

Helena Valley Estate Inspired by Nature



TAMALA GROVE, HELENA VALLEY
SALES BROCHURE

CARLOS GARCIA

WA PROPERTY SALES

0419 775 555 mytreechange.net.au

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	HOLD
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	HOLD
223	19 Talisker Grove	387	12.5	31	\$440,000	R30/LDP	BAL 12.5	

Refer Local Development Plan (LDP), BAL

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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.

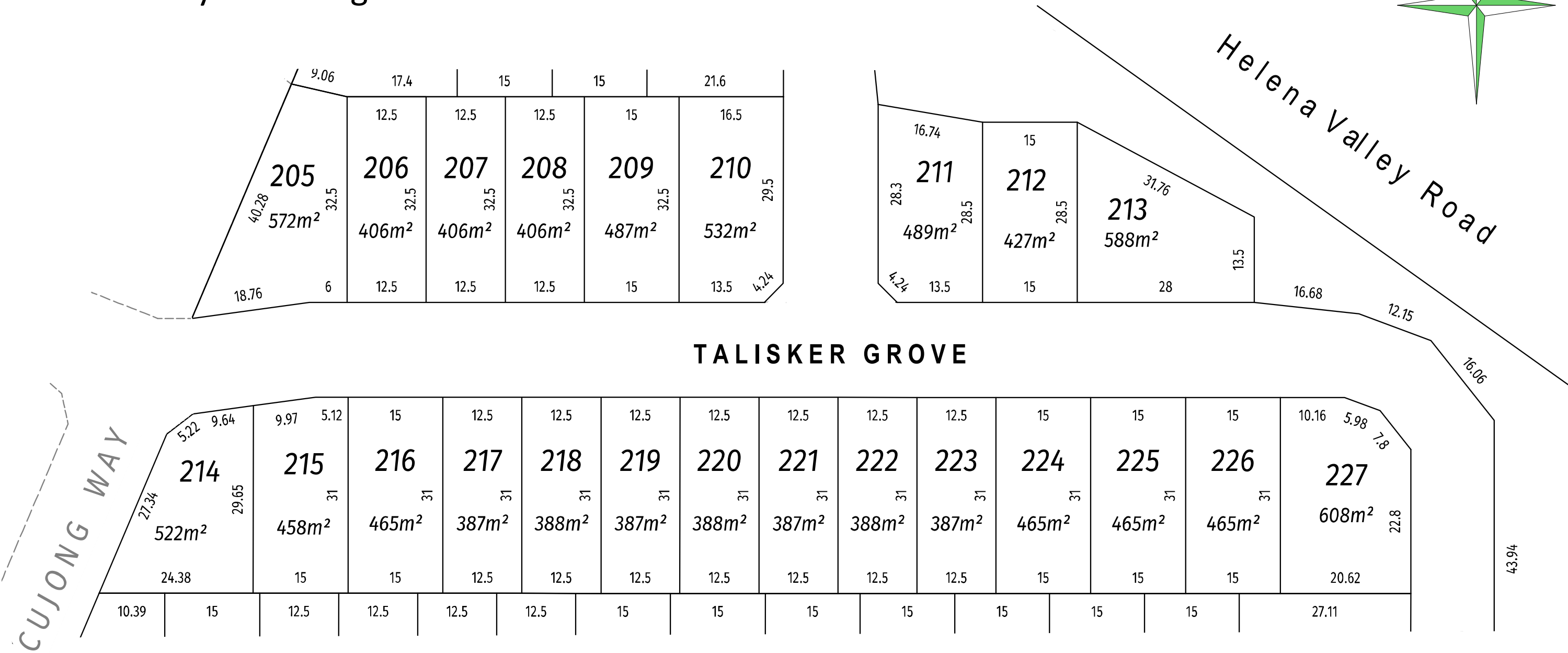
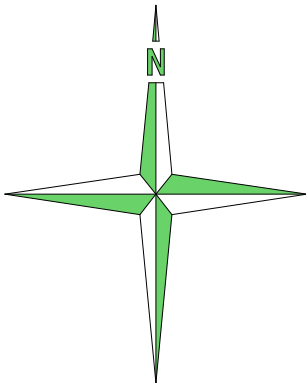
Helena Valley Rise



TALISKER GROVE Titled Lots

Carlos Garcia **WA PROPERTY SALES**
0419 775 555

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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: 30/01/2022
PRODUCTION: MCARD: 02454
DATE: 20/09/2022
LANDSCAPE: J2019450C
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'
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CHRISTOPHER JOHN VAN DER PLAS Licensed Surveyor	Date
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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	

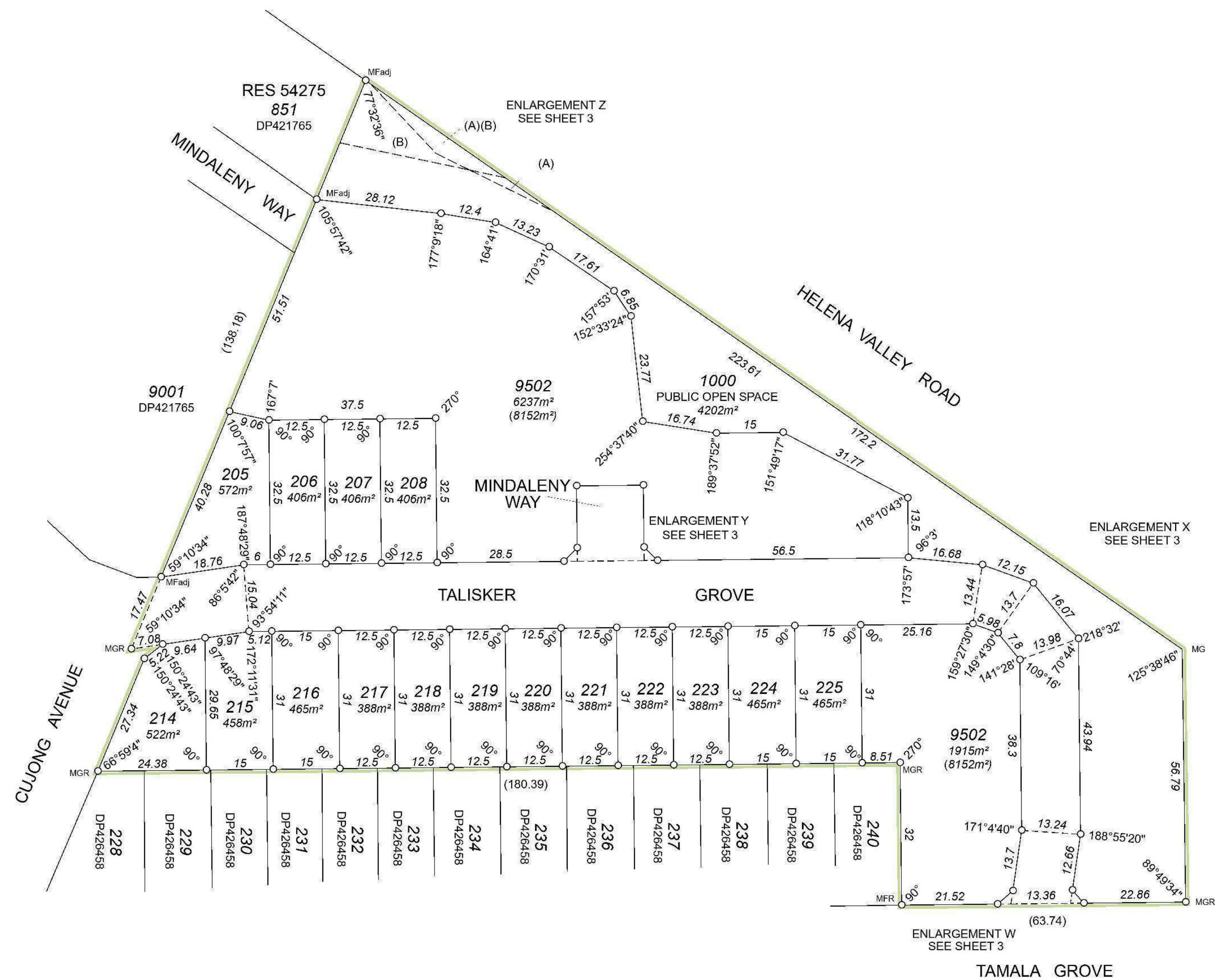


ADDITIONAL SHEETS
ENDORSEMENT SHEET
SURVEY SHEET

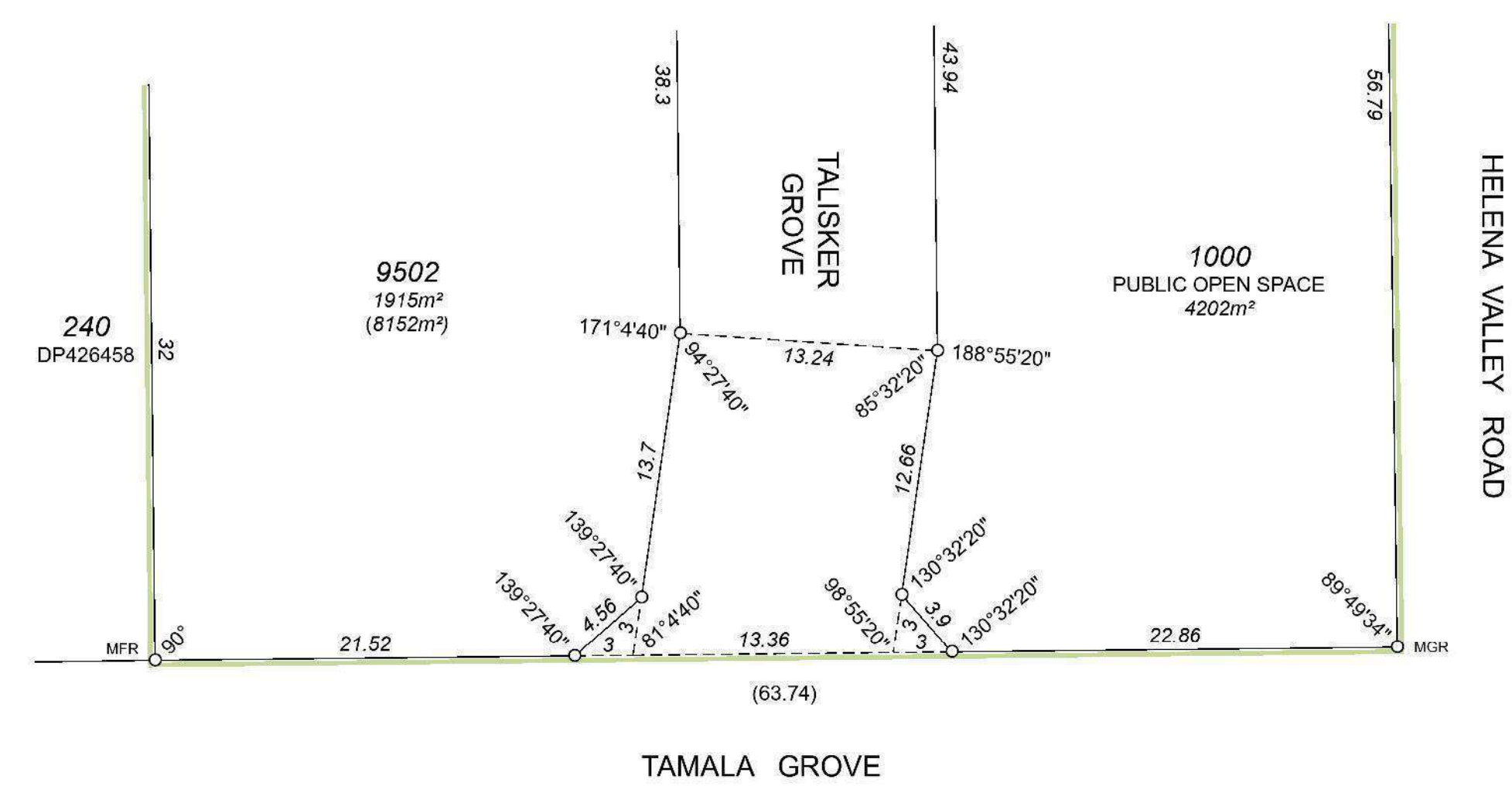
SHEET
1 OF 3 SHEETS

VERSION NUMBER
2

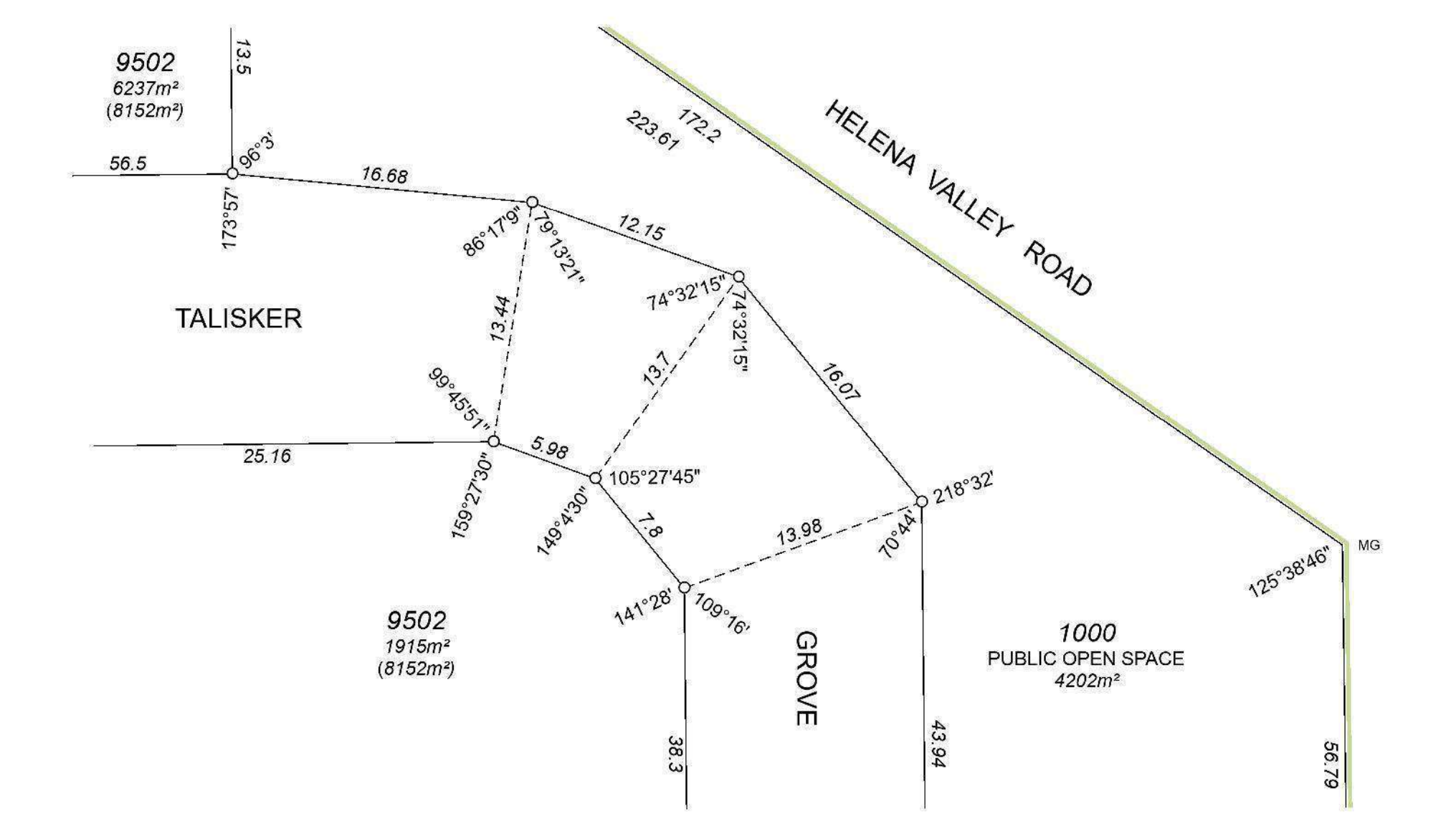
DEPOSITED PLAN
428681



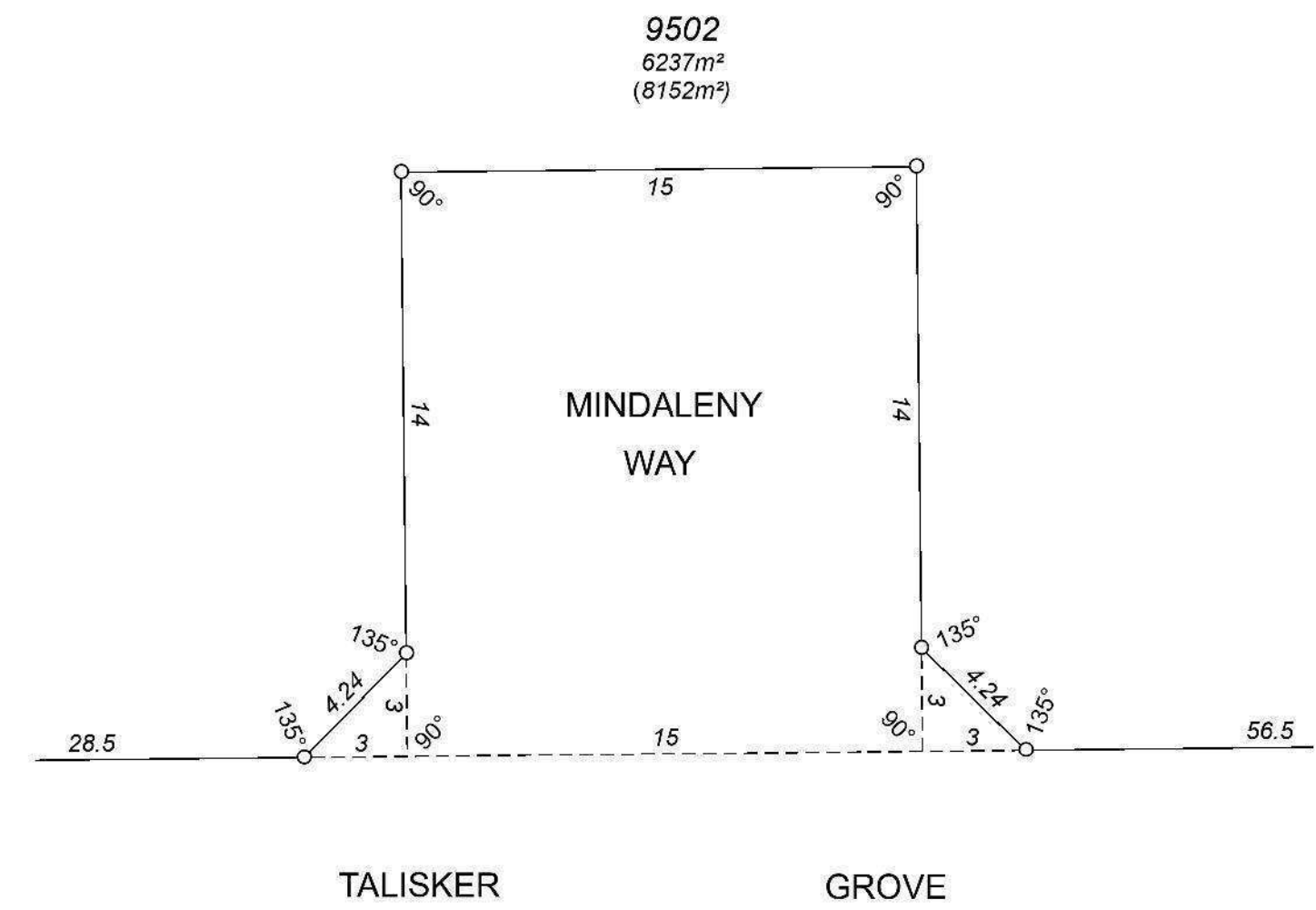
ENLARGEMENT W



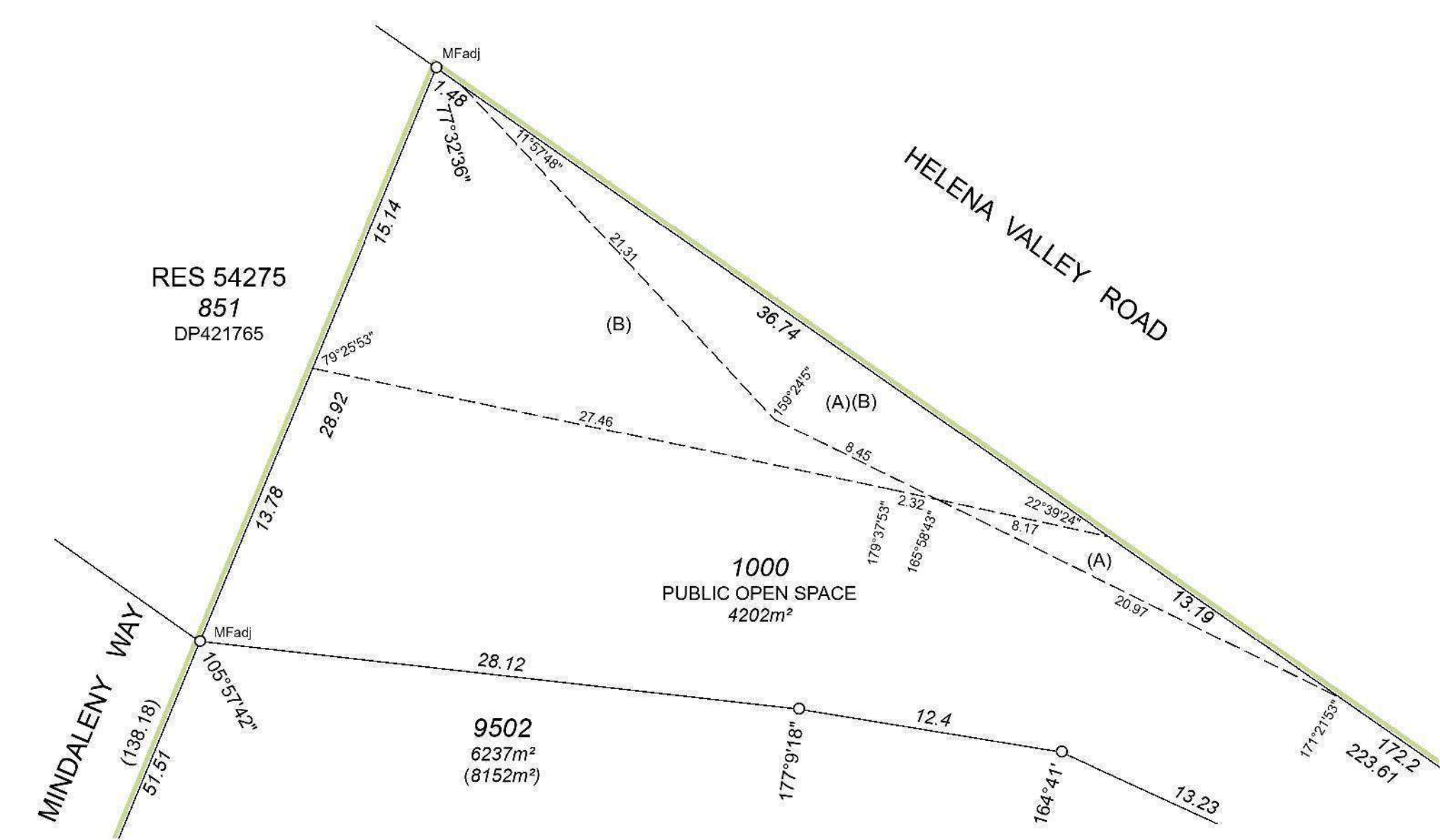
ENLARGEMENT X



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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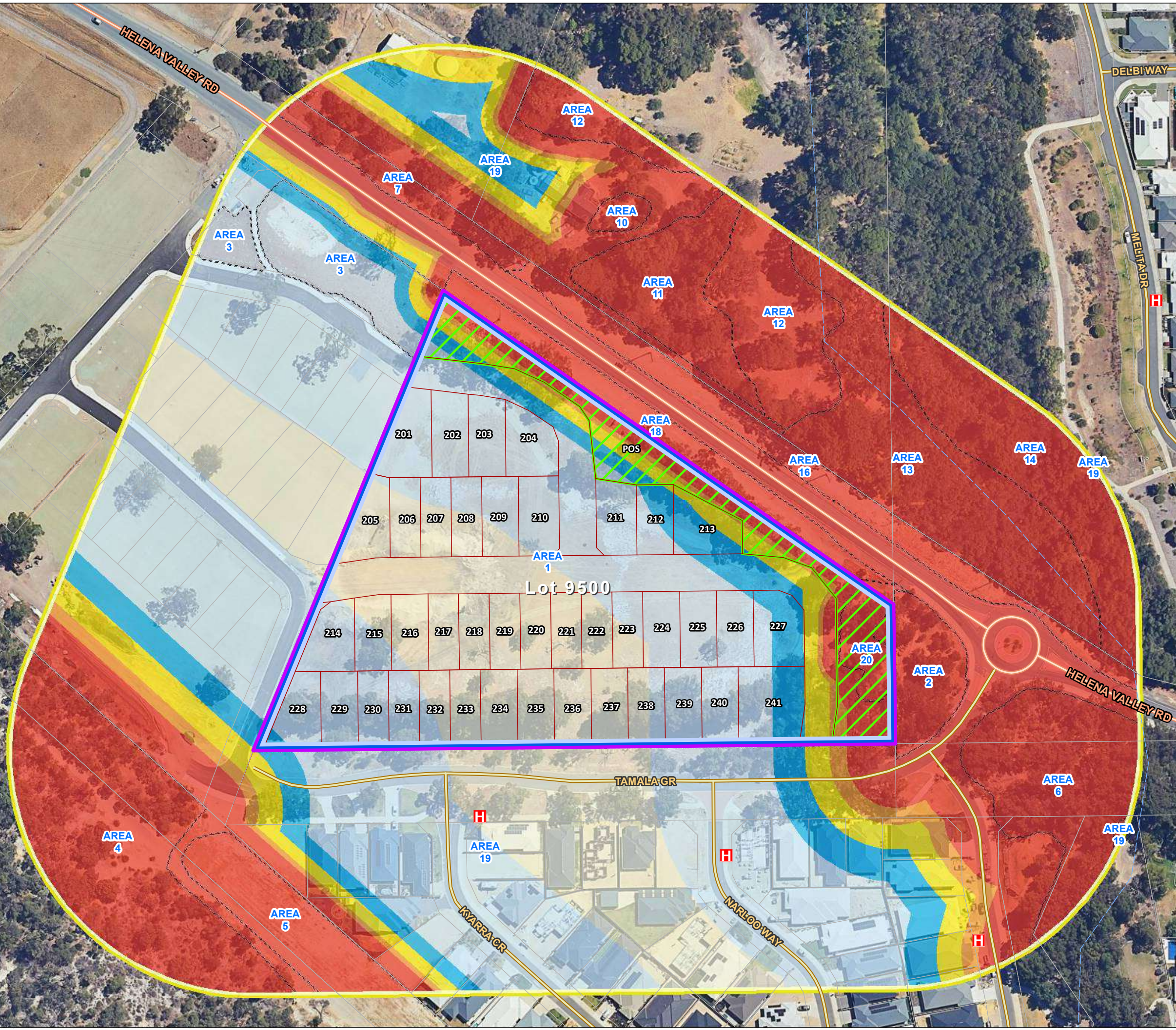


Figure 3.2
BAL Contour Map

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

0 20 40 60 80 100
Metres

----- **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

Disclaimer and Limitation: This map has been prepared for bushfire management planning purposes only. All depicted areas, contours and any dimensions shown are subject to survey. Bushfire Prone Planning does not guarantee that this map is without flaw of any kind and disclaims all liability for any errors, loss or other consequence arising from relying on any information depicted.
Map Document Path / Name: K:\Projects\Jobs 2020\200892 - Lot 205 (655) Helena Valley Road Helena Valley (BMP)\Mapping\MXD\200892_Fig3-2_BAL_Lot205_655_Helena Valley Road Helena Valley.mxd

Helena Valley Estate – Stage 2



Vision & Design Guidelines

- An attractive residential neighbourhood.
- Open and attractive landscaped streetscapes.

Design Confirmation, design objectives, and the process for an Applicant to ensure Developer Approval.

1. DEVELOPMENT CONTROL CONTEXT

Applicants shall submit their design proposals for Developer Approval before an application to Council for planning approval or building licence.

These Design Guidelines form part of the Contract of Sale and are administered by the Developer. The Design Guidelines complement and shall be read in conjunction with all other relevant statutory planning and building construction requirements.

The Developer *will* consider an application that varies from the specific requirements if, in its opinion, the design has architectural merit; and supports the objectives for the development, and a written justification is provided. Approval of a variation shall be deemed not to set precedence.

An advantageous Local Development Plan (LDP) applies to all lots, which assists site planning and built form to guide the design of any building plan. The Estate Architect assesses compliance with the Design Guidelines, the Shire of Mundaring assesses compliance with the LDP.

2 DEVELOPER'S APPROVAL PROCESS

The Developer's Approval of a building design shall **not** imply or guarantee a statutory development approval by the Shire of Mundaring. The Shire of Mundaring will consider the Developer's approval of a building design as supporting advice included in the statutory approval process.

Any improvements to a Lot that are not in accordance with the approved design shall be removed upon notification or rectified at the expense of the Lot owner.

3 DOCUMENTATION

The Applicant shall email the following information to the Developer for assessment.

- Site plan, 1:200 minimum scale (showing levels; location of dwelling and garage; boundary

setback dimensions; location of services such as the drying yard, meters, any solar panels and

air conditioner compressor unit; any other structures). The plan shall include a north point and

annotation.

- Floor plans, 1:100 scale
- Elevations, 1:100 scale
- Indicative materials and colours schedule

4 SITE PLANNING

The site planning compliance with the relevant provisions of the R-Codes and the relevant Detailed Area Plan.

STEP 1 The Applicant emails Documentation to the Developer.

STEP 2 Assessment of the application for compliance with the Design Guidelines - route A or B applies.

A The application fully complies with the mandatory requirements of the Design Guidelines - Step 3 applies.

B The application requires modification or additional detail to comply with the Design Guidelines.

The Developer advises the Applicant on the requirements who then revises and emails the updated plans for reassessment by the Developer as per Step Two.

STEP 3 The Developer approves the application and emails the 'approved' set and a confirmation checklist and letter to the Applicant.

For an application to the Shire of Mundaring for statutory approval, the Applicant shall include the 'Developer approved' stamped set and confirmation letter together with all other required information.

DESIGN CHARACTER

5 ELEVATION FEATURES

The front elevation shall be articulated through the inclusion of at least one projecting feature, (such as a veranda, canopy/ projection/ blade wall/ pier detail, balcony, porch or bay window).

A dwelling's elevations on a corner lot shall address both streets with openings and the same quality of design and detailing on both publicly visible elevations.

6 ROOF

The dwelling roof shall be pitched and may include a mix of gable ends and hipped roofs.

The main roof of the dwelling shall feature:

- 24-degree minimum roof pitch, other than for a veranda. Skillions or attached ancillary roofs, such as

verandas and canopies shall have a minimum roof pitch of 10 degrees.

- 450mm minimum width roof eaves.
- 200mm minimum overhang to gables.

7 OPENINGS

For a dwelling on a corner lot, the nominal 3m of the side elevation to the secondary street shall be treated the same as the front elevation and include an opening to a habitable room. Garages to be fully enclosed.

8 MATERIALS AND COLOURS

Traditional load bearing construction is encouraged at ground level. All materials should be durable and weather well. Natural materials are strongly encouraged.

Where selected, heavier materials (such as face brick or rendered and painted masonry) can form a solid “base” below lighter materials (such as weatherboard).

Where selected, darker colours shall form a “base” below lighter colours.

Permitted Colorbond metal roof colours

For example, Surfmist Shale Grey, Dune, Windspray, and Wallaby. (Lighter shades reduce heat transference/ loss).

Main walls

For walls visible from adjacent streets and public open space, the main wall finish shall be render or lighter colour masonry.

Wall features

For walls visible from adjacent streets and public open space, any secondary wall finish can be:

Painted / stained timber, natural stone , self-finished masonry such as stone or rammed earth.

Face brick, (1 course preferred for smaller features), Metal cladding

Approval of other materials and colours are subject to the Developer's discretion.

9 BUILDING SERVICES AND OUTBUILDINGS

All pipes, wired services, clothes drying areas, hot water storage tanks, solar hot water systems, TV antennae and satellite dishes, air conditioning units and other such service items shall be screened from adjacent streets or public open spaces.

Electricity and gas meter boxes shall be located where they are visually unobtrusive from the public realm yet accessible for readings.

PV cells shall not be located on a roof pitch facing the primary street.

Any publicly visible outbuilding more than 2m in height (i.e. 0.2m above a permitted boundary fence) or greater than 16sqm in footprint shall match or compliment the materials, colours and style of the residence.

10 LANDSCAPE

Landscape in the primary street setback shall consist of a minimum of 65% vegetated area.

Paving materials visible from adjacent streets and public open space shall compliment the materials of the building on the lot.

Landscape in the front setback area shall be generously planted, and the extensive use of lawns should be avoided.

11 FENCES

In the case of a **lot** with a boundary to a public open space, the fencing will be provided by the developer to a standard design. Any modifications to the provided fencing will require approval from the developer and Council.

Developer supplied dividing fences, in Colorbond Monument or Woodland Grey, no more than 1.8m high.

Contact: carlos@wapropertysales.com.au or 0419 775 555