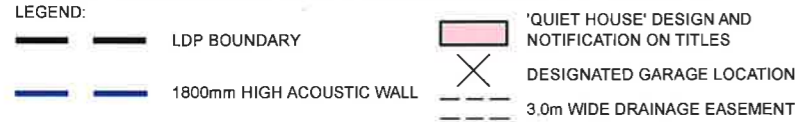


**REDGUM BROOK ESTATE**

**DETAILED AREA PLAN (LOCAL DEVELOPMENT PLAN) STAGE 12B**



**GENERAL PLANNING REQUIREMENTS**

THE PURPOSE OF THIS LDP IS PRIMARILY TO REFLECT THE REQUIREMENTS OF THE ACOUSTIC REPORT PREPARED BY HERRING STORER ACOUSTICS DATED 12 MAY 2016

**R CODING**

THE RESIDENTIAL DESIGN CODE APPLYING TO THESE LOTS IS R20. THE GROUP HOUSING SITE (LOT 939) IS CODED R30.

**SCHEME AND RESIDENTIAL DESIGN CODE VARIATIONS**

THE SCHEME AND RESIDENTIAL DESIGN CODES ARE VARIED AS DESCRIBED IN THESE NOTATIONS.

THE REQUIREMENTS OF THE SCHEME AND RESIDENTIAL DESIGN CODES SHALL BE SATISFIED IN ALL OTHER MATTERS, HOWEVER WHERE A REQUIREMENT IS SILENT ON THE LDP, THE REQUIREMENTS OF THE RESIDENTIAL DESIGN CODES APPLY.

**1. SETBACKS (R20)**

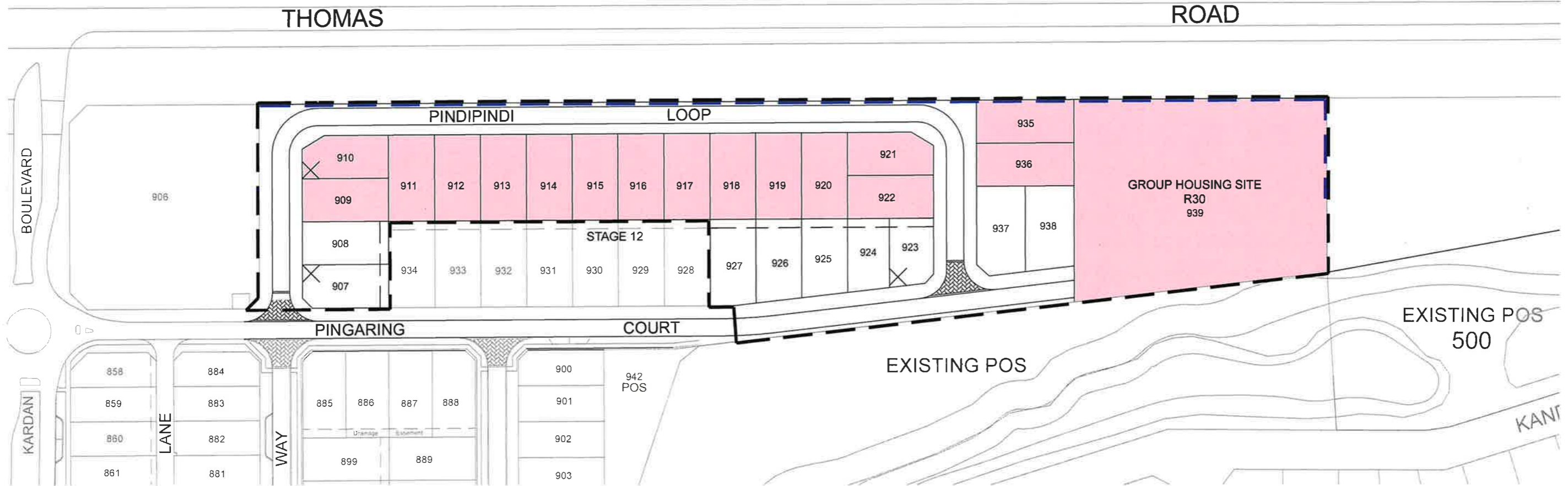
- SETBACKS FOR DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE FOLLOWING:
- PRIMARY STREET SETBACK LOTS 907 TO 922 INCLUSIVE, LOT 927 AND 935 TO 938 INCLUSIVE 4.0m MINIMUM (DWELLING) 4.5m MINIMUM (GARAGE)
  - PRIMARY STREET SETBACK LOTS 925 AND 926 3.5m MINIMUM (DWELLING) 4.5m (GARAGE)
  - PRIMARY STREET SETBACK LOTS 923 AND 924 INCLUSIVE 2.5m MINIMUM (DWELLING) 4.5m MINIMUM (GARAGE)
- NOTE: GARAGE MUST BE SETBACK 0.5m MINIMUM BEHIND THE DWELLING

**2. OPEN SPACE**

- OPEN SPACE MAY BE REDUCED FROM 50% TO 45% FOR LOTS 923 - 927 INCLUSIVE WHERE ALL OF THE FOLLOWING CONDITIONS ARE SATISFIED:
- OUTDOOR LIVING AREAS MUST HAVE A MINIMUM DIMENSION OF 4m AND HAVE A MINIMUM AREA OF 24m<sup>2</sup>
  - 25% OF FRONT SETBACK AREA TO BE SOFT LANDSCAPING
  - 40% OF OUTDOOR LIVING AREA TO BE SOFT LANDSCAPING

**3. QUIET HOUSE DESIGN REQUIREMENTS**

- THE RESIDENCES TO BE CONSTRUCTED ON THE SUBJECT LOT(S) ARE TO BE DESIGNED TO COMPLY WITH THE FOLLOWING 'QUIET HOUSE' CRITERIA:
- EXTERNAL WALLS SHALL BE OF DOUBLE BRICK CONSTRUCTION.
  - CASEMENT OR AWNING WINDOWS WITH EXPOSURE TO THOMAS ROAD TO BE PROVIDED WITH COMPRESSIVE SEALS.
  - GROUND FLOOR GLAZING TO BEDROOMS WITH EXPOSURE TO THOMAS ROAD TO BE CASEMENT TYPE WINDOWS WITH 6.38mm THICK LAMINATED GLASS. OTHER LIVING SPACES WITH EXPOSURE TO THOMAS ROAD TO BE CASEMENT OR AWNING TYPE WINDOWS WITH MINIMUM OF 6mm GLASS.
  - EAVES TO BE ENCLOSED USING 6mm THICK COMPRESSED CEMENT SHEETING OR EQUIVALENT.
  - OUTDOOR LIVING AREAS FOR ALL LOTS REQUIRING QUIET HOUSE DESIGN MEASURES SHOULD BE LOCATED ON THE SOUTHERN BOUNDARY OF THE LOT.
  - SLIDING DOORS FROM LIVING SPACES TO AN OUTDOOR AREA WITH EXPOSURE TO THOMAS ROAD ARE ACCEPTABLE, PROVIDED THE SLIDING DOORS HAVE SEALS AND OVERLAPPING MEETING STYLES.
  - SLIDING DOORS TO BEDROOMS WITH EXPOSURE TO THOMAS ROAD ARE NOT ACCEPTABLE.
  - ROOFS TO BE COLORBOND (OR EQUIVALENT) WITH MINIMUM 50mm ANTICON, WITH CEILINGS OF 13mm PLASTERBOARD TO BEDROOMS AND MINIMUM R2.5 INSULATION LAID OVER THE TOP. R4.1 CEILING INSULATION IS ALSO ACCEPTABLE.
  - ALTERNATIVE MEASURES ARE ACCEPTABLE PROVIDED THEY ARE SUPPORTED BY A REPORT PREPARED BY A RECOGNISED ACOUSTIC CONSULTANT.



THIS PLAN HAS BEEN APPROVED BY THE SHIRE ON THE 28/9/18.  
 IN ACCORDANCE WITH SCHEDULE 2, PART 6, CLAUSE 52 OF THE PLANNING AND DEVELOPMENT (LOCAL PLANNING SCHEME) REGULATIONS 2015

AUTHORISED OFFICER: *[Signature]*

NOTE  
 Pavements diagrammatic only

