

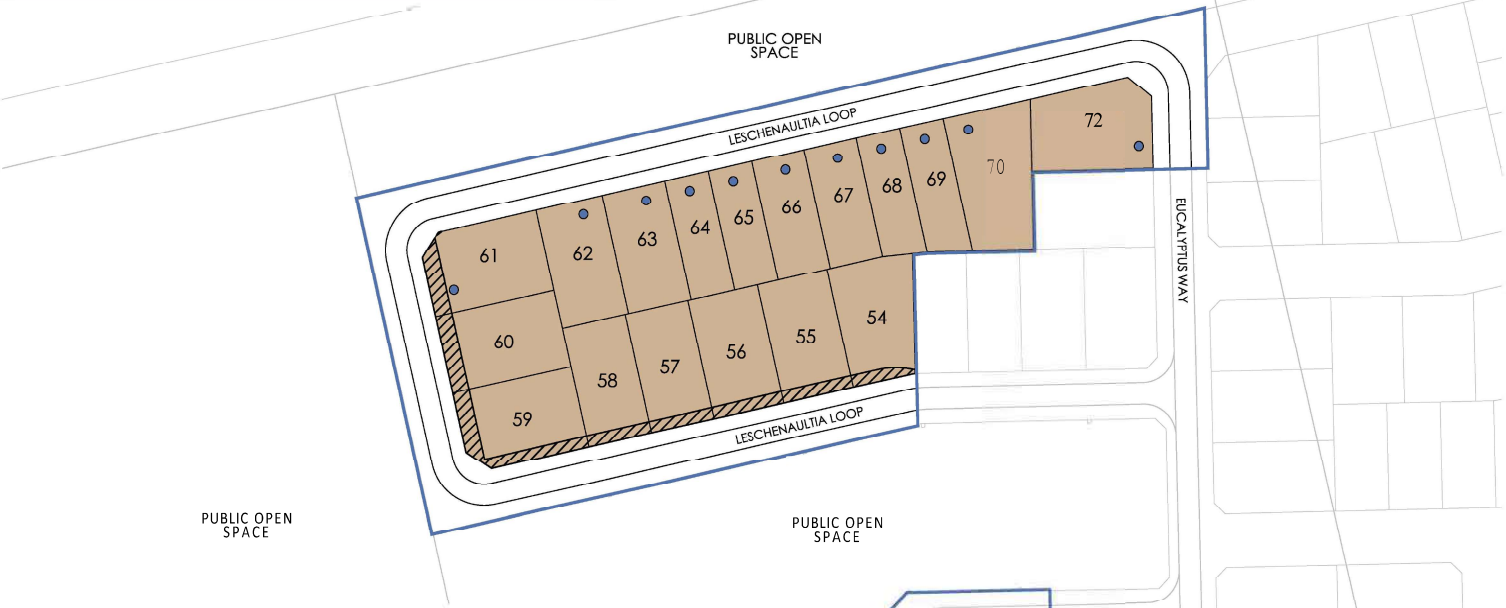
Legend	
	Extent of Local Development Plan
	R30 Subject Lots
	Quiet House Design Requirement Package A
	BAL-29 APZ Setback

Endorsement Table

This LOP has been approved by the City of Busseton under Clause 52 (1)(a) of the Planning and Development (Local Planning Schemes) Regulations 2015, Schedule 2, Part 6.

Signature: _____

Dated: **22 December 2023**



Local Development Plan Provisions

1.0 GENERAL PROVISIONS

- 11 The requirements of the City of Busseton Local Planning Scheme No.21 and the Residential Design Codes (R-Codes) apply, unless otherwise provided below.
- 12 The following standards represent variations to the deemed-to-comply provisions of the R-Codes and constitute new deemed-to-comply provisions pursuant to the R-Codes, or are deemed to meet the relevant Design Principles of the R-Codes.

2.0 RESIDENTIAL DESIGN CODE

LOTS APPLICABLE	R-CODE DENSITY AND ZONING
Lots 32-34, 36, 54-70 and 72	R30

3.0 NOISE

DESIGN REQUIREMENTS	
Built Form	3.1 'Quiet House' Design Requirements
	a) In accordance with the Noise Management Plan prepared by Herring Storer (dated December 2022) for lots 61-70 and 72 Quiet House Design Requirement 'Package A' applies in accordance with Table 3 of the State Planning Policy 5.4 2019.

4.0 BUSHFIRE

DESIGN REQUIREMENTS		
Built Form	4.1 Asset Protection Zone	
	a) In accordance with the Bushfire Management Plan prepared by JBS&G (dated September 2022), lots 32-34, 36 & 54-61 are affected by BAL-40/Flame Zone and are subject to an Asset Protection Zone as shown on this LOP. The Asset Protection Zone is determined by a setback from the lot boundary closest to the bushfire threat. Setback requirements for the affected lots are detailed in Table 1 and the approved BMP.	
Lots	Lot Boundary	APZ Setback
32	Primary Street	3m
33- 34	Primary Street	4m
36	Side Boundary (north)	2m
54- 58	Primary Street	3m
59	Side boundary (South)	3m
	Primary Street	4m
60- 61	Primary Street	4m

