

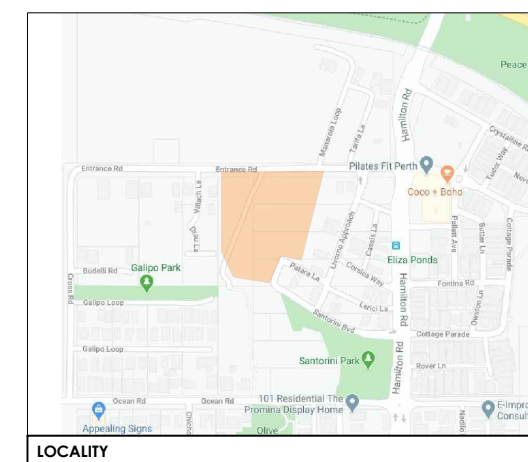
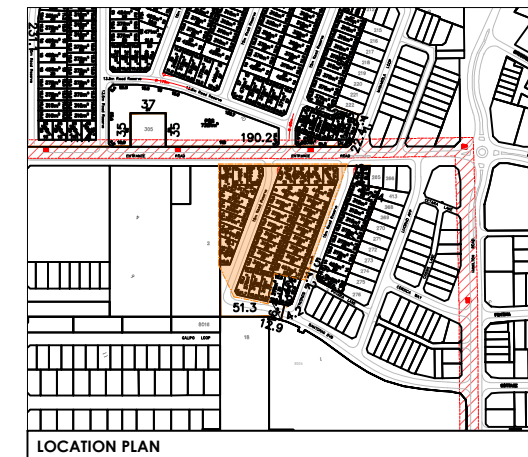
**LOCAL DEVELOPMENT PLAN (LDP) VARIATIONS**

The density coding for the subject lots is in accordance with the approved LDP (R25). Variations to the City of Cockburn's Town Planning Scheme No.3, Local Planning Policies and the R-Codes can take place as follows:-

- For all lots, a minimum 40% open space is applicable.
- For lots identified as having to address the street or POS, dwellings thereon shall address the street and/or POS with the main entry (accessible via this frontage) and major openings.
- Access from the primary street is permitted, contrary to CI C5.1 of the R-Codes for lots 232, 242, 245 & 879 only. In all instances, the setback of the garage/carport shall be as per Part 5.2.1 of the R-Codes
- For Lots 232, 242, 245 and 873 at least 50% of the fencing on the secondary street boundary must be permeable above 1.2m in height. An area with no fence is deemed visually permeable. The fence material is preferably Colourbond (Paperbark in colour) or masonry (face brick or render), matching the appearance of the dwelling.
- For corner Lots 232, 242, 245 and 873, the minimum setback to the secondary street can be 1.0m.
- For Lots 230-232 fronting the POS the minimum and maximum setbacks to the primary street are 2.0m and 4.0m respectively.
- For all other lots the minimum front setback shall be 3.0m (no averaging required) with a minimum garage setback of 4.5m.
- For lots with frontages between 10.5m and 12.0m, a garage door and it's supporting structure/s can be up to 6.0m wide, contrary to 5.2.2 (C2) of the R-codes, subject to the main entry to the dwelling being clearly visible in the street and the front elevation containing at least one (1) major opening.
- For all lots permitted boundary setbacks are 1.2m for wall heights up to 3.5m with major openings.
- Walls are permitted up to two (2) lot boundaries (excluding streets), for the balance of length behind the front setback as follows:-
  - For Lots 234-241, 246-250, 858-861 and 874-878, 2/3 length on the northern boundary and 1/3 length on the southern boundary;
  - For Lots 230-231, 243-244 and 871-872, the 1/3 and 2/3 length on the boundary can be either side; and
  - For Lots 232, 242, 245, 873 and 879, the 2/3 length applies to the side lot boundary and 1/3 applies to the rear boundary.
- Provision 5.4.2 of the R-Codes dealing with solar access and adjoining properties does not apply to the development of lots/dwellings covered by this LDP.

**NOTE:**

- The requirements of the R-Codes, Town Planning Scheme and Local Planning Policies are to be satisfied in relation to all other matters.
- Consultation with adjoining or other landowners to achieve a variation is not required where the design complies with this LDP.



**LEGEND:**

- LOTS SUBJECT TO LOCAL DEVELOPMENT PLAN
- MANDATORY GARAGE, CARPORT, CAR BAY LOCATION
- DWELLING ORIENTATION TO PRIMARY STREET OR POS
- VERANDAHS AND/OR BALCONIES ENCOURAGED
- SEE POINT 4

**CITY OF COCKBURN  
LOCAL DEVELOPMENT PLAN  
AMENDMENT TO LDP20/27**

**APPROVED**

**29 Jul 2021**  
**File Ref: LDP21/23**  
**Plan 1 of 1**