

Provisions

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

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

Surveillance

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







Fencing

- Fencing to public open space and drainage reserves is uniform estate fencing and must be visually permeable. It shall not be removed or altered without first obtaining the approval of the City of Albany.
- Fencing to boundaries along Hudson Road and Catalina Road is uniform estate fencing and shall not be removed or altered without first obtaining the approval of the City of Albany.

Access

- No vehicular access is permitted to or from Lots 21 or 22 onto Hudson Road.
- No vehicular access is permitted to or from Lots 1, 42 or 43 onto Catalina Road.
- Where shown on the LDP, crossovers on Corymbia Rise must be located as designated.

Legend

	Local Development Plan Area		Uniform fencing - 1.2m high and visually permeable
	Residential R20		No access and uniform fencing
	Designated crossover		Drainage easement

Approved

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

..... 12/11/2024 LDP16
 Authorised Officer Date LDP Ref. No.



Local Development Plan

Lot 31 Catalina Rd, Lange
 City of Albany