

GENERAL PROVISIONS

The provisions of this Local Development Plan should be read in conjunction with the requirements of the Residential Design Codes (R-Codes).

This Local Development Plan prescribes all permissible variations to the R-Codes.

Lot 248 is identified as a Group Housing Site and will require an individual Development Application to progress the development of the lot. The Development Application shall include but not be limited to details of front setbacks, side setbacks and private open space requirements.

BUSHFIRE MANAGEMENT

Dwellings identified in the approved Fire Management Plan shall be constructed to the appropriate Bushfire Attack Level (BAL) rating in accordance with Australian Standard 3959, as shown in this Local Development Plan.

FRONT SETBACKS

All R40 lots may have a reduced primary setback with an average of 3m and a minimum of 2m.

For R40 lots (lots 249-259, and lots 278-282, inclusive) with frontages of 9-10m and a side boundary length of 27m, walls may be built on a zero lot boundary to both boundaries. The total maximum length of zero lot boundary walls acceptable will be 17.5m (as an aggregate, whether it is on one side or spread over both)

For R40 lots (lots 260-277, inclusive) with frontages of less than 9m, Boundary walls (Parapets) are permitted to both side boundaries, regardless of length and excluding prescribed front and rear setbacks, subject to:






- 1) compliance with height provisions of the R-codes;
- 2) each dwelling being designed to provide a high level of architectural detail, and variations in materials and/or colours, to the front elevation; and
- 3) structural engineering certification for buildings abutting or over retaining walls NB. This provision does not apply to secondary street boundaries.

OPEN SPACE & SOLAR ORIENTATION

All lots subject to this Local Development Plan shall have a reduced open space requirement of 40%.

Lots 260-282 (inclusive) shall locate their outdoor living areas to the most northeast or northwest area of the lot.

LEGEND

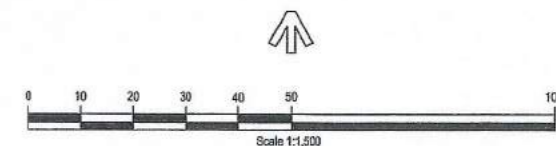
-  DAP Boundary
-  All buildings within this area are to be constructed to AS.3959-2009
-  Side boundaries where zero building setbacks apply (lots of 9m frontage or less)
-  Side boundaries where zero building setbacks apply (lots of 9 to 10m frontage)
-  Prescribed garages location for R40 Lots



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Date: 22/11/2016



Lakeside Success
Private Estate

LOCAL DEVELOPMENT PLAN - STAGE 7

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