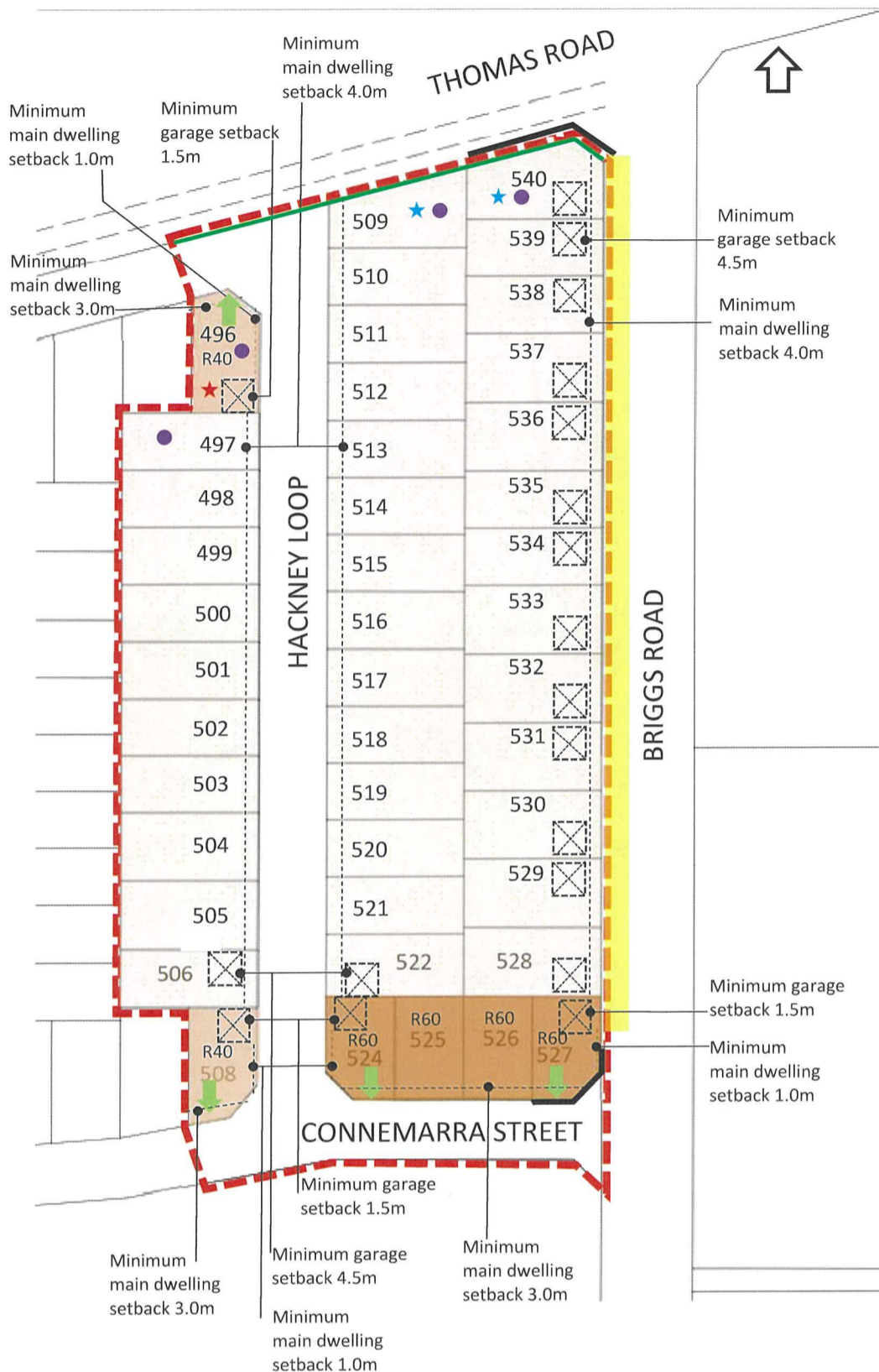


Byford Meadows

LOCAL DEVELOPMENT PLAN (LDP) 10 - STAGE 8/9 BYFORD MEADOWS



LEGEND

- - - Extent of Local Development Plan
- - - Setback (minimum)
- └─┘ No Vehicle Access
- X Designated Double Garage location
- ↑ Building Orientation
- 511 Proposed Lot Number
- R40 Density Code
- R60 Density Code
- R25 Density Code
- Designated crossover locations & widths in accordance with Crossover Plan **Drawing BYFGC06K01 REV E**
- ★ Subject to Quiet House Design Package A
- ★ Subject to Quiet House Design Package B
- 1.8m noise wall as per Herring Storer Acoustics Assessment dated July 2014
- A notification, pursuant to Section 165 of the Planning and Development Act 2005 is to be placed on the Certificate(s) of Title of proposed Lots 496, 497, 509 and 540. This notification is to be included on the diagram or plan of survey (deposited plan). The notification is to state as follows: This lot is situated in the vicinity of a transport corridor and is currently affected or may in the future be affected by transport noise. Additional planning and building requirements may apply to development on this land to achieve an acceptable level of noise reduction.

LOCAL DEVELOPMENT PLAN PROVISIONS

1. The Residential Density Code for each lot is as per Lot 9500 Thomas Road, Byford Local Structure Plan.
2. The requirements of the Residential Design Codes are varied as follows.
3. All other requirements of the Residential Design Codes shall be complied with
4. Lot 496 is subject to the requirements of Quiet House Design Package A, as per the Herring Storer Acoustic Assessment dated July 2014. Outdoor living areas for Lot 496 requiring Quiet House Design Package A requirements must be located on the opposite side of the building from Thomas Road and/or at least one ground-level outdoor living area screened using a solid continuous fence or other structure of minimum 2 metres height above ground level, as per the requirements of State Planning Policy 5.4.
5. Lots 509 and 540 are subject to the requirements of Quiet House Design Package B, as per the Herring Storer Acoustic Assessment dated July 2014. Outdoor living areas for Lots 509 and 540 requiring Quiet House Design Package B requirements must be located on the opposite side of the building from Thomas Road and/or at least one ground-level outdoor living area screened using a solid continuous fence or other structure of minimum 2.4 metres height above ground level, as per the requirements of State Planning Policy 5.4.
6. A 1.8m noise wall is to be constructed on the Thomas Road Boundary, as per Herring Storer Acoustics Assessment dated July 2014, to a minimum density of 15kg/m³.
7. A notification, under Section 165 of the Planning and Development Act 2005 is to be placed on the Certificate(s) of Title of proposed Lots 496, 497, 509 and 540. Notice of this notification is to be included on the diagram or plan of survey (deposited plan). The notification is to state as follows: This lot is situated in the vicinity of a transport corridor and is currently affected or may in the future be affected by transport noise. Additional planning and building requirements may apply to development on this land to achieve an acceptable level of noise reduction.

VISUAL AMENITY AND STREETSCAPE REQUIREMENTS

8. Averaging setbacks is not permitted.
9. At least one habitable room must be located to provide overlooking and surveillance in accordance with building orientation.
10. Dwellings are required to address all adjacent street frontages to ensure visual surveillance of the street is provided.
11. Visually permeable fencing above 1.2m is encouraged for secondary street frontages. All visible dwelling elevations along the secondary street shall incorporate detail including colours, materials, and windows reflective of and consistent with the primary street elevation.

Endorsement Table

Local Development Plan approved pursuant to Schedule 2, Part 6 Clause 52 of the Planning and Development (Local Planning Schemes) Regulations 2015



 Authorized Officer

10/04/2024

 Date