



Reference Number: LDP25/09 - 6017008

Tanya Wasley 04 November 2025

Hatch Pty Ltd
Le 1 197 St Georges Terrace
PERTH WA 6000

Local Development Plan - LOCAL DEVELOPMENT PLAN
LOTS 9001 and 817 WATTLEUP ROAD
HAMMOND PARK
9001L Wattleup Road HAMMOND PARK WA 6164

The Local Development Plan (LDP) received 01/04/2025 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.

Should you require further information, please contact the City's Statutory Planning Department on 9411 3444.

Sincerely,

Tanya Wasley
PLANNING OFFICER

9 Coleville Crescent, Spearwood WA 6163, PO Box 1215, Bibra Lake DC WA 6965
T: 08 9411 3444 E: customer@cockburn.wa.gov.au
W: cockburn.wa.gov.au ABN 27 471 341 209

LEGEND

- LDP Boundary
- 335 Lot Number
- R20
- R30
- R40
- No Vehicular Access
- 1m min. Rear Laneway Setbacks
- 2m Dwelling Setback / 1.5m Porch Setback
- Visually Permeable Uniform Fencing to be provided by Developer
- Primary Street Frontage
- Designated Garage Locations
- Bin Pad Location for Lots 305-308 to be provided by Developer
- Battering - Building Exclusion Area
- Retaining Wall

QUIET HOUSE DESIGN REQUIREMENTS

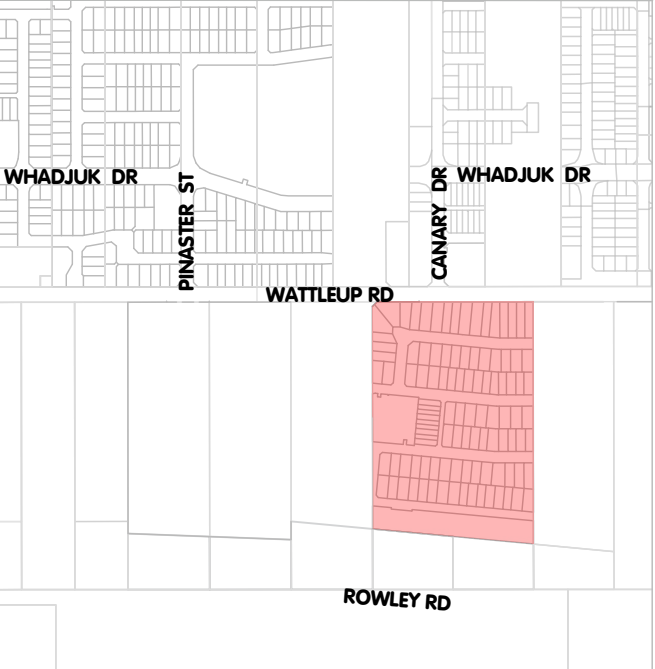
- Package A (Ground Floor)
- Package B (First Floor)
- Package A (First Floor)

BUSHFIRE REQUIREMENTS

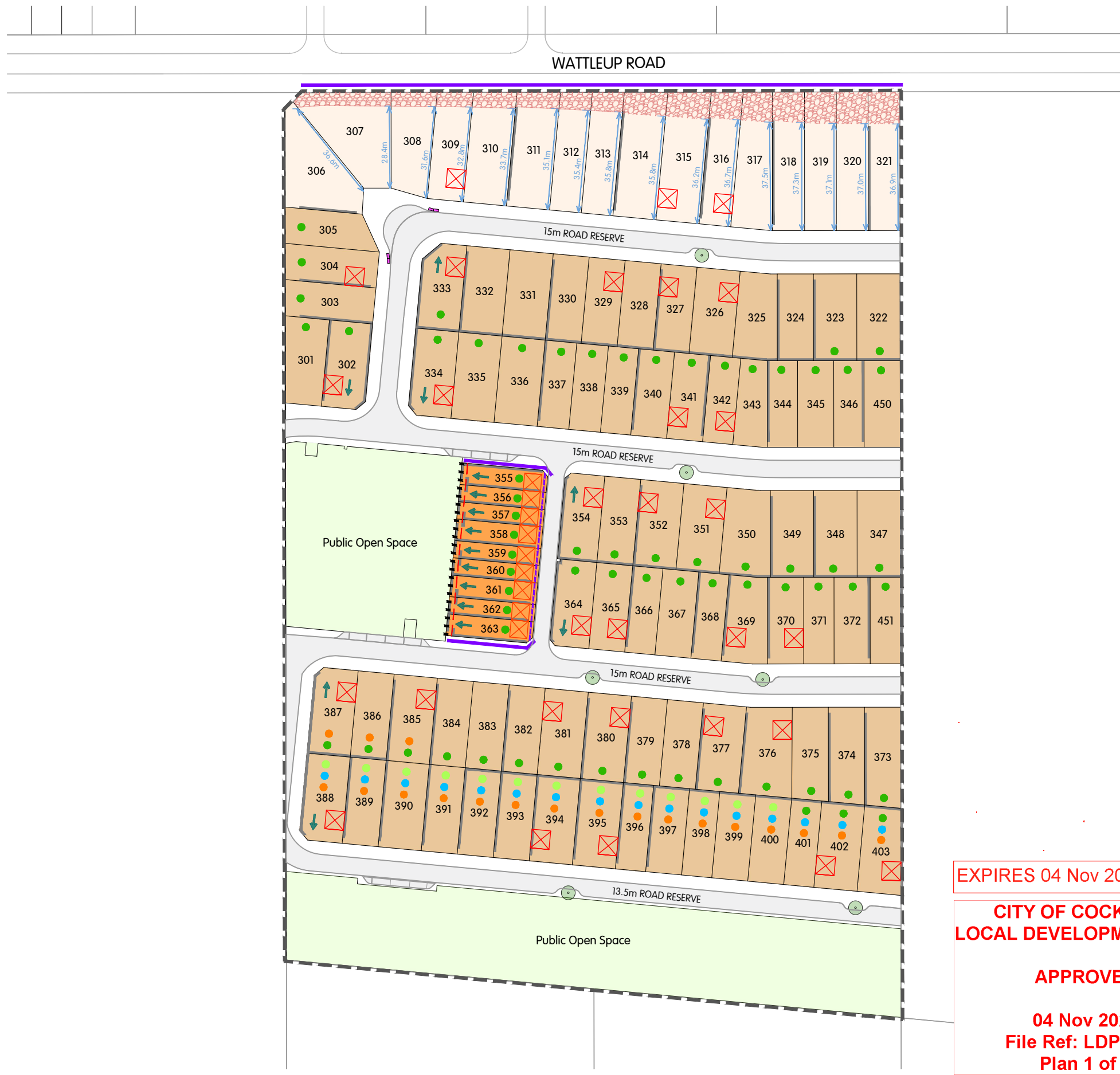
- Subject to BMP

Note: LDP Provisions are found overleaf.

LOCATION PLAN



SUBJECT AREA



EXPIRES 04 Nov 2035

CITY OF COCKBURN
LOCAL DEVELOPMENT PLAN

APPROVED

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CADASTRAL INFORMATION
 SOURCE: LANDGATE
 YYMMDD: 201125
 DWG REF: 201125-cad.DWG
 PROJECTION: PCG94

HATCH

SIZE A3 1:1500

| REV | DESCRIPTION | DATE | BY | APP'D |
|-----|----------------------------|--------|----|-------|
| G | TREE LOCATIONS | 251103 | RS | OF |
| F | PROVISION AND PLAN UPDATES | 251014 | RS | OF |
| E | BIN PADS UPDATED | 250826 | SB | OF |
| D | PROVISION AND PLAN UPDATES | 250822 | SB | OF |
| C | PROVISION AND PLAN UPDATES | 250807 | RS | DW |
| B | MINOR AMENDMENTS | 250114 | RS | DW |
| A | FIRST ISSUE | 241127 | RS | DW |

LOCAL DEVELOPMENT PLAN
 Lots 9001 and 817 Wattleup Road - Hammond Park
 City of Cockburn

JOB CODE: **QUB WAT**
 DRAW NO.: **RD1 200**
 REV.: **G**

DISCLAIMER: ISSUED FOR DESIGN INTENT ONLY. ALL AREAS AND DIMENSIONS ARE SUBJECT TO DETAIL DESIGN AND SURVEY

1. Local Development Plan Provisions

- 1.1 The requirements of the R-codes and R-MD Codes (as applied through the City's Medium Density Housing Standards (Local Planning Policy 1.16) are varied as shown on this plan.
- 1.2 The requirements of the R-Codes, R-MD Codes and City of Cockburn Local Planning Scheme No.3 shall be satisfied in all other matters.
- 1.3 Variations to requirements of this LDP will require approval from the City of Cockburn.

2. Building Exclusion Area

- 2.1 No habitable buildings or structures are to be built within any part of the building exclusion area containing battering to Wattleup Road, as shown on the LDP.
- 2.2 The batter area for Lots 306 - 321 cannot be used in the calculation of outdoor living area.

3. Dwelling Orientation

- 3.1 Where specified on the plan, dwelling to address this frontage with clearly defined entry points visible and accessed from this frontage. Street setback pursuant to the R-Codes (as amended) are to be applied to this frontage.
- 3.2 Dwelling designs for all lots abutting a secondary street or Public Open Space shall include at least one major opening, unobstructed by fencing, facing the secondary street or Public Open Space.

4. Vehicle Access

- 4.1 Garages are to be provided in the location designated on the plan.
- 4.2 For lots where no vehicle access is possible due to retaining walls as designated on this plan, access to the garage may be provided from the primary street (or other accessible frontage where applicable).
- 4.3 No vehicle access is permitted where designated on the plan.

5. Quiet House Design

- 5.1 For those lots affected by the Quiet House Design (QHD) requirements, dwellings are to be constructed with the relevant 'Deemed to Comply Noise Insulation Package' specified on this LDP for ground floor construction. Where dwellings are constructed to two or more storeys, construction is to comply with the noise insulation package requirement specified in an approved Lloyd George "Transportation Noise Assessment" (October 2023) available from the City of Cockburn, including at least one outdoor living area screened from the noise source by the dwelling and/or a minimum 2.4 metre high solid fence.
- 5.2 Noise Insulation Package requirements are set out under the Implementation Guidelines for State Planning Policy 5.4 (SPP5.4) and the Australian Standard AS2107-2000.

6. Bushfire Management

- 6.1 The land subject to this LDP is within a bushfire prone area, as designated by the Department of Fire and Emergency Services.

7. Building Setbacks

- 7.1 Minimum setbacks are as depicted on the plan.

8. Garages

For front loaded lots with street frontages between 10.5m and 12m, a double garage is permitted to a maximum width of 6m as viewed from the street subject to:

- 8.1 Garage setback a minimum of 0.5m behind the building alignment.
- 8.2 A major opening to a habitable room directly facing the primary street.
- 8.3 An entry feature consisting of a porch or veranda with a minimum depth of 1.2m.
- 8.4 No vehicular crossover wider than 4.5m where it meets the street.

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**CITY OF COCKBURN
LOCAL DEVELOPMENT PLAN**

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HATCH

| | | | | |
|-----|----------------------------|--------|-------|-------|
| E | BIN PADS UPDATED | 250826 | SB | OF |
| D | PROVISION AND PLAN UPDATES | 250822 | SB | OF |
| C | PROVISION AND PLAN UPDATES | 250807 | RS | DW |
| B | MINOR AMENDMENTS | 250114 | RS | DW |
| A | FIRST ISSUE | 241127 | RS | DW |
| REV | DESCRIPTION | YYMMDD | DRAWN | APPRD |

LOCAL DEVELOPMENT PLAN PROVISIONS
Lots 9001 and 817 Wattleup Road - Hammond Park
City of Cockburn

JOB CODE DRAW NO. REV.
QUB WAT RD1 200 E

Quiet House Package A

56-58 dB $L_{Aeq}(\text{Day})$ & 51-53 dB $L_{Aeq}(\text{Night})$

| Element | Orientation | Room | |
|----------------------|-------------|---|---|
| | | Bedroom | Indoor Living and Work Areas |
| External Windows | Facing | <ul style="list-style-type: none"> Up to 40% floor area ($R_w + C_{tr} \geq 28$): <ul style="list-style-type: none"> Sliding or double hung with minimum 10mm single or 6mm-12mm-10mm double insulated glazing; Sealed awning or casement windows with minimum 6mm glass. Up to 60% floor area ($R_w + C_{tr} \geq 31$): <ul style="list-style-type: none"> Sealed awning or casement windows with minimum 6mm glass. | <ul style="list-style-type: none"> Up to 40% floor area ($R_w + C_{tr} \geq 25$): <ul style="list-style-type: none"> Sliding or double hung with minimum 6mm single or 6mm-12mm-6mm double insulated glazing; Up to 60% floor area ($R_w + C_{tr} \geq 28$); Up to 80% floor area ($R_w + C_{tr} \geq 31$). |
| | Side On | As above, except $R_w + C_{tr}$ values may be 3 dB less or max % area increased by 20%. | |
| | Opposite | No specific requirements | |
| External Doors | Facing | <ul style="list-style-type: none"> Fully glazed hinged door with certified $R_w + C_{tr} \geq 28$ rated door and frame including seals and 6mm glass. | <ul style="list-style-type: none"> Doors to achieve $R_w + C_{tr} \geq 25$: <ul style="list-style-type: none"> 35mm Solid timber core hinged door and frame system certified to R_w 28 including seals; Glazed sliding door with 10mm glass and weather seals. |
| | Side On | As above, except $R_w + C_{tr}$ values may be 3 dB less. | |
| | Opposite | No specific requirements | |
| External Walls | All | <ul style="list-style-type: none"> $R_w + C_{tr} \geq 45$: <ul style="list-style-type: none"> Two leaves of 90mm thick clay brick masonry with minimum 20mm cavity; or Single leaf of 150mm brick masonry with 13mm cement render on each face; or One row of 92mm studs at 600mm centres with: <ul style="list-style-type: none"> Resilient steel channels fixed to the outside of the studs; and 9.5mm hardboard or fibre cement sheeting or 11mm fibre cement weatherboards fixed to the outside; 75mm thick mineral wool insulation with a density of at least 11kg/m³; and 2 x 16mm fire-rated plasterboard to inside. | |
| Roofs and Ceilings | All | <ul style="list-style-type: none"> $R_w + C_{tr} \geq 35$; Concrete or terracotta tile or metal sheet roof with sarking and at least 10mm plasterboard. | |
| Outdoor Living Areas | | At least one outdoor living area located on the opposite side of the building from the transport corridor or at least one ground level outdoor living area screened using a solid continuous fence or other structure of minimum 2 metres height above ground level. | |

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Quiet House Package B

59-62 dB $L_{Aeq}(\text{Day})$ & 54-57 dB $L_{Aeq}(\text{Night})$

| Element | Orientation | Room | |
|----------------------|-------------|---|---|
| | | Bedroom | Indoor Living and Work Areas |
| External Windows | Facing | <ul style="list-style-type: none"> Up to 40% floor area ($R_w + C_{tr} \geq 31$): <ul style="list-style-type: none"> Fixed sash, awning or casement with minimum 6mm glass or 6mm-12mm-6mm double insulated glazing. Up to 60% floor area ($R_w + C_{tr} \geq 34$): <ul style="list-style-type: none"> Fixed sash, awning or casement with minimum 10mm glass or 6mm-12mm-10mm double insulated glazing. | <ul style="list-style-type: none"> Up to 40% floor area ($R_w + C_{tr} \geq 28$): <ul style="list-style-type: none"> Sliding or double hung with 6mm-12mm-10mm double insulated glazing; Sealed awning or casement windows with minimum 6mm glass. Up to 60% floor area ($R_w + C_{tr} \geq 31$); Up to 80% floor area ($R_w + C_{tr} \geq 34$). |
| | Side On | As above, except $R_w + C_{tr}$ values may be 3 dB less or max % area increased by 20%. | |
| | Opposite | As above, except $R_w + C_{tr}$ values may be 6 dB less or max % area increased by 20%. | |
| External Doors | Facing | <ul style="list-style-type: none"> Fully glazed hinged door with certified $R_w + C_{tr} \geq 31$ rated door and frame including seals and 10mm glass. | <ul style="list-style-type: none"> Doors to achieve $R_w + C_{tr} \geq 28$: <ul style="list-style-type: none"> 40mm Solid timber core hinged door and frame system certified to $R_w 32$ including seals; Fully glazed hinged door with certified $R_w + C_{tr} \geq 28$ rated door and frame including seals and 6mm glass. |
| | Side On | As above, except $R_w + C_{tr}$ values may be 3 dB less or max % area increased by 20%. | |
| | Opposite | As above, except $R_w + C_{tr}$ values may be 6 dB less or max % area increased by 20%. | |
| External Walls | All | <ul style="list-style-type: none"> $R_w + C_{tr} \geq 50$: <ul style="list-style-type: none"> Two leaves of 90mm thick clay brick masonry with minimum 50mm cavity between leaves and 25mm glasswool or polyester (24kg/m³). Resilient ties used where required to connect leaves. Two leaves of 110mm clay brick masonry with minimum 50mm cavity between leaves and 25mm glasswool or polyester insulation (24kg/m³). Single leaf of 220mm brick masonry with 13mm cement render on each face. 150mm thick unlined concrete panel or 200mm thick concrete panel with one layer of 13mm plasterboard or 13mm cement render on each face. Single leaf of 90mm clay brick masonry with: <ul style="list-style-type: none"> A row of 70mm x 35mm timber studs or 64mm steel studs at 600mm centres; A cavity of 25mm between leaves; 50mm glasswool or polyester insulation (11kg/m³) between studs; and One layer of 10mm plasterboard fixed to the inside face. | |
| Roofs and Ceilings | All | <ul style="list-style-type: none"> $R_w + C_{tr} \geq 35$: <ul style="list-style-type: none"> Concrete or terracotta tile or metal sheet roof with sarking and at least 10mm plasterboard ceiling with R3.0+ fibrous insulation. | |
| Outdoor Living Areas | | At least one outdoor living area located on the opposite side of the building from the transport corridor or at least one ground level outdoor living area screened using a solid continuous fence or other structure of minimum 2.4 metres height above ground level. | |

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Mechanical Ventilation requirements

In implementing the acceptable treatment packages, fresh air requirements of the National Construction Code must be satisfied on the basis of windows closed. Whilst not the only solution, the most common is mechanical ventilation / air-conditioning is installed with the following considerations:

- Acoustically rated openings and ductwork to provide a minimum sound reduction performance of R_w 40 dB into sensitive spaces;
- Evaporative systems require attenuated ceiling air vents to allow closed windows;
- Refrigerant based systems need to be designed to achieve National Construction Code fresh air ventilation requirements;
- Openings such as eaves, vents and air inlets must be acoustically treated, closed or relocated to building sides facing away from the corridor where practicable.

Notification

Notifications on title advise prospective purchasers of the potential for noise impacts from major transport corridors and help with managing expectations.

The Notification is to state as follows:

This lot is in the vicinity of a transport corridor and is affected, or may in the future be affected, by road and rail transport noise. Road and rail transport noise levels may rise or fall over time depending on the type and volume of traffic.

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