

# 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:

- 1) 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:

- 1) 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:

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

#### Building Height:

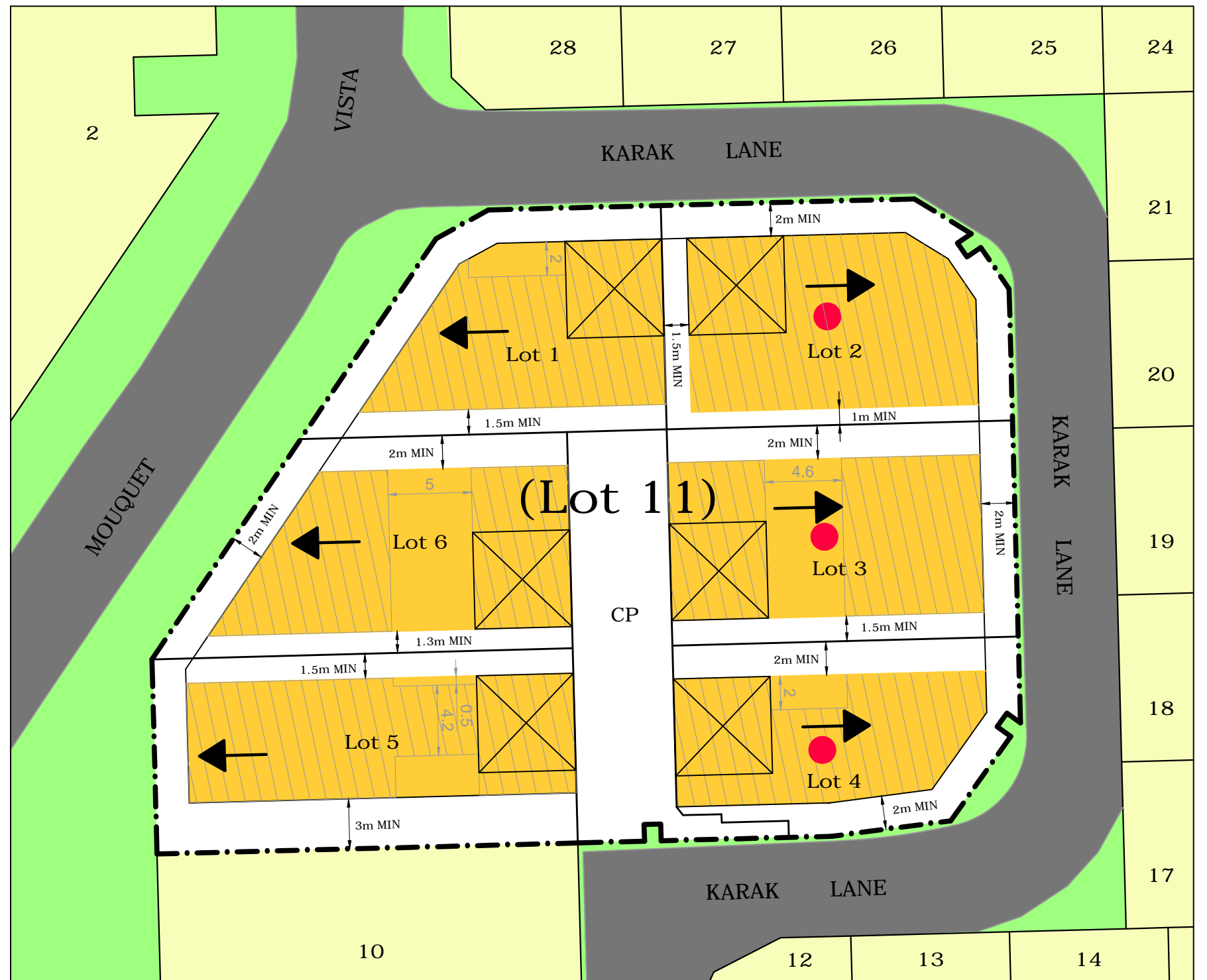
- 1) Minimum 2 stories (single storey with loft not compliant) with maximum height as per Table 3 (Category B) of R-Codes.

#### 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:

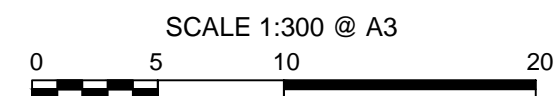
Date:



### LEGEND

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

**CITY OF FREMANTLE**  
 These Revised Plans Form Part of  
**LOCAL DEVELOPMENT PLAN**  
 4 June 2019



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