



LOCAL DEVELOPMENT PLAN

L25 (4), L72 & L100 (2) Clontarf Road & L73 (1) Naylor Street, Beaconsfield

PRELIMINARY

Unless provided for below, the provisions of the *City of Fremantle Local Planning Scheme No.4* and the *Residential Design Codes Volume 1 (R-Codes)* apply. Where complied with below, development is exempt from requiring Development Approval under Local Planning Policy 2.9 - Residential Streetscape Policy, 3.19 - Clontarf Road Area and 3.6 - Heritage Areas.

This LDP operates in conjunction with the requirements to the R-Codes by applying additional controls or by varying 'deemed-to-comply' requirements. Where this LDP varies any requirements of the R-Codes, compliance shall be deemed to constitute 'Deemed-to-comply'.

DEFINITIONS

Appendix 2 provided definitions for relevant provisions of this LDP, which are supplementary to the R-Codes Volume 1 and apply where identified below.

LDP PROVISIONS

Residential Density Coding

1. An R160 density coding applies to all lots within the LDP area.

Waste Collection

2. For lots 34-39, 89, 90, & 140-144 waste bins shall be presented for collection at bin pad locations identified on this LDP.
3. With the exception of lots listed above, all laneway lots shall present bins for collection directly in front of garage doors.

Built Form

Built form requirements below are supplemented by lot specific requirements within Appendix 1 which prevail in the event of any inconsistency.

Trees and Landscaping (1.2)

4. Minimum soft landscaping dimension 0.5m.

Size and Layout of Dwellings (2.1)

5. For Lot Type B (Lots 128, 129, 131, 133, 135 - 142), Type G and Type H storage is permitted as hanging roof storage located abutting the side or rear wall of the garage as follows:
 - Minimum area of 3m².
 - Minimum dimension of 0.6m.
 - Minimum internal height of 1.1m.
 - Minimum ground clearance 1.5m.

Outbuildings (2.6)

6. Where outbuildings are visible from public open spaces (Lots 18, 25, 45, 50, 66 - 72, 88 - 90, 91 - 95, 101 - 114, 115, 139, 150, 151 - 167), they shall be constructed in materials which match the main dwelling.

Building Height (3.2)

7. Maximum height (concealed or skillion) - 14m.
8. Maximum height of wall (pitched, hipped or gable) - 13m.
9. Maximum total building height (pitched, hipped or gable) - 16m.

10. Dwellings shall be a minimum 2 stories in height.

Street Setbacks (3.3)

11. Minimum 1m laneway setback.
12. Minimum 2m setback to primary street boundaries abutting POS.
13. Minimum nil setback to truncation boundary.
14. Minimum nil setback to side boundaries abutting POS.

Streetscape (3.6)

15. Visually permeable fencing as defined by the R-Codes shall be provided to each primary street frontage abutting POS.
16. Fencing to side boundaries abutting POS behind the primary street setback line is permitted to be solid to a maximum of 50% of the length of the POS boundary.
17. Primary street orientation is as defined on the LDP as 'Primary Street'.
18. All dwellings on corner lots shall have a minimum of one major opening with direct view of the secondary street from the ground floor and upper floor/s.
19. All dwellings abutting POS shall have a minimum of one major opening with direct view of the POS, to each boundary abutting the POS, from the ground and upper floor/s.

Access (3.7)

20. Garages shall be located where indicatively shown on this LDP.
21. Vehicle access is not permitted from locations identified as 'no vehicle access' on this LDP.

Solar Access for adjoining sites (3.9)

22. The solar access for adjoining sites provisions of the R-Codes do not apply.

Visual Privacy (3.10)

23. Where a lot within the LDP area abuts a lot which is external to the LDP area, the requirements of the R-Codes apply to the external lot boundary only, otherwise visual privacy requirements do not apply within the LDP area.

Other

24. Roofing material shall have a solar absorptance rating of no greater than 0.4.

THIS LDP HAS BEEN APPROVED BY THE CITY OF FREMANTLE UNDER SCHEDULE 2, CLAUSE 52 (1)(A) OF THE PLANNING AND DEVELOPMENT (LOCAL PLANNING SCHEMES) REGULATIONS 2015.

[Signature]

DIRECTOR PLANNING, PLACE AND URBAN DEVELOPMENT

22/11/2024

DATE

APPENDIX 1 - LOT TYPE BUILT FORM REQUIREMENTS

TYPE A (Lots 143, 148-150)

Lot Boundary Setbacks (3.4)	Boundary walls permitted with a maximum height of 10.5m and a maximum length of 12m to both side boundaries.
-----------------------------	--

TYPE B (Lots 128-142)

Private Open Space (1.1)	Minimum PGA width 2.6m for Lot 142.
Trees and Landscaping (1.2)	- Minimum deep soil area within for tree in primary street setback area: 4m²: Lots 129, 131, 133, 135 - 139. 6m²: 130, 132, and 134. - For Lot 128: - A tree is not required in the primary street setback area. - The primary street setback area deep soil area is not required. - Soft landscaping within the primary street setback area is not required.
Setbacks (3.3)	Minimum nil setback permitted to the secondary street boundary of lot 128.
Lot Boundary Setbacks (3.4)	- Boundary walls permitted with a maximum height of 8m and a maximum length of 17.5m to both side boundaries. - Minimum 1.5m eastern side boundary setback required for Lot 140.
Streetscape (3.6)	- For Lots 128, 129, 131, 133, 135 - 139, 140-142, 144-147, garages and supporting structures are permitted to a maximum width of 85% subject to the provision of: - A second storey building, or balcony being located boundary to boundary above the garage. - An entry porch with a minimum width of 1.2m. - For lots 130, 132 and 134, garages and supporting structures are permitted to a maximum width of 70% subject to the provision of: - A second storey building, or balcony being located boundary to boundary above the garage. - An entry porch with a minimum width of 1.2m.
Access (3.7)	For lot 128, vehicular access is permitted from the primary street frontage.

TYPE C (Lots 144-147)

Trees and Landscaping (1.2)	Minimum deep soil for tree in primary street setback area: - 6.5m²
Lot Boundary Setbacks (3.4)	Boundary walls permitted with a maximum height of 10.5m and a maximum length of 17.5m to both side boundaries.
Streetscape (3.6)	For lots 144-147, garages and supporting structures are permitted to a maximum width of 70% subject to the provision of: - A second storey building, or balcony being located boundary to boundary above the garage. - An entry porch with a minimum width of 1.2m.

TYPE D (Lots 25-39)

Private Open Space (1.1)	• Primary garden area permitted in the primary street setback area. • Minimum primary garden area 16m². • Maximum 6m² roof coverage (including eaves) of primary garden area. • A balcony shall be provided with a minimum dimension of 3m and a minimum of 17m².
Trees and Landscaping (1.2)	• One small tree required in laneway setback area, with a minimum 0.75m² deep soil area required. • One small tree to be provided in the combined primary street setback / primary garden area. • Combined primary street setback area / primary garden area deep soil area 8m². • Lot 39 to provide one small tree within the primary setback area and small one tree within the eastern side setback area. • A planter box with a minimum internal dimension of 500mm shall be provided to the external (northern) face of the balcony.
Site Cover (3.1)	• Maximum 85%, excluding Lot 39.
Lot Boundary Setbacks (3.4)	• Lot 39 minimum 1.5m setback to eastern boundary. • Boundary walls permitted with a maximum height of 10.5m and a maximum length of 16m to both side boundaries, with the exception of Lot 39 which is permitted with a boundary wall the western boundary only.

TYPE E (Lots 177-184)

Private Open Space (1.1)	Primary garden area is permitted within the front setback area.
Trees and Landscaping (1.2)	- One small tree required within the combined primary street setback area / primary garden area. - One small tree required within the laneway setback area.
Lot Boundary Setbacks (3.4)	Boundary walls permitted with a maximum height of 10.5m and a maximum length of 16m to both side boundaries.
Streetscape (3.6)	Fencing within the primary street setback area is limited to a maximum height of 1.2m.

TYPE F (*Lots 91-114, 151-167*)

Private Open Space (1.1)	• A balcony shall be provided as the primary garden area with a 2.9m minimum dimension and a minimum area of 12m².
Trees and Landscaping (1.2)	• Tree in primary garden area not required. • Deep soil area in primary garden area not required. • One small tree required in laneway setback area with a minimum 0.9m² deep soil area.
Lot Boundary Setbacks (3.4)	• Boundary walls permitted with a maximum height of 10.5m and a maximum length of 15m to both side boundaries. • Building breaks to be provided via the provision of a 1.5m side lot boundary setbacks where identified on this LDP.
Site Cover (3.1)	• Maximum 80% (excluding lots 91, 95, 96, 100, 101, 108, 109, 151, 159, 160, 167).

TYPE G (*Lots 2-6, 11, 12, 17, 18, 40, 43, 51, 52, 55-58, 61-64, 67, 69-71, 74-77, 116, 121, 123, 176-170*)

Private Open Space (1.1)	- Primary garden areas are varied as follows: - 22m²: Lots 2, 4, 6, 51, 56, 58, 62, 64, 116, 121, 171, 172, 173, 175, 176. - Maximum 11m² permitted roof coverage (including eaves) of primary garden area permitted for lots 3, 5, 12, 43, 52, 55, 57, 61, 63, 67, 71, 75, 77, 170, 174. - Primary garden area minimum dimension 2.8m for lots 3, 5, 12, 43, 52, 55, 57, 61, 63, 67, 71, 75, 77, 170, 174.
Solar Access and Natural Ventilation (2.2)	- Primary living space is permitted to face between west and south-east subject to the provision of a secondary habitable room other than a bedroom or study, with a minimum dimension of 3.4m, facing between north-west and east for lots 51, 56, 58, 69, 70, 74, 76, 116, 121, 171, 172, 173, 175, 176. - Minimum dimension of area adjoining primary living space 2.8m for lots 3, 5, 12, 61, 63. - No maximum roof coverage of adjoining 2.8m area for lots 3, 5, 12, 61, 63.
Site Cover (3.1)	72%: Lots 12, 67, 71. 73%: Lots 2, 4, 6, 51, 56, 58, 62, 64, 70, 116, 121, 171, 172, 176, 173, 175. 74%: Lots 75, 77. 78%: Lots 3, 5, 43, 52, 55, 57, 61, 63, 170, 174.
Lot Boundary Setbacks (3.4)	Boundary walls are permitted to both side boundaries with a maximum height of 8m for no maximum length, subject to each 14m section of wall being separated by a clear space of 2.7m wide x 3m depth.

TYPE H (Lots 1, 7, 10, 13, 16, 42, 44, 50, 59, 60, 65, 66, 68, 72, 73, 78, 88-90, 115, 117, 120, 122, 169)

Lot Boundary Setbacks (3.4)	• Nil upper floor setback to laneway, subject to waste collection. • Boundary walls permitted to both side boundaries with a maximum height of 8m with no maximum length.
Streetscape (3.6)	• Where multiple dwellings are proposed, one dwelling shall be oriented with a primary street orientation to the laneway, in addition to the primary street orientation facing the primary street or public open space. • One major opening and balcony shall be located with direct view of the laneway. • One major opening or balcony shall be located with view of the secondary street.

TYPE I (Lots 14, 15, 41, 45, 53, 54, 118, 119)

Private Open Space (1.1)	- Primary garden areas are varied as follows: - Minimum 19m²: Lot 41 - Minimum 22m²: 53, 54, 118,119 - Minimum 25m²: Lots 14, 15
Trees and Landscaping (1.2)	Minimum deep soil area dimension 1m for Lot 41.
Solar Access and Natural Ventilation (2.2)	The primary living space and adjoining 3m x 3m uncovered area is permitted to face between west and south-east subject to the provision of an additional major opening being provided to a second wall of the primary living space.
Lot Boundary Setbacks (3.4)	- A minimum side setback of 1m applies to walls other than boundary walls, or 1.5m where 1.5m building breaks are identified in this LDP. - Boundary walls permitted with a maximum height of 8m and a maximum length of 14m to one side boundary.

THIS LDP HAS BEEN APPROVED BY THE CITY OF FREMANTLE UNDER SCHEDULE 2, CLAUSE 52 (1)(A) OF THE PLANNING AND DEVELOPMENT (LOCAL PLANNING SCHEMES) REGULATIONS 2015.

DIRECTOR PLANNING, PLACE AND URBAN DEVELOPMENT DATE

DIRECTOR PLANNING, PLACE AND URBAN DEVELOPMENT