



## 'Local Development Plan 15'

### LOCAL DEVELOPMENT PLAN "Steadfast Estate" 77 Stead Road, Centennial Park, Albany

1. The provisions of the City of Albany Local Planning Scheme No. 2 (LPS2) and State Planning Policy 7.3 - Residential Design Codes (R-Codes) are varied as detailed within this LDP.
2. Aside from the variations set out under this LDP, all other requirements of LPS2 and the R-Codes shall complied with.

#### Streetscape

- Stead Road Primary Frontage (Lcts 1-3) incorporating landscaped front yard areas.
- Stead Road Front Setback (3.5m), Other setbacks per plan.

#### Design Elements

- Building Envelopes/Footprints per plan.
- Boundary fencing shall be consistent in colour, height (unless in front setback area and a reduced height is required under the City of Albany Fencing Local Law) and materiality and shall be located as per the adjacent plan.
- Primary Vehicle Access per Stead Road, secondary access via Stead Road as per plan.
- Internal Accessways and footpaths within Common Property providing direct access to individual sites/dwellings.
- Garaging and carports shall be provided and located as per the attached plan.
- Any security gates require minimum 5m front boundary setback.

#### Open Space / Site Coverage

- LDP Open Space 53.85% / LDP Site Coverage 46.15%.
- Private Open Space/Alfresco/Outdoor Living as per plan.

#### Incidental Development / Other

- Bin Storage Enclosure as per plan.
- Estate Signage may be permitted subject to City of Albany approval.
- letterboxes as per plan.
- Visitor car parking bays as per plan, including marking & directional signage.
- Additional approvals may be required for verge landscaping.
- An Acoustic consultant should be engaged to assist in sound proofing design measures for the residences.

#### Approval

This LDP has been approved by the City of Albany in accordance with the City Of Albany Local Planning Scheme No. 2.

#### LEGEND

- PRIMARY DWELLING ORIENTATION
- BUILDING FOOTPRINT & GARAGE
- CARPORT
- OUTDOOR LIVING AREA
- 1.8m BOUNDARY FENCING
- FEATURE LATTICE SCREENS WITH CREEPING PLANTS
- LETTERBOXES
- ESTATE SIGNAGE
- LANDSCAPING
- STREET / VERGE TREES
- BIN LOCATIONS & ENCLOSURE
- VISITOR PARKING
- FOOTPATH / HARDSCAPING

