

Where a development standard is specifically stipulated within this LDP, that standard prevails over the requirements of the R-MD Codes, the R-Codes and any other requirements of Local Planning Scheme No.17 (LPS 17). The requirements of the R-MD Codes, the R-Codes and LPS 17

- 2. Quiet House Design requirements are applicable to all noise affected lots identified on this Local Development Plan. The applicable Quiet House Design requirements are set out in the Midvale Local Structure Plan Road and Rail Acoustic Assessment (Ref: 18993-4-14276-02, dated May 2016) prepared by
- Modifications to the Quiet House Design requirements may be approved by the City where it can be demonstrated that proposed development will be provided an acceptable level of acoustic amenity, and subject to the development proposal being accompanied by a Transportation Noise Assessment
- The acoustic wall installed by the developer shall not be reduced in height and may only be repaired/replaced with like materials to the satisfaction of the
- The visually permeable uniform fencing installed by the developer on the POS boundary shall not be modified, including the installation of any screening
- Provide surveillance to the public open space through the location of a major opening from a habitable room on both ground and upper storey levels (if
- The primary street setback is to be a minimum of 3m. with no average. A porch or veranda is to be a minimum of 1.5m (from the primary street).
- The secondary street setback is to be a minimum of 1.5m
- 10. Provide surveillance to both the primary and secondary street frontages through the location of a major opening from a habitable room on both the ground and upper storeys (if applicable), facing the street and the public open space.
- 11. Front fences within the primary street setback area being a maximum height of 900mm above natural ground level, measured from the primary street side of the

## LEGEND





**Quiet House Design** 



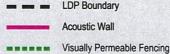
Upper Floor - Package B Ground Floor - Package A

City Ref. No...LDP-27/2020/B

16.06.2022

Upper Floor - Package C Ground Floor - Package B







Preferred Garage Location

504 🁚

503 🁚

502 🁚

501 🌰

500 🁚

499

546

545

544

MOGUMBER

**CLE Town Planning + Design** 

543

AVE.

Public

Open Space

ELSTERNING

LOCAL DEVELOPMENT PLAN No. 3