

LEGEND

- LDP Boundary
- Existing Cadastre
- Building Envelope (Two Storey)
- Indicative Multiple Dwelling Location (Subject to Variation)
- Indicative Balcony Location
- Indicative Boundary Wall
- Resident Parking Location
- Verge Parking Location
- Carport
- Shared Access Lane (Pedestrian and Vehicle)
- Kerb Line
- Direction of Travel (Vehicle)
- Outdoor Living Areas
- Open Space
- Communal Open Space
- Verge
- Water Permeable (Waterwise) Surfaces
- Indicative Deep Planting Zone (DPZ) Location
- Indicative Tree Location
- Indicative Jacaranda Location (Existing)
- Indicative Norfolk Pine Location (Existing)
- Indicative Pedestrian Access Point
- Indicative Pedestrian Route
- Proposed Fence - Type 1
- Proposed Fence - Type 2
- Proposed Fence - Type 3
- Proposed Fence - Type 4

Local Development Plan Provisions

Application of Local Development Plan

- The Local Development Plan (LDP) applies to Lot 200 (No. 119) Hope Street, White Gum Valley.
- The provisions of Local Planning Scheme No. 4, City of Fremantle (the City) Local Planning Policies and Design Guidelines and State Planning Policy 3.1 Residential Design Codes (R-Codes) apply unless varied as detailed within the LDP.
- In the event of any inconsistency with the local planning policies, design guidelines or the R-Codes, this LDP shall prevail.

Open Space and Landscaping

- A detailed landscaping plan for the site and abutting verge areas shall be provided with any development application.
- In respect to existing on-site vegetation as noted on the LDP:
 - The Norfolk Island Pine tree is to be retained in its current location; and
 - The Jacaranda tree is to be retained in its current location or transplanted to a nearby location on-site or within the designated communal open space area.
- Areas prescribed in the LDP as 'Waterwise' shall be developed with waterwise plantings and permeable surfaces.
- Locations indicated as deep planting zones shall have a minimum dimension of three metres and be 9m² in area. Deep planting zones shall be planted with a 400L tree species approved by the City prior to occupancy of the development.
- Outdoor living areas such as balconies and courtyards shall be located within the areas designated in the LDP.

Access and Parking

- Pedestrian access shall be provided in accordance with the LDP.
- Vehicle access and egress to the site shall be via the two designated crossover locations on the LDP and the accessway limited to the dimensions shown on the LDP.
- Carport, garage and car parking locations shall be provided in the locations designated on the LDP.
- Verge car parking shall be designed and constructed by the future developer of the site in the Hope Street road reserve in a location and configuration of bays to be confirmed with City.

Built Form

- Buildings shall be fully constructed within the building envelope to a maximum of two storeys.
- All setbacks shown on this LDP are minimums.
- Stores may be designed and constructed within rear / side setback areas with a nil boundary setback.
- Stores abutting a boundary shall not exceed 2100mm in height.
- Building walls fronting Hope Street are to be provided with a minimum of one articulation.
- Building walls fronting properties to the south are to be provided with a minimum of two articulations.
- The dwelling abutting Wongan Avenue shall incorporate:
 - Treatments to the Wongan Avenue interface to provide articulation and minimise streetscape impact; and
 - Passive surveillance over the adjacent communal open space area.


Fencing

- Fences shall be constructed to the following parameters in the locations indicated on the LDP.

Fence Type	Provision
Type 1 - Front fence within the primary street setback area facing (parallel to) Hope Street	In accordance with R-Codes (visually permeable above 1200mm to a max. height of 1800mm).
Type 2 - Front fence within the primary street setback area, perpendicular to Hope Street	In accordance with R-Codes (visually permeable above 1200mm to a max. height of 1800mm) with allowance for limited higher solid wall returns between lots where: <ol style="list-style-type: none"> necessary to provide a degree of privacy to primary outdoor living spaces; and they can be demonstrated to have a negligible impact on the streetscape.
Type 3 - Front fence and fences outside the primary street setback area	Solid or permeable as required, height to max 1,800mm.
Type 4 - Rear fence and rear dwelling dividing fence	Solid, height to maximum 2,100mm.

Approval

This Local Development Plan has been approved by the City of Fremantle under Clause 52 of Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015 in accordance with the Council's resolution of 25 September 2019.

Signature:  Date: 01/11/19

Local Development Plan

Lot 200 (119) Hope Street, White Gum Valley

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