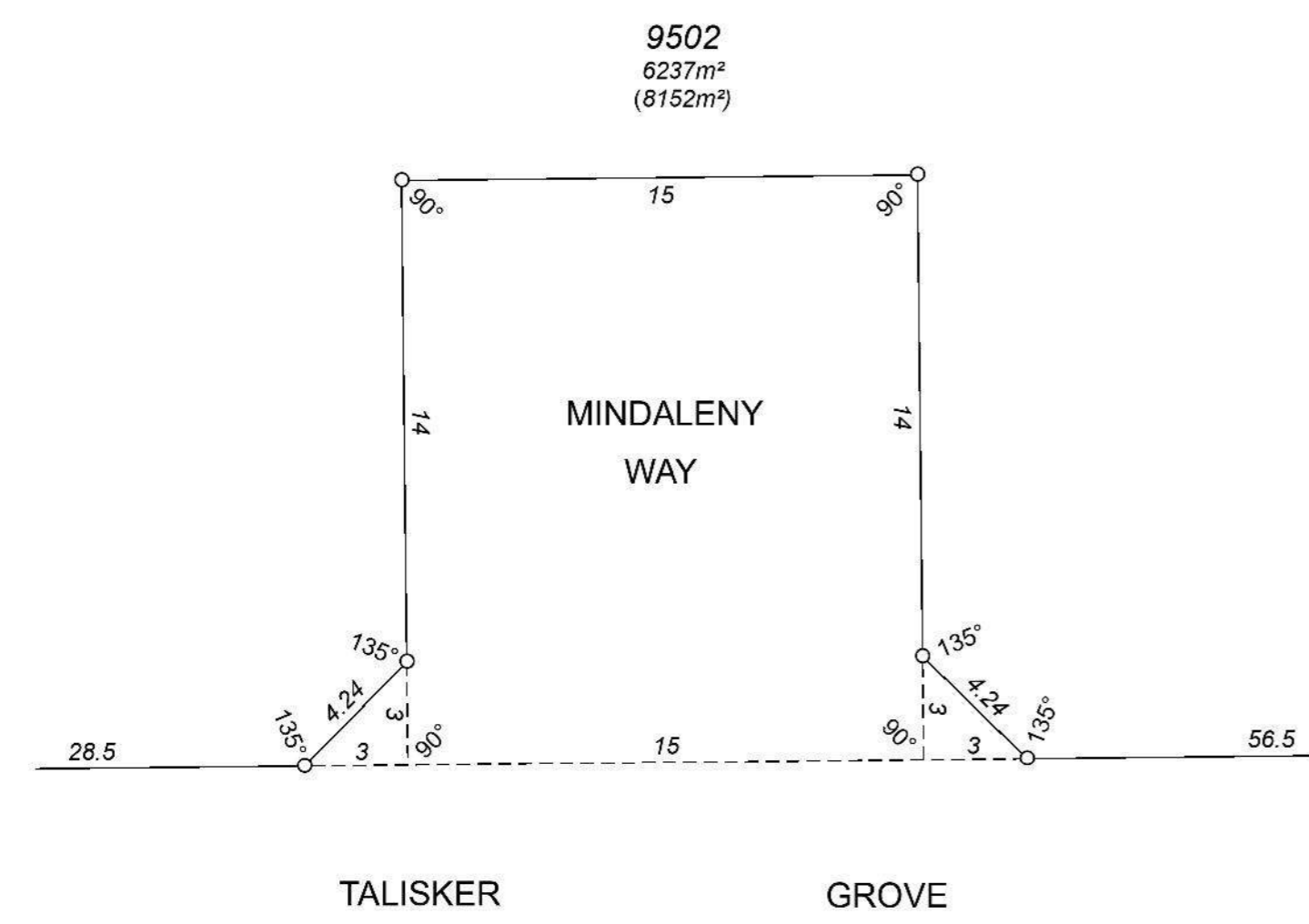
ENLARGEMENT W



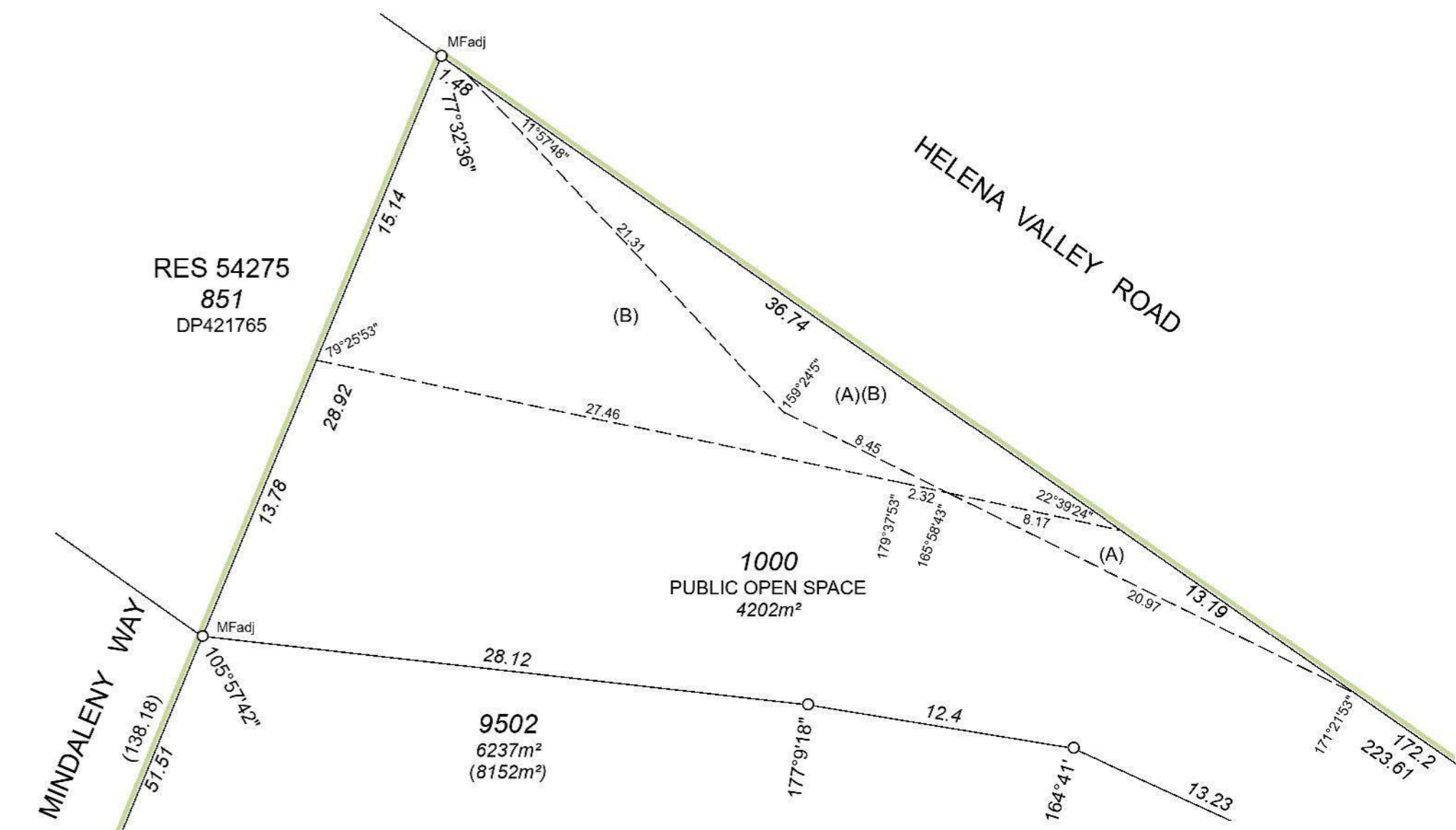
ENLARGEMENT X



ENLARGEMENT Y



ENLARGEMENT Z



Lodgement and Examination

Lodgement Date	26/11/2024
Version 2 Submission Date	20/01/2025
Examination Date	20/01/2025

Western Australian Planning Commission

Planning Approval	Yes
Reference	160322



22-Jan-2025

Delegate under S. 16 P&D Act 2005	Date
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In Order For Dealings

Subject To	<ul style="list-style-type: none">Section 152 of the P&D Act 2005Section 168(1)(2) of the P&D Act
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22-Jan-2025

For Inspector of Plans and Surveys / Authorised Land Officers	Date
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Plan Approved

Inspector of Plans and Surveys / Authorised Land Officer	Date
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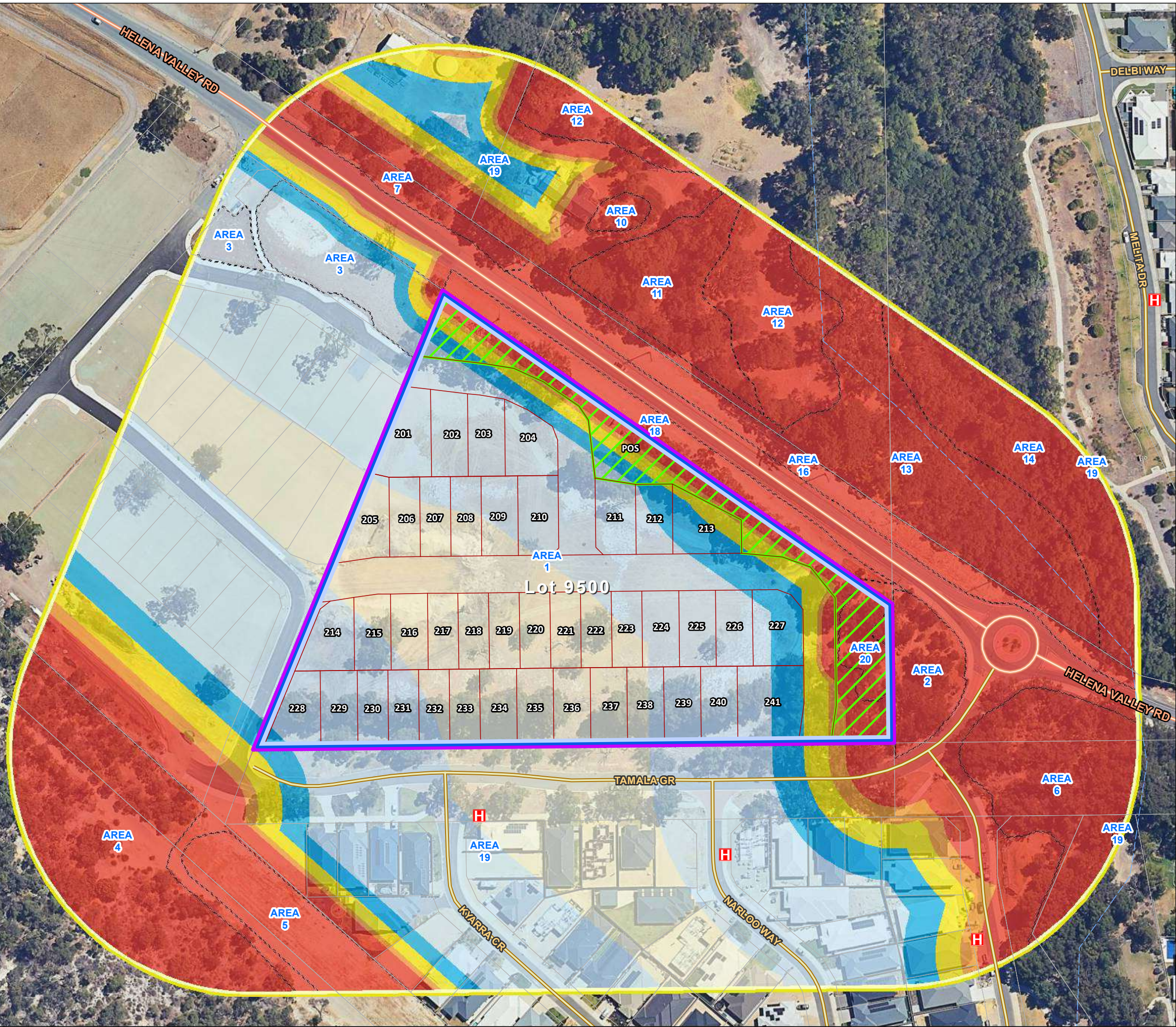


Figure 3.2
BAL Contour Map

Lot 9500 on Plan 422061, Area : 29,543 sq m
655 Helena Valley Road,
HELENA VALLEY 6056
SHIRE OF MUNDARING

----- **LEGEND** -----

- Subject Site
- Other Lots
- Hydrant

Asset Protection

- APZ - Proposed

Subdivision Detail

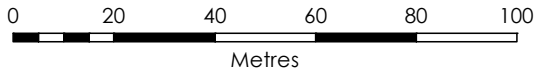
- Lots
- Managed POS

Vegetation Assessment Area

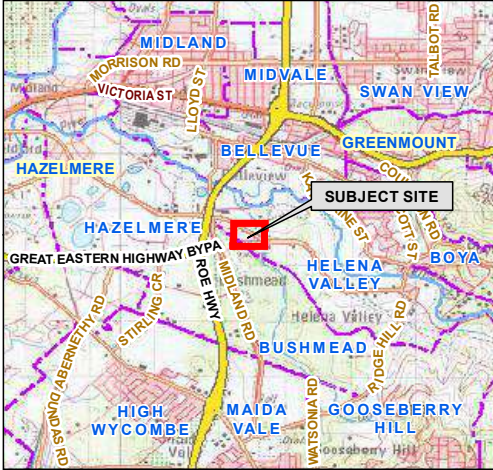
- 100m from Subject Site

Indicative Bushfire Attack Levels

- BAL FZ
- BAL 40
- BAL 29
- BAL 19
- BAL 12.5
- BAL LOW



----- **LOCALITY** -----



Aerial Imagery : Landgate/SLIP
Image Date : Feb 203



Coordinate System: GDA 1994 MGA Zone 50
Projection: Universal Transverse Mercator Units: Metre
Map compiled by: Ian Ross 6/06/2023
Map dated by: Ian Ross 6/06/2023