

LOCAL DEVELOPMENT PLAN

LOT 11 MOUQUET VISTA, WHITE GUM VALLEY

LOCATION PLAN



LOCAL DEVELOPMENT PLAN PROVISIONS:

This Local Development Plan (LDP) has been prepared pursuant to Clause 52(1)(a) of the Planning and Development (Local Planning Schemes) Regulations 2015 - Schedule 2 - Deemed Provisions and the Residential Design Codes.

General:

- The provisions of the City of Fremantle Local Planning Scheme No. 4, City of Fremantle Local Planning Policy 3.15 *Former Kim Beazley School Site - White Gum Valley* & State Planning Policy 7.3 (Volume 1) *Residential Design Codes (R-Codes)* are varied within this LDP to the extent that they conflict with the provisions of this LDP.

Development Parameters:

- Provisions 1-8 (R35 & R40) and provision 12 (R60 & R80) that form part of LPP 3.15 shall apply to development assessment (provisions 9-11 are not applicable).

Adaptable Housing:

- Survey Strata Lots 2-4 must have a flexible habitable room with ensuite on the upper floor adjacent and overlooking Karak Lane.

Building Height:

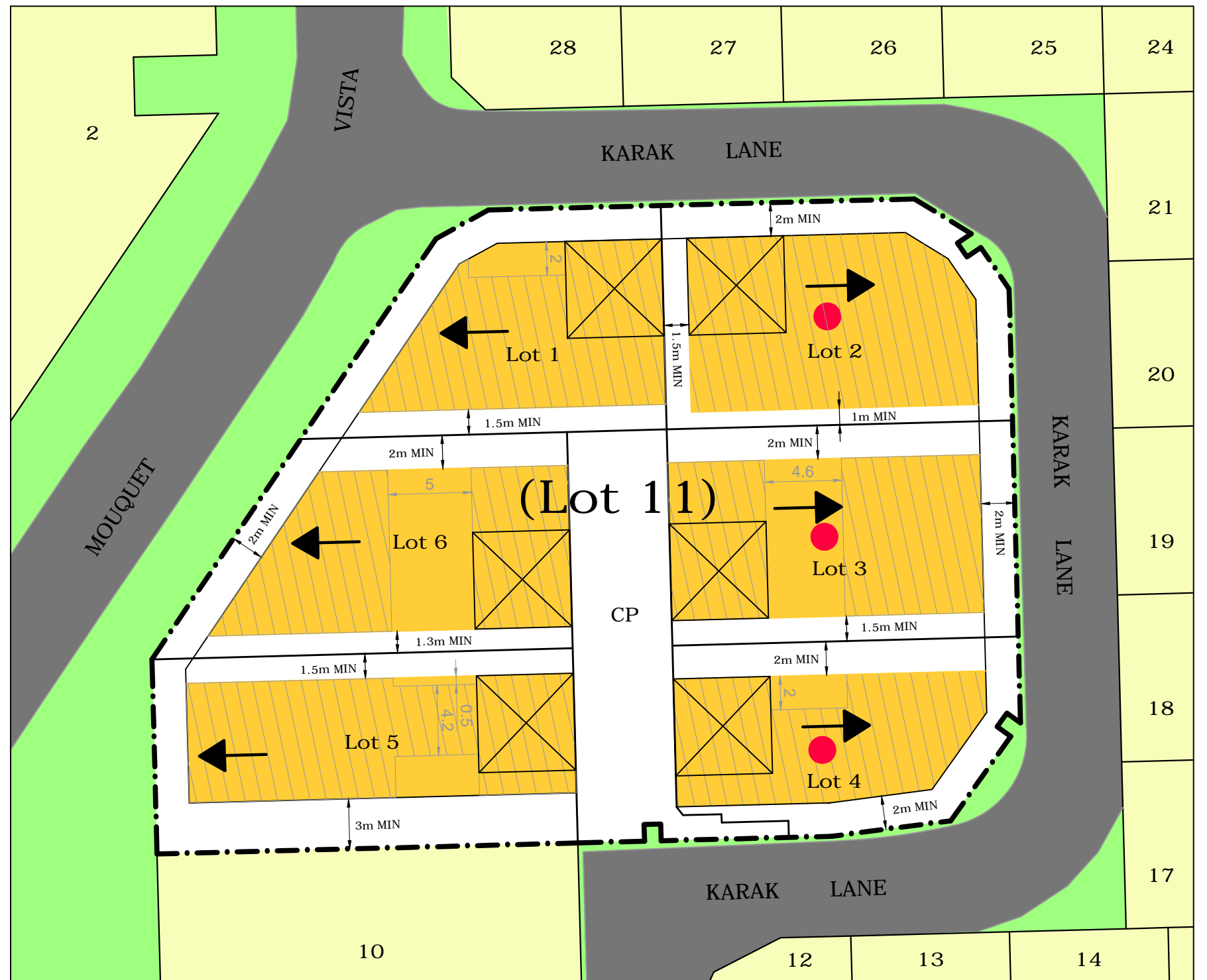
- Minimum 2 stories (single storey with loft not compliant) with maximum height as per Table 3 (Category B) of R-Codes.

Approval:

Pursuant to Clause 52(1)(1) of the Planning and Development (Local Planning Schemes) Regulations - 2015 Schedule 2 - Deemed Provisions this Local Development Plan is hereby approved.

Authorised Officer:

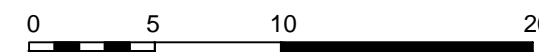
Date:



LEGEND

- SITE BOUNDARY
- ADAPTABLE HOUSING REQUIRED
- PRIMARY FRONTAGE
- BUILDING ENVELOPE - GROUND FLOOR
- BUILDING ENVELOPE - FIRST FLOOR
- DESIGNATED GARAGE LOCATION

SCALE 1:300 @ A3



THE LAND DIVISION

PLANNING | SURVEYING | DESIGN

PO BOX 2444, MALAGA, WA 6090

T: 9209 3232 | F: 9249 2551

E: INFO@LANDDIVISION.COM.AU

JOB NUMBER: 19-8285 DRAFTING DATE: 4-06-2019