



Reference Number: LDP25/28 - 6037247

Tanya Wasley 09 February 2026

Lachlan Emmeluth
Le 1 197 St Georges Terrace
PERTH WA 6000

**Local Development Plan - LDP amendment (LDP24/15) Lots 117, 809, 9001-9003 Wattleup Road, Hammond Park
415 Wattleup Road HAMMOND PARK WA 6164**

The Local Development Plan (LDP) received 28/11/2025 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

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EXPIRES 21 June 2035

LEGEND

- LDP BOUNDARY
- 3** LOT NUMBER
- R30
- NO VEHICULAR ACCESS
- PRIMARY STREET FRONTAGE
- DESIGNATED GARAGE LOCATIONS
- BATTERING - BUILDING EXCLUSION AREA
- 123m² EFFECTIVE LOT AREA
- RETAINING WALL
- WESTERN POWER TRANSFORMER SITE WITH FIRE RISK ZONE
- WESTERN POWER TRANSFORMER SITE WITH NOISE RISK ZONE

QUIET HOUSE DESIGN REQUIREMENTS

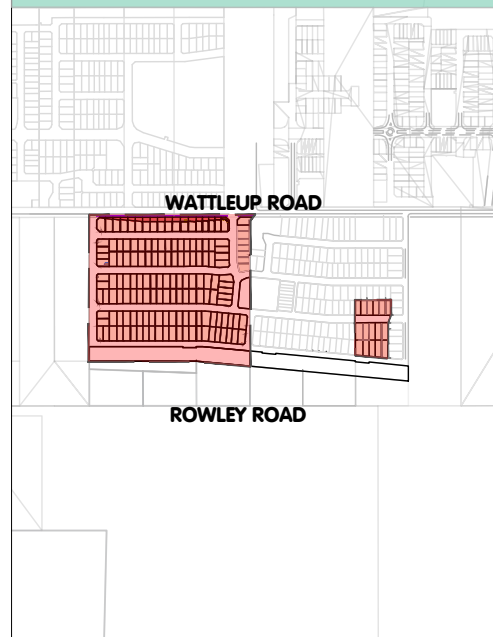
- Package A (Ground Floor)
- Package B (First Floor)
- Package A (First Floor)

BUSHFIRE REQUIREMENTS

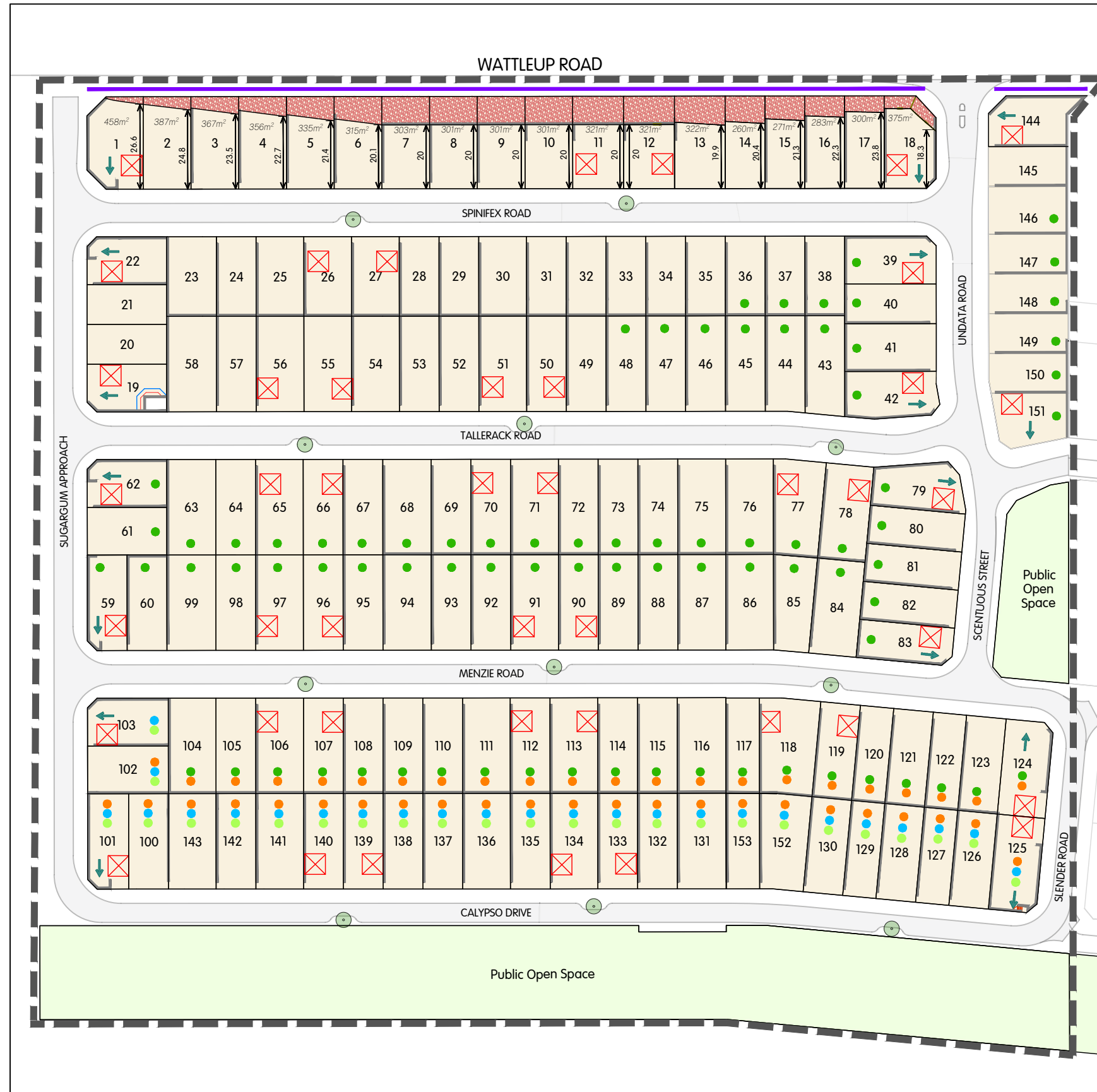
- SUBJECT TO BMP

Note: LDP Provisions are found overleaf.

LOCATION PLAN



SUBJECT AREA



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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 show 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 the 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 - Building Exclusion Areas for Lots 1 - 18 can not be used in the calculation of the Outdoor Living Area. The OLA size requirement is based on the Effective Lot Area of the lot (i.e. excludes the Batter - Building Exclusion Area, refer legend). The Batter - Building Exclusion Areas must not be claimed as part of the OLA dimensioning.

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" available from the City of Cockburn (27th October 2023), 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. The lots identified on this LDP as being subject to a Bushfire Management Plan require a Bushfire Attack Level Assessment and certification prior to construction, in accordance with Australian Standard 3959.

This LDP shall be read in conjunction with the approved Bushfire Management Plan.

7. 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 installed with the following considerations:

- Acoustically rated openings and ductwork to provide a minimum sound reduction performance of Rw 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.



SIZE A3: 1:1200
0 metres 12 24 36 48 60

CADASTRAL INFORMATION

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

REV	DESCRIPTION	YYMMDD	DRAWN	APPRD
J	EASTERN LOTS	251126	RS	OF
I	UPDATES	250617	RS	DW
H	UPDATES	250613	RS	DW
G	PROVISIONS AMENDMENTS	250310	RS	DW
F	AMENDMENTS	250217	RS	DW

LOCAL DEVELOPMENT PLAN PROVISIONS Lots 117, 809 9001-9003 Wattleup Road - Hammond Park

City of Cockburn

JOB CODE: QUB WAT
DRAW NO.: RD1 030
REV.: J

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.	

**CITY OF COCKBURN
LOCAL DEVELOPMENT PLAN
AMENDMENT TO LDP24/15**

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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.	

**CITY OF COCKBURN
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