

Contact Officer: Luke Harris - 9411 3444
Ref: LDP20/19 / 6033489

26 September 2020

Rowe Group
Level 3 369 Newcastle Street
NORTHBRIDGE WA 6003

**LDP - Atop Residential Estate Southern - LOCAL DEVELOPMENT PLAN
9500L Honeymyrtle Avenue BEELIAR WA 6164**

The Local Development Plan (LDP) received 24/07/2020 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.

Yours sincerely,



Luke Harris
SENIOR PLANNING OFFICER

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**CITY OF COCKBURN
LOCAL DEVELOPMENT PLAN**

APPROVED

26 Sep 2020
File Ref: LDP20/19
Plan 1 of 1

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*, 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.

UNIFORM FENCING

- Uniform fencing is to be provided in the locations shown consistent with Local Planning Policy No. 5.7. No alteration is permitted to the uniform fencing without the approval of the City of Cockburn through a development application.

BOUNDARY SETBACKS

- 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.

GARAGE LOCATION

- Garages must 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:

- 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).
- 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.

BIN PRESENTATION PADS

- Bin presentation pads for Lots 130 - 132 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 15, 38-40, 42, 45, 99, 125, 132, 150 AND 167

- Dwellings are to incorporate at least one major opening or outdoor living area oriented to the adjoining public open space.

MISCELLANEOUS

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

8793_LDP03F_20200915_Beeliar (LDP stage 2) - DRAWN: A. GLASKIN - DATE CREATED: 2020.09.15 - PROJECTION: MGA50 GD94 - N:\TOWN PLANNING\8793-LDP\8793-LDP-DRAFTING\CAD - WILLIAM CLEMENTS - 2020.09.15