



Reference Number: LDP23/01 - 6038279

David King  
11 July 2023

Hatch Roberts Day  
2/442 Murray Street  
PERTH WA 6000

**Local Development Plan - LDP23/01 - Stage 7**  
**9005 Encyclia Boulevard TREEBY WA 6164**

The Local Development Plan (LDP) received 27/01/2023 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. In accordance with *Planning Bulletin 114/2023 – State Planning Policy 7.3 Residential Design Codes Volume 1 and 2: Deferred Gazettal, Special Transition Period and Relationship with Pre-Existing Local Planning Frameworks*, the approval of the Local Development Plan is valid until the end of the ‘Special Transition Period being 1 September 2025.

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.

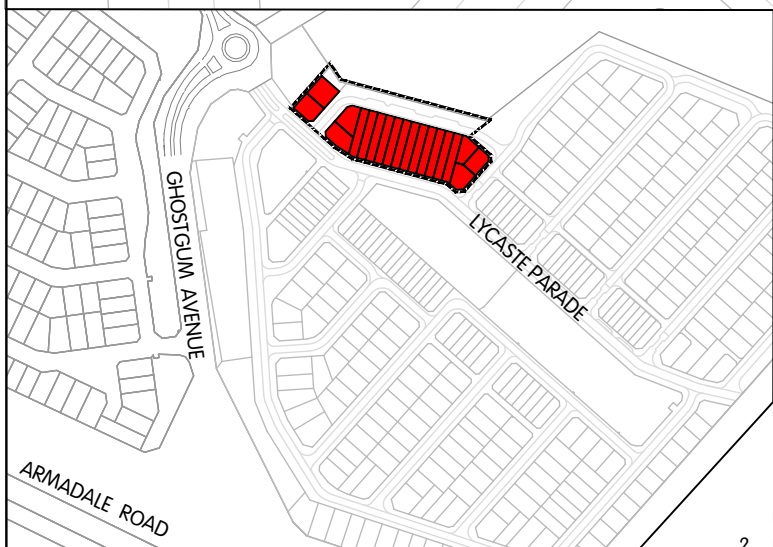
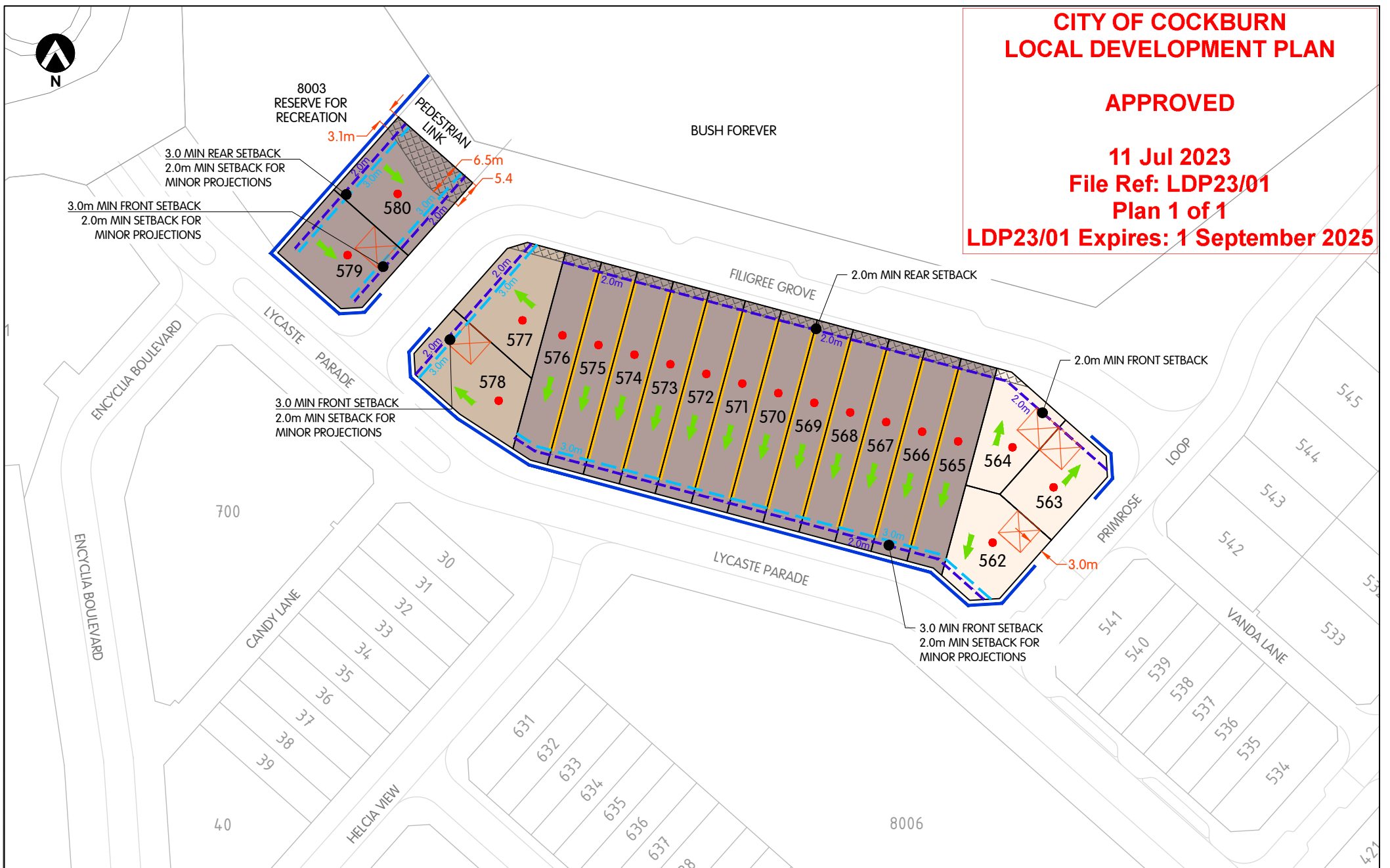
Sincerely,

David King  
**SENIOR STATUTORY PLANNER**

**APPROVED**

**11 Jul 2023  
File Ref: LDP23/01  
Plan 1 of 1**

**LDP23/01 Expires: 1 September 2025**



- LEGEND**
- SUBJECT LOT BOUNDARIES
  - SURROUNDING PROPERTY BOUNDARIES
  - NO VEHICLE ACCESS
  - PROPOSED ROAD CARRIAGEWAY
  - PRIMARY STREET DWELLING ORIENTATION
  - DOUBLE STOREY BOUNDARY WALLS PERMITTED
  - DESIGNATED GARAGE LOCATIONS
  - LOTS SUBJECT ACOUSTIC REQUIREMENTS
  - NO HABITABLE DWELLING PERMITTED

- SETBACKS**
- 2.0m MIN SETBACKS (refer to notations)
  - 3.0m MIN SETBACKS (refer to notations)

- RESIDENTIAL DESIGN CODES**
- RCODE R30
  - RCODE R40
  - RCODE R60

**LOCATION PLAN**

STAGE 7

**LOCAL DEVELOPMENT PLAN R-CODE VARIATIONS**

This LDP was approved during the deferred gazettal period of the Medium Density Codes and therefore expires on 1 Sept 2025. All applications are to comply with this LDP and the Special Transitional Arrangements (Part C) of the Medium Density Codes accordingly.

**General**

- All lots within this Local Development Plan are coded as per the approved Density Sites Plan or as shown on the Location Plan.
- This LDP relates to Lots 562-580. All other lots are shown for illustrative purposes.
- The requirements of the Residential Design Codes - Volume 1 2021 (2021 R-Codes) are varied as shown on this plan.
- The requirements of the 2021 R-Codes and Town Planning Scheme No. 3 shall be satisfied in all other matters.
- Consultation with adjoining or other landowners to achieve a variation to the R-Codes, in accordance with the approved Local Development Plan, is not required.

**5.1.2 Street Setbacks - Terrace lots (Lots 565-576)**

The following setbacks applies as minimums (no averaging):

- 3.0m minimum front setback to the building as per notations.
- 2.0m minimum front setback for minor projections, including porch, veranda, balconies, piers and/or blade walls.
- 2.0m minimum rear setback to the building and garage
- 2.0m minimum setback for all structures/buildings from the corner truncations.

**5.1.3 Lot Boundary Setbacks - Terrace lots (Lots 565-576)**

- Walls up to a lot boundary are permitted to both side boundaries, between the front and rear setback, as depicted on the legend.
- Walls up to a lot boundary shall comply with Building Heights listed in Table 3 (Category B) of the R-Codes.

**5.1.3 Lot Boundary Setbacks (Lots 577-578)**

- Where not depicted as permitted boundary wall, the boundary walls are

permitted to both side boundaries. No maximum length to one side boundary and 2/3 maximum length to the second side boundary for wall height of 3.5m or less;

- Lot boundary setbacks 1.2m for wall height of 3.5m or less with major openings and 1m for wall height of 3m or less for walls without major openings.

**5.1.3 Lot Boundary Setbacks (Lots 562-564)**

- Where not depicted as permitted boundary wall, the boundary walls are permitted to both side boundaries. 2/3 maximum length to one side boundary and 1/3 maximum length to the second side boundary for wall height of 3.5m or less;
- Lot boundary setbacks 1.2m for wall height of 3.5m or less with major openings and 1m for wall height of 3m or less for walls without major openings.

**5.2.3 Street Surveillance**

- Dwellings shall orientate as denoted on the plan as the primary entrance to the dwelling.
- Dwellings shall have at least one major opening from a habitable room fronting the primary street and secondary street.

**5.2.4 Street Walls and Fences - all lots**

- Primary street fencing shall wrap around the secondary street boundary for a minimum of 3.0m including truncations.
- Uniform fencing must be constructed along the boundaries of Lot 579 and Lot 580, where abutting Public Open Space and the Public Access Way.

**5.3.1 Outdoor Living Area and Open Space**

- An outdoor living area (OLA) with an area of 10% the lot size or 20m<sup>2</sup>, whichever is greater, directly accessible from a habitable room of the dwelling and located behind the street setback;
- At least 70% of the OLA must be uncovered and includes areas under eaves which adjoin uncovered areas.
- The OLA has minimum dimensions of 3m;
- Provided the above is met, no other site cover standard apply.

**5.4.4 C4.6 External fixtures, utilities and facilities**

- Lots 565-576 must provide a 1.5m x 1.0m bin pad storage area at the rear of the property and screened from the street.

**5.3.5 Vehicular Access**

- Where secondary street access is not available due to developer installed retaining walls, primary street access is considered to meet

deemed-to-comply criteria of 5.3.5 of the 2021 R-Codes.

**5.4.1 Visual Privacy**

- The visual privacy provisions of the R-Codes do not apply to R60 designated lots, except where the subject site being overlooked is a lower density code.
- For lots with a density code of R30 or R40, the setback required for each habitable room is listed below:
  - 3m to bedrooms and studies;
  - 4.5m to major openings to habitable rooms other than bedrooms and studies;
  - 6m to unenclosed outdoor active habitable spaces.

**5.4.2 Solar Access for adjoining sites**

- The solar access provisions of the R-Codes do not apply to R60 designated lots, except where the subject site being overshadowed is a lower density code.
- For lots with a density code of R30 or R40, the maximum overshadowing is exempt the following:
  - No maximum overshadowing for wall height 3.5m or less;
  - 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, the shadow cast shall not exceed 35% of the impact site.

**OTHER PLANNING CONSIDERATIONS**

**Noise Management**

- All lots are located within the Jandakot Airport 'Frame Area' and are to incorporate 6.38mm glazing to habitable rooms. Building Permit plans must clearly indicate that 6.38mm laminated glazing is provided to all relevant glazing. Alternative glazing with an equal or greater weighted sound reduction index (noise reduction property) may be used subject to approval by the City.

**Bushfire Management**

- All lots within this Local Development Plan are contained within a Bushfire Prone Area and will require Bushfire Attack Levels to be provided with the building permit application.



**CADASTRAL INFORMATION**  
SOURCE: VERIS  
YYMMDD: 220715  
DWG REF: 100026lots-9999v-PCG94  
PROJECTION: PCG94  
**AERIAL PHOTOGRAPHY**  
SOURCE: NA  
YYMMDD: NA



E	MODIFY PROVISIONS	230707	TD	TT
D	LOT NUMBER MOD	230324	TG	TT
C	MINOR MODS	230118	LI	TT
REV	DESCRIPTION	YYMMDD	DRAWN	APPR'D

LOCAL DEVELOPMENT PLAN - STAGE 7

**Kara Estate, Treeby**  
City of Cockburn

JOB CODE	SERVICE	DOC.TYPE	DRAW NO.	REV.
LWP TRE	DES	DWG	RD1 039	E