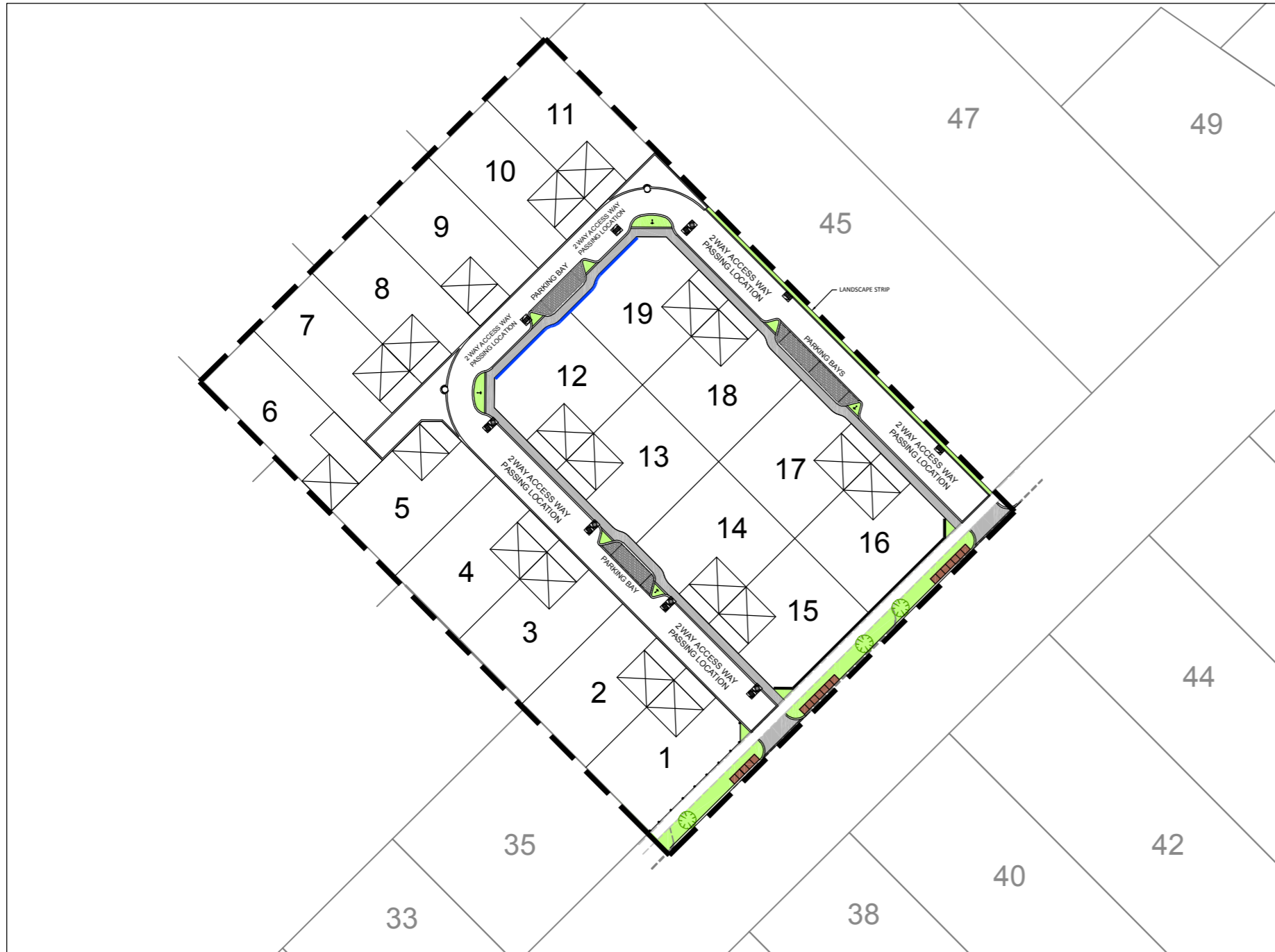


**LEGEND**

- Local Development Plan Boundary
- Garage Location
- Landscaping Strips
- Brick Paved Bin Pads - 1.0m x 1.0m
- Internal Fencing
- Street Tree
- Footpath



**LOCAL DEVELOPMENT PLAN No. 2  
LOTS 20 AND 194 COHN STREET, CARLISLE**

1. The provisions of the Residential Design Codes (R-Codes) and the Town's Local Planning Policies are varied as detailed within this Local Development Plan.
2. All other requirements of the Residential Design Codes (R-Codes) and the Town's Local Planning Policies shall be satisfied in all other matters.
3. Compliance with the LDP provisions below are taken to satisfy the corresponding deemed-to-comply requirement of the R-Codes.
4. Compliance with the LDP provisions will not require consultation with adjoining and/or other nearby landowners.
5. The density coding of these lots is R30 as set by the Town of Victoria Park Local Planning Scheme No. 1.

**Primary Street Setbacks - Lots 1, 15 & 16**

6. Buildings (as defined by the R-Codes) on Lots 1, 15 & 16 shall be setback a minimum of 2.0m and an average of not less than 4.0m from the primary street (Cohn Street), and shall be designed to address Cohn Street as the primary elevation including the front door facing Cohn Street.

**Parking and Access**

7. Garages shall be located in accordance with the LDP map.
8. Garages for Lots 1-11 shall be setback a minimum of 2.5m from the property boundary adjacent to the communal street.
9. Garages for Lots 12-19 shall be setback a minimum of 2.0m from the property boundary adjacent to the communal street.

**Landscaping**

10. The location of landscaping within the Cohn Street verge area and common property access way will be in accordance with the LDP map.
11. The area between the dwelling and the formed driveway is to be landscaped and no fencing is permitted.

**Waste Collection**

12. Bins shall be collected from the waste collection area in accordance with the LDP map.

**Internal Fencing**

13. Fencing to a height of 1.8m, being visually permeable above 1.2m is permitted in the locations indicated on the LDP map

**Communal Street Setback**

14. Buildings, other than garages, are to be setback from the property boundary to the communal street in accordance with the setbacks outlined in the Town's Local Planning Policy 'Streetscape', with the exception of Lots 12-19 where the minimum setback is to be 1.0m.

This Local Development Plan has been approved by The Town of Victoria Park under Schedule 2, Clause 52(1)(a) of the Planning and Development (Local Planning Schemes) Regulations 2015

*Luichhand*  
 Manager, Development Services  
 Town of Victoria Park  
**24/7/2018**  
 Date ToVP Ref:

**LOCAL DEVELOPMENT PLAN No. 2**  
 LOTS 20 (No. 37-39) AND 194 (No. 41) COHN STREET  
 CARLISLE  
 Town of Victoria Park

SCALE: 1:750 @ A3  
 DATE: 17th JULY 2018  
 FILE: 823\_17.07.2018.dwg  
 DRAW: - SB  
 CHECKED: -

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**DYNAMIC PLANNING  
AND DEVELOPMENTS**

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