

LOCAL DEVELOPMENT PLAN PROVISIONS

1.0 General Provisions

- 1.1 This Local Development Plan (LDP) applies to Survey Strata Plan 3856 and is required pursuant to condition 5 of WAPC Approval 161312.
- 1.2 The provisions of City of Fremantle's Local Planning Scheme No.4, local planning policies, design guidelines and Residential Design Codes Volume 1 2024 (R-Codes) apply unless otherwise varied.
- 1.3 Should any inconsistency with the local planning policies, design guidelines or the R-Codes arise with future development, this LDP shall prevail.
- 1.4 Variations to the requirements of this LDP may be approved at the discretion of the statutory planning decision maker.

2.0 Sustainability

- 2.1 Buildings designed in accordance with Council's Local Planning Policy 2.2 Split Density Codes and Energy Efficiency and Sustainability Schedule.
- 2.2 Rainwater tanks are not to be located forward of the garage to Lois Lane

3.0 Vehicle Access

- 3.1 Vehicular access to be provided from Lois Lane servicing all lots.
- 3.2 Each dwelling provided with double car garage, as located on the LDP.

4.0 Streetscape Activation

- 4.1 Second storey ancillary dwelling is permitted above each garage.
- 4.2 At least one major opening on each lot is to face Lois Lane to provide passive surveillance

5.0 Open Space and Landscaping

- 5.1 Minimum of 1 medium tree (200L) shall be provided within the indicative deep soil zone. A minimum dimension of 3m x 3m shall be provided to support the growth of the tree.
- 5.2 50% of the courtyard space shall be provided within the indicative deep soil zone and be kept unobstructed of impermeable surfaces and free of any roof structures.

6.0 Dwelling Orientation

- 6.1 All lots to have north facing outdoor living areas.

7.0 Waste Management

- 7.1 Bins are to be stored within each dwellings garage.

8.0 Lot Boundary and Laneway Setbacks

- 8.1 Boundary walls permitted as shown within this LDP.
- 8.2 Laneway setback permitted as shown within this LDP.

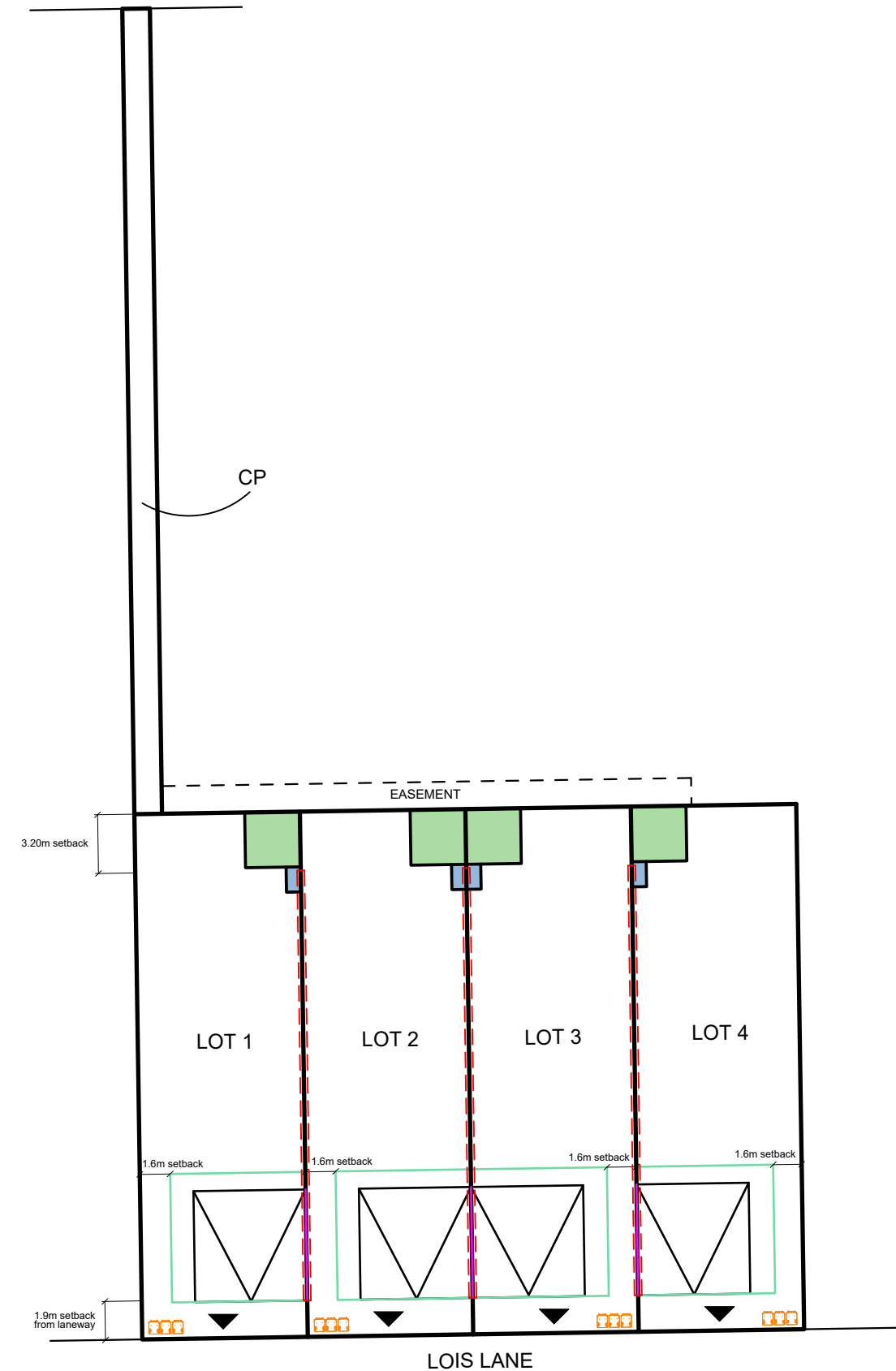
LOCATION PLAN



LEGEND

- PRIMARY AND COMMUNAL STREET FRONTAGE
- DESIGNATED VEHICULAR ACCESS POINT
- PERMITTED BOUNDARY WALL LOCATIONS
- SUBJECT LOTS
- DESIGNATED WASTE COLLECTION POINT
- PERMITTED SECOND STOREY ANCILLARY DWELLING
- PERMITTED GARAGE BOUNDARY WALL
- INDICATIVE DEEP SOIL ZONE
- INDICATIVE WATER TANK LOCATION

SITE



LOCAL DEVELOPMENT PLAN

123 WATKINS STREET, WHITE GUM VALLEY



SCALE:
NOT TO SCALE

PLAN
PN24291 05
DRAWN
LF
DATE
17/03/2025

REV
C
APPROVED
DP
DESCRIPTION
LDP

THIS LDP HAS BEEN APPROVED BY THE CITY OF FREMANTLE UNDER SCHEDULE 2, CLAUSE 52 (11A) OF THE PLANNING AND DEVELOPMENT (LOCAL PLANNING SCHEMES) REGULATIONS 2015

[Signature] 9/04/2025
DIRECTOR PLANNING, PLACE AND URBAN DEVELOPMENT DATE

Developed

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