

Direct Indial: Don Bothwell 9411 3444  
Ref: 3309559 – LDP18/22

13 June 2018

Veris  
PO Box 99  
MOUNT HAWTHORN WA 6915

*Attention: Justin Page*

Dear Justin,

**LOCAL DEVELOPMENT PLAN**  
**Lots 97 – 102 Watson Road, Beeliar**

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The Local Development Plan (LDP) received 06 June 2018 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.

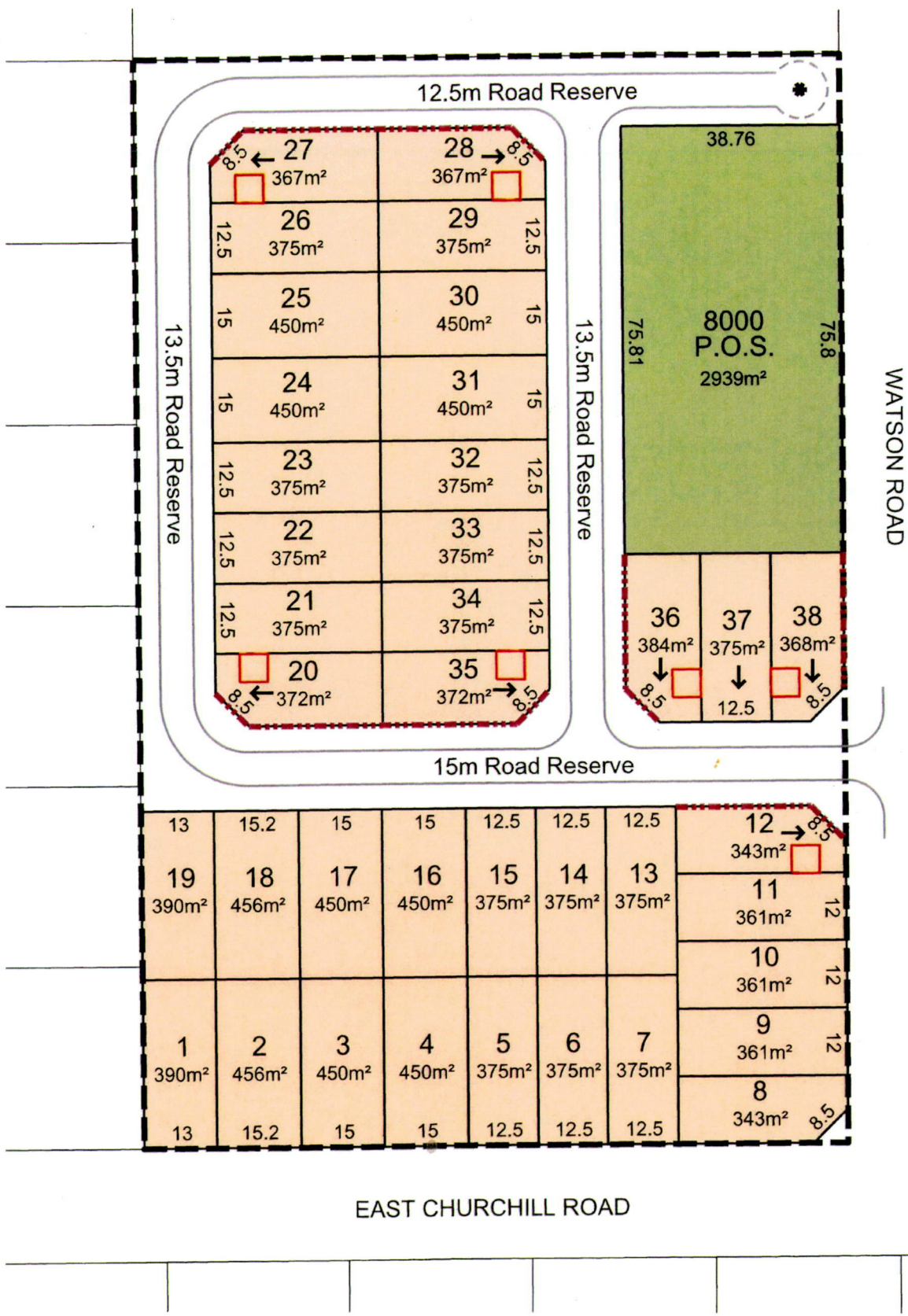
You are reminded that in accordance with Clause 57 of the Regulations, the approval has effect for a period of 10 years from the date of this approval.

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

Regards,



Don Bothwell  
**SENIOR PLANNING OFFICER**



**LOCAL DEVELOPMENT PLAN VARIATIONS TO THE RESIDENTIAL DESIGN CODES**

The provisions outlined in this Local Development Plan (LDP) constitute provisions and standard of development under the Residential Design Codes (R-Code) 'Acceptable Development' and City of Cockburn Town Planning Scheme No. 3 (TPS 3). Where there is a conflict between the R-Codes and/or TPS 3 with this LDP, the provisions of the LDP shall prevail. Compliance with the LDP provisions will not require consultation with neighbouring and/or nearby landowners.

**Residential Densities**

The following residential density code applies to the lots in this LDP:

Lots	Local Structure Plan R-Code
All Lots	R25

**Street Setbacks**

- 1 Primary street setback minimum 3.0m with no averaging and minimum 1.5m to porch/veranda, no maximum length.
- 2 Secondary street setback minimum 1.0m.

**Boundary Wall Setbacks**

- 3 Boundary side/rear setback minimum 1.2m for wall height 3.5m or less with major openings.
- 4 Boundary side/rear setback minimum 1.0m for wall height 3.5m or less without major openings.
- 5 Boundary walls are permitted to both side boundaries subject to (i) two thirds maximum length to one side boundary and (ii) one third maximum length to second side boundary for wall height 3.5m or less.
- 6 For lots abutting public open space, a 1.0m minimum setback to public open space. Boundary walls are not permitted abutting public open space.

**Fences**

- 7 No modifications to uniform fencing abutting public open space shall be undertaken without written approval from the local authority.

**Garages & Access**

- 8 Primary street setback minimum 4.5m, which may be reduced to 4.0m where an existing or planned pathway is located more than 0.5m from the street boundary, in order to achieve a minimum clearance of 4.5m from the boundary of the pathway to the garage.

- 9 No vehicle access to streets is permitted where shown on this LDP.
- 10 Unless otherwise specified, driveway access to a garage/carport for corner lots shown in this LDP may be provided from the primary street or secondary street.
- 11 Driveways may be located closer than 6m to a street corner or the point at which a carriageway begins to deviate for all corner lots shown in this LDP.

**Open Space**

- 12 An outdoor living area (OLA) with an area of 30m<sup>2</sup>, directly accessible from a habitable room of the dwelling and located behind the street setback area.
- 13 At least 50% of the OLA must be uncovered and includes areas under eaves which adjoin uncovered areas.
- 14 The OLA has a minimum 3.0m length or width dimension.
- 15 Apart from the above, no other R-Code site cover standards apply.

**Overshadowing**

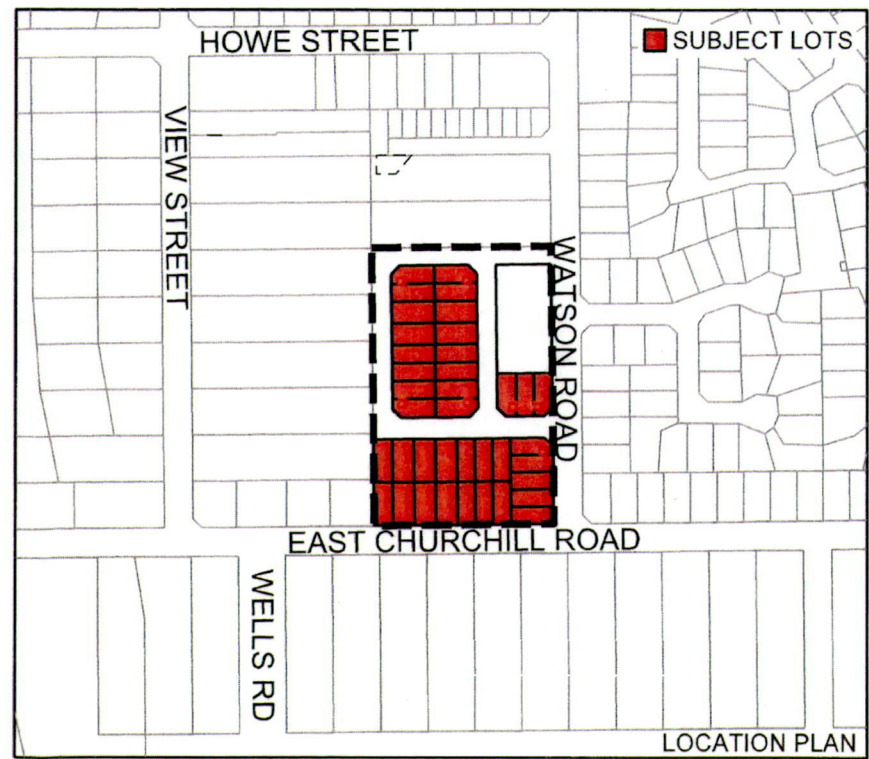
- 16 No maximum overshadowing for wall height 3.5m or less.
- 17 No maximum overshadowing for wall height greater than 3.5m where overshadowing is confined to the front half of the lot. If overshadowing intrudes into the rear half of the lot, shadow cast does not exceed 35% of rear half.

**Privacy**

- 18 R-Code Clause 5.4.1 (C1.1) applies, however, the setback distances are reduced to 3.0m to bedrooms and studies, 4.5m to major openings to habitable rooms other than bedrooms and studies and 6.0m to unenclosed outdoor active habitable spaces.

**Dwelling Design**

- 19 Dwellings on lots abutting Public Open Space (POS) shall address the POS by providing at least one major opening from a habitable room with a view of the POS through visually permeable uniform fencing.
- 20 For lots abutting POS, an OLA shall be located to overlook the POS through visually permeable uniform fencing to promote passive surveillance.



**LEGEND**

- Location of garage
- Primary orientation of dwelling and vehicle access
- Temporary cul-de-sac
- No vehicular access permitted

**CITY OF COCKBURN  
LOCAL DEVELOPMENT PLAN**

**APPROVED**

**13 Jul 2018**  
**File Ref: LDP18/22**  
**Plan 1 of 1**

