

GENERAL PROVISIONS

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

This Local Development Plan (LDP) describes required all permissible variations to the R-Codes.

Lot 194, 284 and 245 are 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. Lots 284 and 245 to also include an individual bushfire assessment.

BUSHFIRE MANAGEMENT

Dwellings identified as requiring construction to Australian Standard 3959-2009 are located within a Bushfire Prone Area. These lots will require an individual bushfire assessment to accompany the building applications to confirm BAL rating and subsequent Australian Standard 3959-2009 code.

FRONT SETBACKS

All R30 lots may have a reduced primary street setback with a minimum of 3m.

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

For R40 lots (lots 201-210 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 211-222 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.

For R40 lots (lots 195-200 inclusive) with frontages of 10m and a side boundary length of 30m, walls may be built on a zero lot boundary to both boundaries. The total maximum length of zero lot boundary walls acceptable will be 15m (as an aggregate, whether it is on one side or spread over both).







For R40 coded Lots 283, 285, 286, 287 walls may be built on a zero lot boundary to both boundaries, providing the aggregate maximum length of zero lot boundary walls does not exceed 14m, whether this is all on one side or partly both sides.

OPEN SPACE & SOLAR ORIENTATION

All R30 and R40 lots contained within this LDP will have a reduced open space requirement of 40%.

Lots 195 - 200 (inclusive) and Lots 211-222 (inclusive) shall locate their outdoor living areas to the most northeast or northwest area of the lot.

LEGEND

-  LDP Boundary
-  All buildings within this area are to be constructed to AS 3959-2009
-  All lots within this area are coded R20 and 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

