



LEGEND

- LOTS SUBJECT TO THIS LDP
- 7** PROPOSED LOT NUMBERS
- RESIDENTIAL RMD-R25
- PRIMARY DWELLING ORIENTATION
- SECONDARY DWELLING ORIENTATION
- SEMI-PERMEABLE UNIFORM FENCING
- MANDATORY OUTDOOR LIVING AREA
- QUIET HOUSE DESIGN PACKAGE C REQUIRED

PROVISIONS

This Local Development Plan ('LDP') applies to Lot 9008 Frankland Avenue, Hammond Park (WAPC 160918).

Unless provided for below, all development shall be in accordance with the City of Cockburn Town Planning Scheme No. 3 (TPS 3), Local Planning Policy 1.16 – Single House Standards for Medium Density Housing in Development Zone and State Planning Policy 7.3 – Residential Design Codes ('R-Codes').

The following standards are deemed to represent variations to the R-Codes and constitute Deemed-to-Comply requirements pursuant to the R-Codes, and do not require consultation with the adjoining landowners.

Development which meets the Deemed-to-Comply provisions of this LDP does not require a Development Application as per the *Planning and Development (Local Planning Schemes) Regulations 2015*.

GENERAL

1. The requirements of RMD R25 Development set out in the R-Codes apply to this development, unless otherwise varied by the City of Cockburn Local Planning Framework.
2. Variations to the requirements of this LDP may be approved by the City of Cockburn at its discretion.
3. Where there is an inconsistency between the requirements of this LDP and another planning instrument, the provisions of this LDP prevail.

UNIFORM FENCING

4. Uniform fencing is to be constructed by the developer along the rear boundary of Lots 1 – 6 and Lots 7 – 10 adjacent Public Open Space.
5. Where uniform fencing has been installed by the developer, modifications to fences are not permitted.

OUTDOOR LIVING AREAS

6. For Lots 1 – 10, Outdoor Living Areas are to be located where mandated, and accessed from a major opening to a habitable room.

APPROVAL

This Local Development Plan has been approved by the City of Cockburn, pursuant to Clause 52 of the Deemed Provisions, of the City of Cockburn Town Planning Scheme No. 3.

**CITY OF COCKBURN
LOCAL DEVELOPMENT PLAN**

Signature _____
Date _____

APPROVED

**13 Apr 2022
File Ref: LDP22/02
Plan 1 of 1**



0 31.25 m

SCALE @ A3: 1:1250

8544-LDP-01-C

