

LOCAL DEVELOPMENT PLAN 11



LOCAL DEVELOPMENT PLAN PROVISIONS

FOR ALL LOTS

1. Boundary walls are permitted to both side boundaries with no maximum length for walls with a height of 3.5m. Boundary walls with a maximum height of 7m are permitted for a maximum length of 15m.
2. A boundary wall is not permitted to a secondary street or the P.A.W.

MARIALLANA DRIVE LOTS

3. For Lots 2009 to 2025 Marillana Drive (as shown on the Local Development Plan) two storey development is mandatory.
4. For Lots 2010 to 2024 Marillana Drive (as shown on the Local Development Plan) boundary wall construction to both side boundaries at the front setback line is mandatory.
5. For Lots 2009 to 2025 Marillana Drive the front elevation must be articulated through the inclusion of at least one feature, being an entry porch or tower, gallery, verandah, bay window, balcony, pergola or room with a roof gable end.

NARROW FRONT LOADED LOTS

6. For lots with a frontage less than 10.5m (as shown on the Local Development Plan), a double garage is permitted to a maximum width of 6m as viewed from the street only if:
 - an upper storey is extend for the full width of the garage;
 - the garage is set behind the upper storey by no less than 1m; and
 - the entrance to the dwelling clearly visible from the front street.
7. If located on the upper storey and facing the primary street, a balcony with a minimum area of 16m² (with a minimum dimension of 3m) will be permitted and considered as the dwelling's Outdoor Living Area.
8. In instances where the City approves a double garage, a 6m wide crossover will be permitted

ENDORSEMENT TABLE

 24/2/2021
 Manager Statutory Planning Date
This Local Development Plan has been approved by Council under clause 52(1)(a) of the deemed provisions of Town Planning Scheme No. 2.

