

Planning & Development Services

City of Albany Policy

STRUCTURE PLAN – MCKAIL –
BOUNDARY, LE GRANDE AND
FLEMINGTON

STRUCTURE PLAN – MCKAIL – BOUNDARY, LE GRANDE AND FLEMINGTON

Development and Subdivision

Development and Subdivision to be in accordance with the approved structure plan (No 14145-05F)

Drainage Contributions

Cost sharing measures, except those stated below, are to be as stated in the MLSP 99.

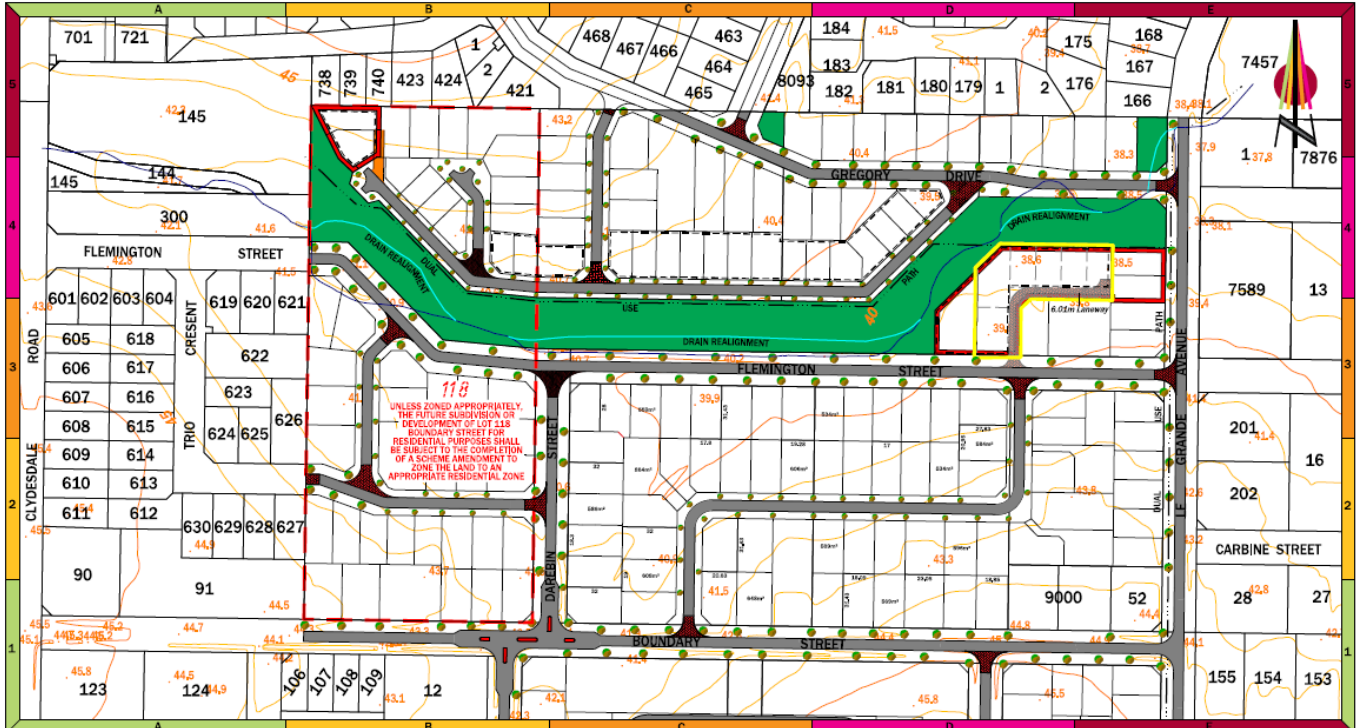
Each landowner shall contribute the following percentage to the enlargement of the proposed basin in Reserve 36517:

Drainage Basin Contributions	
Lot	Indicative cost
51	\$9,400
113	\$7,400
114	\$4,250
115	\$5,650
116	\$3,750
117	\$5,050
118	\$14,500
Total	\$50,000

Road and Footpath Networks

The following upgrades will be required for the various existing roads for the length of the development frontage:

- Le Grande Avenue – construction of the verge on the western side;
- Boundary Street – construction of piped drainage (with COA contribution), widening of basecourse, two coat sealing and kerbing the northern side, with a contribution to COA (of 50%) for the cost of asphaltting to a 7.4m wide standard.
- Recommend the construction of 5m to 7.4m wide (seal).for the length of the development frontage, provide:
 - 2.5m Dual Use paths – Western side of Le Grande Avenue, southern side of Boundary Street and through the linear park; and
 - 1.5m footpaths – eastern side of Darebin Street, northern side of Flemington Street, northern side of Gregory Drive, along various smaller internal roads as shown and through the PAW area.



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LEGEND	
	Medium Density - R30
	Detailed Area Plan
	Group Dwelling Site

survey	COMPILED	cad file	14145-05F.dgn
drawn	ABS 01/02/2010	checked	CP 01/02/2010
horiz datum	MGA94	level datum	AHD
scale at A3 all distances are in metres			
1: 2000			

STRUCTURE PLAN FOR
Lots 118, 114 and 113 Boundary Street
Lot 51 Le Grande Avenue and
Lots 115 - 117 Flemington Street, McKall

client **BLACKWATTLE HOLDINGS PTY LTD**

drawing no **14145-05F**

