



LOCAL DEVELOPMENT PLAN PROVISIONS

Greenpatch Local Development Plan provisions
The provisions of the Shire of Capel Local Planning Scheme No.7 (the Scheme) and State Planning Policy 3.1 Residential Design codes (R-Codes) are varied as detailed in this Local Development Plan (LDP).

General provisions

- Unless otherwise specified in this LDP, all development shall be in accordance with the Scheme and the R-Codes.
- For all corner lots, garage, vehicular access and dwelling entry is to be provided at the front, narrower part of the lot. No garage access is to be provided from the side.
- Dwellings on the identified lots abutting Public Open Space are to be designed to achieve passive surveillance of the street and the abutting Public Open Space area. These dwellings must include:
 - At least one major opening to a habitable room on the ground floor and upper floor (where applicable) oriented towards the Public Open Space.
 - A designated outdoor living area oriented towards the Public Open Space.
 - Garages positioned on the side opposite to the Public Open Space, generally as depicted on the LDP.
- Where side fencing is proposed on the identified lots to the adjoining Public Open Space, uniform 1.8m high timber paling fencing is required for the length of boundary behind the front façade of the dwelling to the rear boundary. This may be reduced in height and/or transparency, ie. spacing between palings, at the discretion of the landowner and to the satisfaction of the Shire of Capel.
- Where side fencing is proposed on the identified lots to the adjoining Public Open Space, uniform maximum 1.2m high timber paling fencing is required for the length of fencing between the front boundary and the front façade of the dwelling. This may be reduced in height and/or transparency, ie. increased spacing between palings, at the discretion of the landowner and to the satisfaction of the Shire of Capel.

