



Reference Number: LDP21/33 - 6036021

Andre Pinto 15 December 2021

Element WA
Level 18 191 St Georges Terrace
PERTH WA 6000

Local Development Plan - Lot 9105 Wattleup Road, Hammond Park Local Development Plan
9105L Wattleup Road HAMMOND PARK WA 6164

The Local Development Plan (LDP) received 12/10/2021 has been approved in accordance with Clause 52 of the Planning and Development (Local Planning Schemes) Regulations 2015.

Please ensure all prospective purchasers of the lots subject to the LDP are made aware of the approval.

You are reminded that in accordance with Clause 57 of the Regulations, the approval has effect for a period of 10 years from the date of this approval.

A signed copy of the document is attached for your records. In the event you have any questions, please contact the undersigned.

Should you require further information, please contact the City's Statutory Planning Department on 9411 3444.

Sincerely,

A handwritten signature in blue ink, appearing to read 'A. Pinto', is located below the 'Sincerely,' text.

Andre Pinto
STATUTORY PLANNING OFFICER

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**CITY OF COCKBURN
LOCAL DEVELOPMENT PLAN**

APPROVED

**15 Dec 2021
File Ref: LDP21/33
Plan 1 of 1**

Provisions

Unless otherwise varied below, all development shall be in accordance with the City of Cockburn Local Planning Scheme No. 3, the Residential Design Codes of WA (the R-Codes) and the City of Cockburn Local Planning Policy 1.16: Single House Standards for Medium Density Housing in the Development Zone (LPP 1.16).

Unless otherwise varied by this LDP, the relevant density code provisions of the R-Codes and LPP 1.16 apply to all lots subject to this LDP.

Development Requirements

1. Development shall be in accordance with the provisions of LPP 1.16 for the relevant density code, of which the RMD code provisions shall apply.
2. For lots coded R50, the R60 RMD code provisions of LPP 1.16 shall apply.

Garages & Vehicular Access

3. Garages shall be located where depicted on this LDP, subject to any relevant setback requirement.
4. No vehicular access is permitted across property boundaries in locations depicted on this LDP.
5. Unless otherwise specified, driveway access to a garage/carport for corner lots may be provided from the primary or secondary street frontage.
6. For front loaded lots with street frontages between 10.5m and 12m, a double garage is permitted to a maximum width of 60% as viewed from the street subject to:
 - a) Garage setback a minimum of 0.5m behind the building alignment
 - b) A major opening to a habitable room directly facing the primary street
 - c) An entry feature consisting of a porch or verandah with a minimum depth of 1.2m; and
 - d) no vehicular crossover wider than 4.5m where it meets the street.

Lots 145 & 146 Interface with Public Open Space

7. The following provisions shall apply to Lots 145 and 146 which adjoin the public open space (POS):
 - (a) Proposed dwellings shall incorporate at least one major opening to habitable room(s) facing the POS.
 - (b) Any visually permeable uniform fencing and retaining installed by the developer adjacent to the POS reserve shall not be modified without the prior approval of the City of Cockburn.
 - (c) No boundary walls for development are permitted along the common boundary between the lots and the POS, with a minimum setback of 1.0m to the POS boundary.

Bushfire Management

8. Portions of land in this LDP are contained within a bushfire prone area as designated by the Department of Fire and Emergency Services. Lots identified in this LDP as being 'Subject to Bushfire Management' require a Bushfire Attack Level Assessment and certification prior to construction, in accordance with Australian Standard 3959.



Legend

- Site Boundary
- Residential R30
- Residential R50
- Residential R60
- Public Open Space
- Dwelling Orientation
- Mandatory Garage Location
- No Vehicular Access
- Uniform Fencing
- Subject to Bushfire Management
- Indicative Bin Pad Location for Lots 145-148
- Indicative Bin Pad Location for Lots 149-152

Local Development Plan

Lots 101-117, 125-130, 133-174 Wattleup Road, Hammond Park

Date: 14 Dec 2021 Scale: 1:1250@ A3 File: 21-493 CP1-1 Staff: JP EC GW Checked: JP



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