



**LEGEND**

- Lots subject to this LDP
- Public Open Space
- R30 (RMD)
- R35 (RMD)
- R40 (RMD)
- R60 (RMD)
- R80 (RMD)
- 2m Primary Street Setback (Dwelling)
- 1m Secondary Street Setback (Dwelling)
- 0.5m Laneway Setback (Dwelling & Garage)
- Retaining Wall
- ⊠ Designated Garage Location
- No Vehicle Access
- ➔ Primary Dwelling Orientation
- \* Lots Subject to DFES Bushfire Prone Area Mapping
- 🏠 Noise mitigation measures required for second storey development (Lot 113).
- 🗑️ Bin pads (Lots 113 and 114 only) (subject to engineering design)

0 75 Metres

**REVISIONS**

Rev	Date	Drawn
E	2017.10.09	W. Clements
F	2017.10.16	R. Cumming
G	2017.11.03	W. Clements
H	2017.11.08	W. Clements



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Date Drawn: 2017.04.11  
Job Ref: 8350  
Scale: 1:1,500 @ A3  
Client: Aigle Royal Development  
Designer: R. Cumming  
Drawn: M. Sullivan  
Projection: MGA50 GDA94  
Plan ID: 8350-LDP-03-H  
Cadastral supplied by Water Corporation



- 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 (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**
- Development shall be in accordance with the provisions of LPP 1.16 for the relevant density code.
  - LPP 1.16 replaces the deemed-to-comply requirements of the following clauses of the R-Codes:
    - Building and Garage Setbacks - Clause 5.12, 5.13 and 5.21;
    - Open Space - Clause 5.1.4;
    - Parking - Clause 5.4.1; and
    - Solar Access - Clause 5.4.2.
  - For lots coded R35, the R40 provisions of LPP 1.16 shall apply.
  - For lots coded R80, the R60 provisions of LPP 1.16 shall apply, unless otherwise varied below.
- Garages and Access**
- Garages shall be located as designated by this LDP. The City of Cockburn may, at its discretion, vary the location of garages.
  - Only one garage (double or single) is permitted per dwelling.
  - For Lot 159 only, access to Caliza Street is only permitted where a reversing bay is provided, enabling motor vehicles to exit in forward gear. As an alternative, the City may agree to direct vehicle access from Watson Road.
- Fire Management**
- Lots Identified on this LDP as being subject to DFES Bushfire Prone Area Mapping will require a Bushfire Attack Level (BAL) Assessment to be undertaken at building application stage. BAL assessments are to be undertaken in accordance with an approved bushfire management plan, AS3959-2009 and State Planning Policy 3.7.
- Storage and Refuse**
- For rear loaded lots, landowners are required to liaise with the City of Cockburn regarding the designation of a bin pad area. The designated bin pad area (1.5m wide x 1.0m deep) will need to be located in a position that is accessible to the City's waste disposal vehicles while taking into account adjacent fences, gutters and built form.
  - Refuse / storage areas (other than bin pads as described above in 9) are to be fully integrated with the design of the building. Refuse storage areas shall be screened from the laneway and road.
- Built Form**
- A first floor balcony and associated columns / piers may project not more than 1.0m into the front setback area with no maximum frontage (subject to engineering and servicing constraints).
  - Lots shown to have dual frontages must address both the street and Public Open Space, with the elevations to be articulated in a manner that is consistent with that of the primary elevation. The design of the dwelling should acknowledge both orientations by way of design with elements such as balconies, major openings and roof design. As a minimum, both frontages should include at least one major opening.
- Open Space**
- For rear loaded lots, outdoor living areas are permitted to be located within the primary street setback area.
- Noise**
- For Lot 113, where two-storey development is proposed, the upper floor is required to be constructed in accordance with Noise Insulation Package A.
  - A copy of the approved Noise Management Plan is appended to this LDP.
- Miscellaneous**
- Minor variations to the requirements of this LDP may be approved by the City of Cockburn.
  - Lots 113 and 114 are subject to a Waste Management Plan. A copy of the approved Waste Management Plan is appended to this LDP.

**CITY OF COCKBURN  
DEVELOPMENT APPLICATION  
Subject to any amendments shown in red  
and compliance with conditions of approval**

**APPROVED**

**30 Jan 2018  
File Ref: 3309547-LDP18/01  
Plan 1 of 1**

Endorsed by:  
  
Senior Planning Officer  
City of Cockburn

3309547 - LDP18/01  
City of Cockburn Reference No.

30 January 2018  
Date

**Lots 84 to 90 Watson Road  
Beeliar**

# Local Development Plan

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**PROVISIONS :**

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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

- Development shall be in accordance with the provisions of LPP 1.16 for the relevant density code.
- LPP 1.16 replaces the deemed-to-comply requirements of the following clauses of the R-Codes:
  - Building and Garage Setbacks - Clause 5.12, 5.13 and 5.21;
  - Open Space - Clause 5.1.4;
  - Parking - Clause 5.4.1; and
  - Solar Access - Clause 5.4.2.
- For lots coded R35, the R40 provisions of LPP 1.16 shall apply.

Garages and Access

- Only one garage (double or single) is permitted per dwelling.

Fire Management

- Lots Identified on this LDP as being subject to DFES Bushfire Prone Area Mapping will require a Bushfire Attack Level (BAL) Assessment to be undertaken at building application stage. BAL assessments are to be undertaken in accordance with an approved bushfire management plan, AS3959-2009 and State Planning Policy 3.7.

Storage and Refuse

- Refuse / storage areas are to be fully integrated with the design of the building. Refuse storage areas shall be screened from public view.

Built Form

- A first floor balcony and associated columns / piers may project not more than 1.0m into the front setback area with no maximum frontage (subject to engineering and servicing constraints).
- Lots shown to have dual frontages must address both the street and Public Open Space, with the elevations to be articulated in a manner that is consistent with that of the primary elevation. The design of the dwelling should acknowledge both orientations by way of design with elements such as balconies, major openings and roof design. As a minimum, both frontages should include at least one major opening.

Noise

- A notification on title is required for Lot 3, advising landowners of potential noise impacts. Any dwelling constructed on Lot 3 is required to comply with noise insulation package A requirements, for both single and double storey development.
- For Lots 1-9, 25-28, 45-48 and 57-58 where two-storey development is proposed, the upper floor is required to be constructed in accordance with Noise Insulation Package A.
- A copy of the *Acceptable Noise Treatment Packages* in accordance with the approved *Noise Management Plan* is appended to this LDP

Miscellaneous

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

**LEGEND**

- Lots subject to this LDP
- Public Open Space
- R30 (RMD)
- R35 (RMD)
- R40 (RMD)
- R60 (RMD)
- 2m Primary Street Setback (Dwelling)
- 1m Secondary Street Setback (Dwelling)
- Primary Dwelling Orientation
- Lots Subject to DFES Bushfire Prone Area Mapping
- Noise mitigation measures required for second storey development.
- Noise mitigation measures required for single storey development. Noise Insulation Package A requirements.



**CITY OF COCKBURN  
LOCAL DEVELOPMENT PLAN**

**APPROVED**

**16 Oct 2018  
File Ref: LDP18/25  
Plan 1 of 1**

8350\_LDP04D\_20181005 Beeljar (Stage 2 LDP) - DRAWN: W. CLEMENTS - DATE CREATED: 2018.10.05 - PROJECTION: MGA50 GDA94 - CADASTRE: LANDGATE -