

Direct Indial: Don Bothwell 9411 3444  
Ref: 4411399 – LDP18/32

30 November 2018

Burgess Design Group  
PO Box 8779  
PERTH WA 6910

*Attention: Mitch Bisby*

Dear Mitch,

**LOCAL DEVELOPMENT PLAN**  
**9100 Wattleup Road, Hammond Park – Stage 2, Quenda Estate**

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The Local Development Plan (LDP) received 15 October 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.

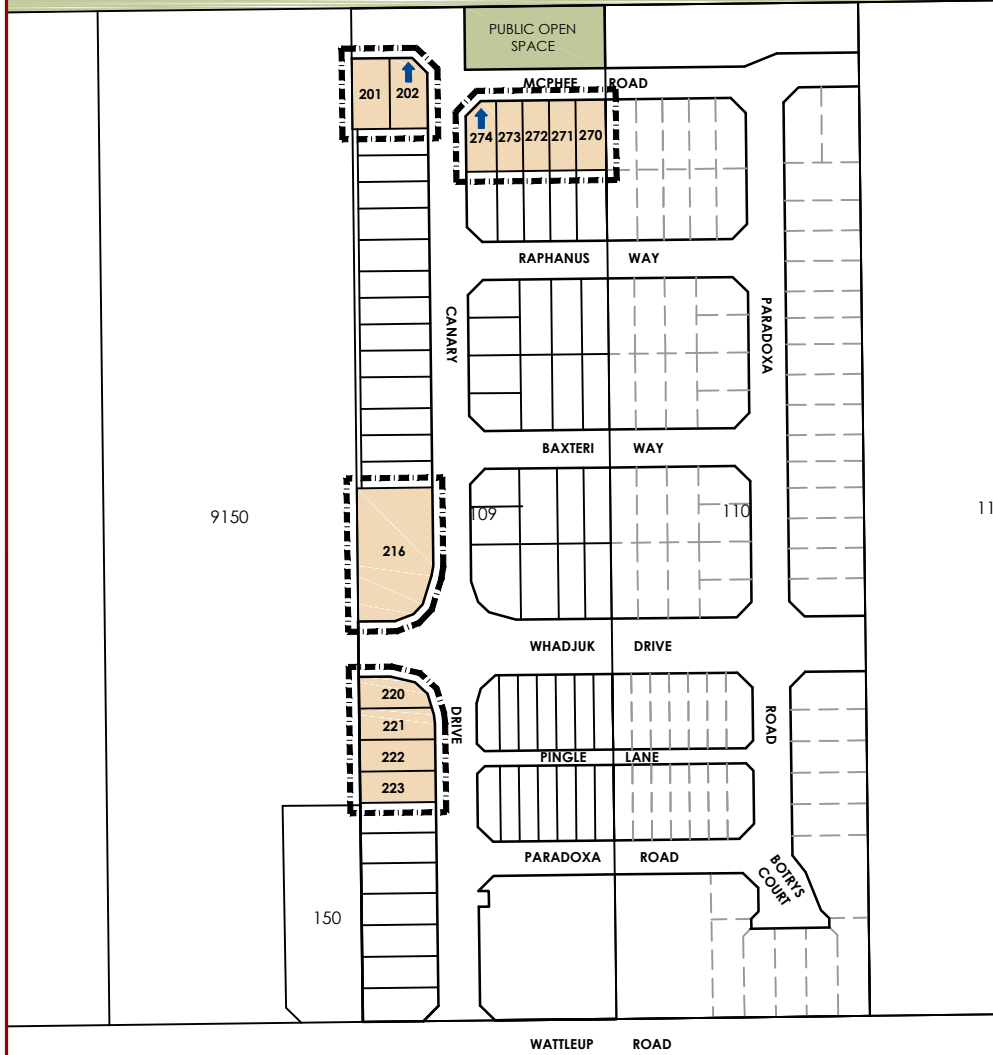
You are reminded that in accordance with Clause 57 of the Regulations, the approval has effect for a period of 10 years from the date of this approval.

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

Regards,

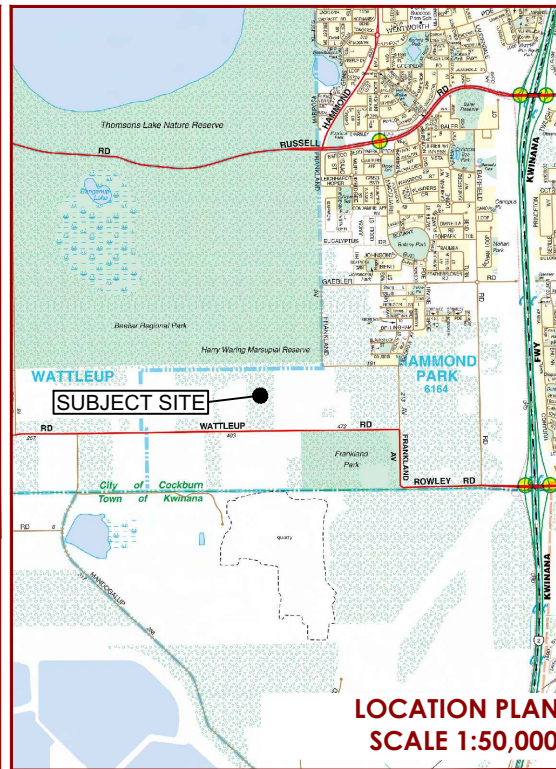


Don Bothwell  
**SENIOR PLANNING OFFICER**



All areas and dimensions are subject to survey, engineering and detailed design and may change without notice. © Copyright of Burgess Design Group.

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**LOCATION PLAN  
SCALE 1:50,000**

**LEGEND**

- Local Development Plan Area
- Residential R30
- Open space
- Dwelling orientation

**ENDORSED**

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

**APPROVED**

**30 Nov 2018**  
File Ref: LDP18/32  
Plan 1 of 1

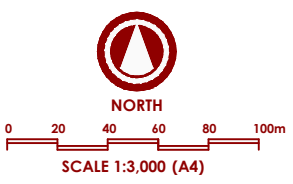
**PROVISIONS**

1. The provisions of the City of Cockburn Local Planning Scheme No.3 and State Planning Policy 3.1 Residential Design Codes (R-Codes) are varied within this LDP.
2. All other requirements of the Local Planning Scheme and R-Codes shall be satisfied.
3. Development that complies with this LDP does not require consultation with surrounding landowners.
4. Variations to the requirements of the LDP require Development Approval.
5. Development shall comply with the development standards set out in the City of Cockburn Local Planning Policy 1.16: Single House Standards for Medium Density Housing in the Development Zone.
6. Dwellings located opposite areas of open space shall orientate toward the open space as if it were the primary street.



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. Lots 201-202 & 270-274 within the LDP are designated bushfire prone areas for the purpose of implementing AS3959 under the National Construction Code.



**LOCAL DEVELOPMENT PLAN  
STAGE 2, QUENDA ESTATE  
HAMMOND PARK**