



<b>Policy Name:</b>	<b>LOCAL PLANNING POLICY: DEVELOPMENT REQUIREMENTS FOR ACTIVE AGED DEVELOPMENT - LOT 290 ON DEPOSITED PLAN 64773</b>
<b>Objective:</b>	To provide guidance for the development of the Proposed Active Aged Lot within Stage 2 of Flinders.
<b>Key Words:</b>	Active Aged; Flinders; Outline Development Plan
<b>Statutory Compliance:</b>	Local Planning Scheme No. 23; “Flinders” Outline Development Plan; Residential Design Codes (April 2008)

### **Policy Aims:**

To provide development standards for Lot 290 on Deposited Plan 64773, being the lot identified for “Active Aged” development on the “Flinders” Outline Development Plan.

### **Policy Provisions:**

#### Definitions

Active Aged Development: *accommodation developed specifically for the use of aged persons (being persons aged 55 or over) but does not include a nursing home.*

#### Application Area

Lot 290 on Deposited Plan 64773, being the lot identified for “Active Aged” development on the “Flinders” Outline Development Plan.

#### Development Requirements

In accordance with Local Planning Scheme No. 23, Lot 290 is zoned “Residential R40” and is located within ‘SCA 2B: Flinders Residential Development Special Control Area 2B’.

Development on the lot shall be in accordance with the provisions of Local Planning Scheme No. 23, the “Flinders” Outline Development Plan and the Residential Design Codes, namely:

- The use of the land shall be for active aged development purposes only as per the “Flinders” Outline Development Plan;
- *Clause 6.4 SCA2B – Flinders Residential Development Special Control Area 2B* of Local Planning Scheme No. 23;
- Part 6 – Design Elements of the Residential Design Codes (April 2008);
- Acceptable Development provisions as provided for in Clause 7.1.2 of the Residential Design Codes (April 2008), with the exclusion of A2 vii which is replaced with:

*“At least one occupant is to be aged 55 or over, or be the surviving spouse of such a person, and the owner of the land agrees to enter into a legal agreement, binding the owners, their heirs and successors in title requiring that this provision be maintained.”*