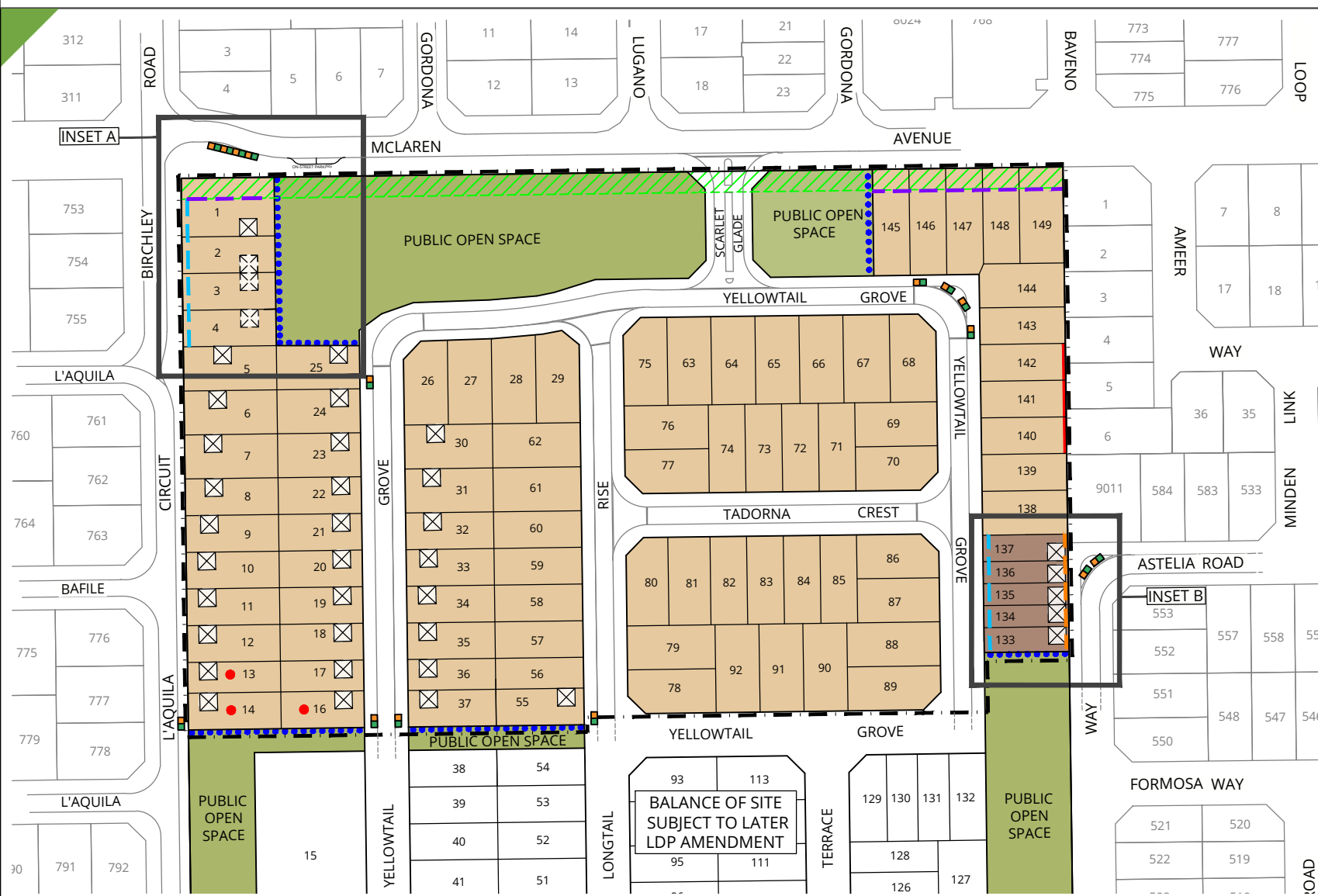


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**PROVISIONS**

Unless otherwise varied by this Local Development Plan ('LDP'), all development shall be in accordance with the *City of Cockburn Local Planning Scheme No. 3, the Residential Design Codes of WA ('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')*.

Where this LDP provides specific development provisions for a lot or lots, the specific provisions prevail over the general provisions to the extent of the inconsistency.

**SITE COVERAGE**

1. With the exception of Lots 133 - 137, the minimum open space for all lots is reduced to 35%.

**UNIFORM FENCING**

2. Uniform fencing is to be provided in the locations shown consistent with Local Planning Policy No. 5.7.

**BOUNDARY SETBACKS**

3. Unless primary street setbacks are prescribed for specific lots the subject of this LDP, the setback from the Primary Street is to be a minimum of 3 metres and a maximum of 5 metres.

**GARAGE LOCATION**

4. Garages to be located as designated on this Local Development Plan.

**BUSHFIRE ATTACK LEVEL**

Lots identified on the Department of Fire and Emergency Services' *Map of Bush Fire Prone Areas* (as amended) as being Bush Fire Prone are subject to the following provisions:

5. A Bushfire Attack Level (BAL) assessment shall be provided with any Building Permit in accordance with the requirements of State Planning Policy 3.7: Planning in Bushfire Prone Area and the Guidelines for Planning in Bushfire Prone Areas (SPP3.7).
6. For any lots where the BAL rating requires a bushfire management plan under SPP3.7, the bushfire management plan shall be completed and endorsed by the City prior to, or at the time of determination of any Building Permit.
7. Dwellings at Lots 13, 14 and 16 are to comply with the construction standards of AS3959.

**SITE CLASSIFICATION**

8. Lots 140, 141 and 142 have been classified as 'A' & 'P' for the purpose of AS2870-2011. The lots include a 1 metre wide strip adjacent to the rear boundary that is classified 'P' and the remainder of the lots are classified 'A'. It is possible to build within the area Classified 'P' subject to specific engineering design being provided. Further information can be obtained in Galt Geotechnics Report dated 17 December 2018.

**BIN PRESENTATION PADS**

9. Bin presentation pads for Lots 1 - 4, 13, 14, 16, 25, 37, 55, 136, 137, 143, 144, 146 and 147 to be marked on the street as per the City of Cockburn requirements and specifications, in the locations shown on this Local Development Plan.

**BUILT FORM OF LOTS 133 - 137**

10. Single and / or double storey built form is permitted.
11. Garages/carports shall be located as designated by this LDP. Garages / carports may be built to the boundary separate to the main dwelling. The City of Cockburn may, at its discretion, vary the location of garages/carports.
12. Driveways and pedestrians access legs may be contiguous, to be set back from a side lot boundary at least 0.3m.
13. Dwellings are to provide articulation to Delphinium Way and Yellowtail Grove.
14. Dwellings are to provide pedestrian access from Delphinium Way and Yellowtail Grove.
15. All vehicle access is to be taken from Delphinium Way.
16. Primary street setbacks may be reduced up to a minimum of 2.0 metres.
17. Garages and carports are to be setback a minimum 1.0 metre from Delphinium Way
18. Boundary walls may be constructed to both side boundaries to a maximum height of two storeys and for no maximum length of the boundary (this excludes the northern side boundary of Lot 137 and the southern side boundary of Lot 133).
19. Balconies and all associated columns / piers (if provided) may project no more than 1.0m into the primary setback area.
20. The dwelling at Lot 133 is to incorporate at least one major opening or outdoor living area oriented to the adjoining public open space.
21. A secure, lockable entry gate adjacent to the garage/carport is deemed to satisfy Clause 5.2.3 C3.1 of the R-Codes.
22. No minimum open space requirement applies.
23. The following outdoor living area provisions apply:
  - a. All lots must provide outdoor living area of 20m<sup>2</sup> which is directly accessible from a habitable room of the dwelling;
  - b. At least 70% of the outdoor living area must be uncovered and includes areas under eaves which adjoin uncovered areas;
  - c. The outdoor living area may have a minimum dimension of 3.0m; and
  - d. No other R-Codes or Design Guidelines site cover standards apply.
24. Street trees to be provided as shown to the satisfaction of the City of Cockburn.

**BUILT FORM OF LOTS 145 - 147**

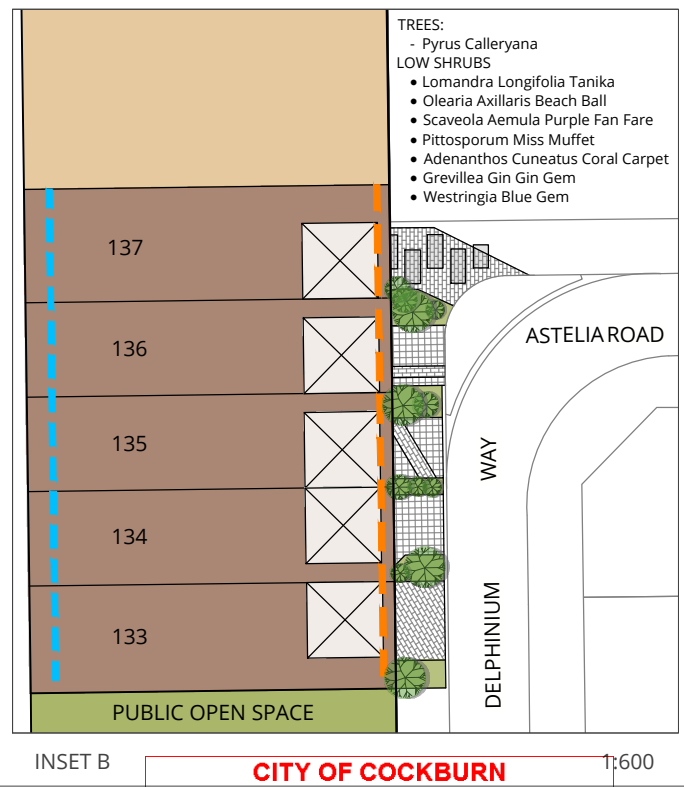
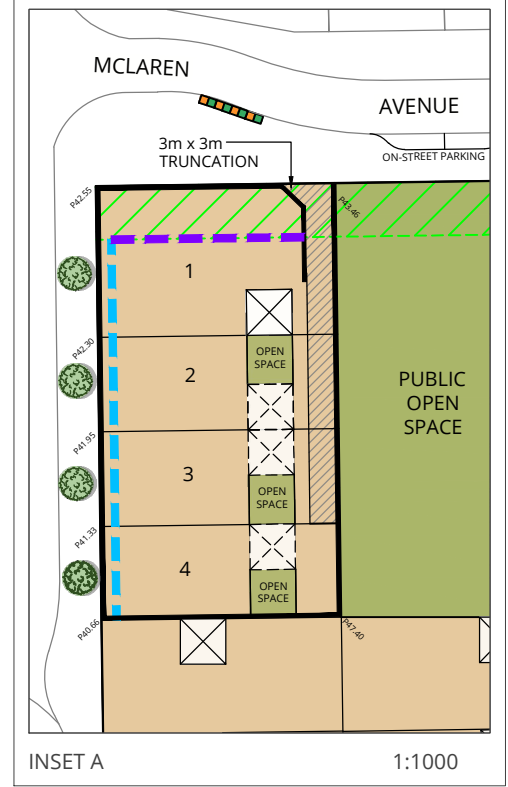
25. McLaren Avenue is the primary street.
26. Dwellings are to be set back a minimum of 7.5 metres to McLaren Avenue.
27. The dwelling at Lot 145 is to incorporate at least one major opening or outdoor living area oriented to the adjoining public open space.

**MISCELLANEOUS**

28. Minor variations to the requirements of this LDP may be approved by the City of Cockburn through the granting of Development Approval.

**LEGEND**

- LOTS SUBJECT TO THIS LDP
- 1 LOT NUMBERS
- R25
- R40
- PUBLIC OPEN SPACE
- ☒ DESIGNATED GARAGE LOCATION
- OVERHEAD POWERLINE EASEMENT
- UNIFORM FENCING AS PER LOCAL PLANNING POLICY 5.7
- 2m PRIMARY STREET SETBACK
- 7.5m PRIMARY STREET SETBACK
- 1m MINIMUM GARAGE SETBACK TO DELPHINIUM WAY
- 1m "CLASS P" SITE CLASSIFICATION
- BIN PRESENTATION PADS
- DWELLINGS ARE TO COMPLY WITH THE CONSTRUCTION STANDARDS OF AS3959.
- INDICATIVE LANDSCAPING
- STREET TREES - 200L AGONIS FLEXUOSA
- INDICATIVE RETAINING AND SPOT LEVELS
- PROPOSED BATTLEAXE LEG (SHARED)
- INDICATIVE GARAGE AND OPEN SPACE CONFIGURATION



**CITY OF COCKBURN  
LOCAL DEVELOPMENT PLAN  
AMENDMENT TO LDP19/23**

**APPROVED**

**11 Feb 2020  
File Ref: LDP19/34  
Plan 1 of 1**

18793\_LDP02V\_20200207\_BEELIAR(LDPSTAGE1) - DRAWN: A. GLASKIN - DATE CREATED: 2020.02.07 - PROJECTION: MGA50 GDA94 - CADASTE: LANDGATE