



## Planning & Development Services

### City of Albany Policy

# BROOKS GARDEN OUTLINE DEVELOPMENT PLAN

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## **Subdivision and Development**

Subdivision and development will be in accordance with the Outline Development Plan shown in **Figure 7**. It is noted that the WAPC must have due regard to the provisions of the ODP, and may only approve a subdivision that conflicts with the Plan in very limited circumstances. Notwithstanding, the movement systems, general configuration and zonings will be determined by the ODP.

Residential Development will be determined through the application of the Residential Design Codes in accordance with the density coding applicable in the ODP.

### ***Subdivision***

Proposals for subdivision to the Residential R30 density may be supported by Council where the following requirements are satisfied:

- a) The proposal is supported by a Detailed Area Plan to the satisfaction of Council addressing:
  - Solar Orientation;
  - Zero lot lines;
  - Garaging and access;
  - R-Code variations; and
  - Frontage to both streets
  
- b) A presumption against battle axe lots applies. Each lot is to have a minimum frontage of 10 metres, unless rear lane access is provided.

