	1		42	43			Pr The
	2	-	41	44		i	(R-0
 	3		40	1 1 1 45		Public Open Space	All
	4			46			Sur
	5		38	47	-		•
		n Rise			-		•
	6	Corymbia Rise	37	48			Fer
	7	Col	36	49		70	•
	8		35	50	Vista	69	
	9		34	51	Dryandra Vista	68	•
	10		33	52	Drya	67	Ace
	11		32	53		66	•
	12		31	54		65	•
			Illyarrie	e Way		64	<u>.</u>
	13		30	55		63	Le
	14		29	56		62	i
	15		28	57		61	ſ
	16	e	27	58		60	
	17	oia Ris	26	59			
	18	Corymbia Rise	25				Λ.
	19		24 Public Ope Space &			A May	A j Thi
	20		23	Drai	nage	Pimelea Way	De
	21		22	Res	erve		
	_		Huds	on Road	_		
10.06m	80.13m	20 <u>-12m 10.</u>	10:06m-10:06m		10.06m 1	0.06m 10.06m 10.06m 10.06m	

visions

visions of the City of Albany Local Planning Scheme No. 2 and the State Planning Policy 7.3 Volume 1: Residential Design Codes es) are varied as detailed within this Local Development Plan (LDP).

er requirements of the Local Planning Scheme and R-Codes shall be satisfied in all other manners.

lance

- ellings on lots 22, 23, 24, 25, 59 and 70 shall provide at least one major opening to a habitable room to the dwelling overlooking public open space and drainage reserve.
- tbuildings on lots 22, 23, 24, 25, 59 and 70 shall be located such that the view from major openings to habitable rooms of ellings overlooking the public open space is not obstructed.

- ncing to public open space and drainage reserves is uniform estate fencing and must be visually permeable. It shall not be noved or altered without first obtaining the approval of the City of Albany.
- icing to boundaries along Hudson Road and Catalina Road is uniform estate fencing and shall not be removed or altered without t obtaining the approval of the City of Albany.
- vehicular access is permitted to or from Lots 21 or 22 onto Hudson Road.
- vehicular access is permitted to or from Lots 1, 42 or 43 onto Catalina Road.
- nere shown on the LDP, crossovers on Corymbia Rise must be located as designated.

egend		
\Box	Local Development Plan Area	 Uniform fencing - 1.2m high
	Residential R20	 No access and uniform fend
	Designated crossover	 Drainage easement

oved

cal Development Plan has been approved by the City of Albany pursuant to Schedule 2, Part 6, Clause 52(1)(a) of the Planning and pment (Local Planning Schemes) Regulations 2015.

		12/11/2024	LDP
- 10.05m	Authorised Officer	Date	
\Diamond	Local Development Pla	an	Lot 3

and visually permeable

cing

P16 LDP Ref. No.

Catalina Rd, Lange City of Albany