

LOCAL DEVELOPMENT PLAN (LDP)11 - STAGE 10, BYFORD MEADOWS



Note: Refer to the table on page 2 of 2 for dwelling and garage setbacks

LEGEND

- Extent of Local Development Plan
- Setback (minimum)
- Designated Double Garage location
- Building Orientation
- Proposed Lot Number
- R60 Density Code
- R40 Density Code
- R30 Density Code
- R25 Density Code
- Subject to Quiet House Design Package A
- 1.8m noise wall as per Herring Storer Noise Management Plan dated May 2024
- 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 459, 460, 461, 462, 493, 494, and 495. 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

- The Residential Density Code for each lot is as per the Lot 9500 Thomas Road, Byford Local Structure Plan.
- Lots 459, 460, 461, 462, 493, 494, and 495 are subject to the requirements of Quiet House Design Package A, as per the Herring Storer Noise Management Plan dated May 2024. Outdoor living areas for these lots 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.
- A 1.8m noise wall is to be constructed on the Thomas Road Boundary, as per Herring Storer Noise Management Plan dated May 2024, to a minimum density of 15kg/m3.
- 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 459, 460, 461, 462, 493, 494, and 495. 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.

SCHEME & RESIDENTIAL DESIGN CODE VARIATIONS

- The requirements of the Residential Design Codes are varied as follows.
- All other requirements of the Residential Design Codes shall be complied with.

VISUAL AMENITY AND STREETSCAPE REQUIREMENTS

- Averaging setbacks is not permitted.
- At least one habitable room must be located to provide overlooking and surveillance in accordance with building orientation.
- Dwellings are required to address all adjacent street frontages to ensure visual surveillance of the street is provided.
- 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

Authorised Officer

3/7/2025

Date

Dwelling Setbacks

Primary dwelling setbacks	R25 Lots	Minimum 4m primary dwelling setback
	R30 Lots 464 -471	Minimum 4m primary dwelling setback
	R30 Lots 472 and 452 - 548	Minimum 3m primary dwelling setback
	R40 Lots	Minimum 3m primary dwelling setback
	R60 Lots	Minimum 3m primary dwelling setback
Secondary dwelling setbacks	R40 Lots	Minimum 1m secondary dwelling setback
	R60 Lots	Minimum 1m secondary dwelling setback

Garage Setbacks

Primary garage setbacks	Lots 434 – 440 Lots 464 – 471	Minimum 4.5 primary garage setback
	Lots 494 - 495 Lots 484 - 492 Lots 483 and 507 Lots 474 - 475 Lots 472, and 452 - 458 Lots 460 – 461	Minimum 5.5m primary garage setback
Secondary garage setbacks	Lots 459, 462, 493, 482, 476 and 473	Minimum 1.5m secondary garage setback