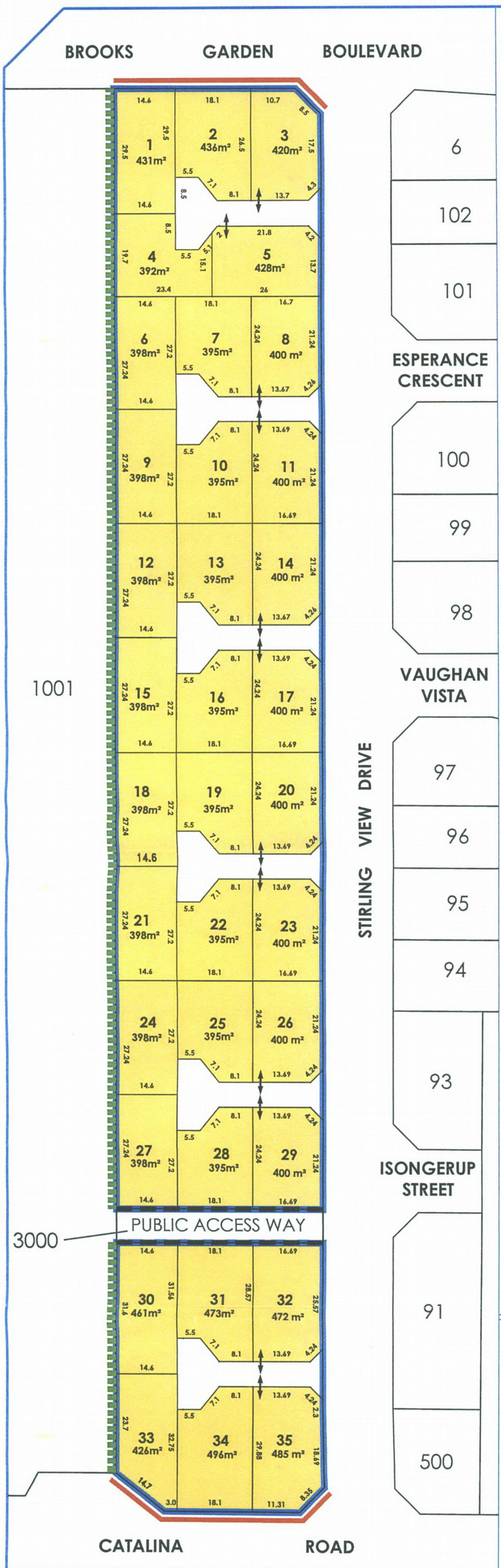

LOCAL DEVELOPMENT PLAN PROVISIONS

Variations to the Residential Design Codes and the Catalina Central Planning Framework

The requirements of the R-Codes apply unless otherwise provided below. The following standards constitute amendments to the R-Codes and operate as deemed-to-comply provisions.

Where development is consistent with the Local Development Plan (LDP) there is no requirement for neighbour consultation and planning approval.

Any variation to the deemed-to-comply provisions, as outlined in the LDP or the R-Codes, can be addressed through an application for planning approval.

Notwithstanding the provisions of the Catalina Central Planning Framework (CCPF), where there is any inconsistency between the CCPF and the LDP, the LDP prevails.

R-Coding

1. The R-Coding is R25.

Open Space

2. The minimum open space is 40% on each lot.

Building setbacks

3. The building setback from a primary street is 4 metres. Averaging of the building setback is permitted.

Vehicular access

4. The access place (communal street) 'reserve' is to have a width of at least 6 metres.

Garage width

5. For lots on the corner of Stirling View Drive and an access place, the garage door and its supporting structure can occupy up to 60% of the frontage of the access place.

Primary street and secondary street

6. While noting provision 7, for lots on the corner of Stirling View Drive and an access place, either the access place or as relevant Stirling View Drive can be nominated as the primary street or secondary street in terms of building setbacks.

Vehicular access

7. Vehicular access to garages and carports is to be from the access place (communal street) in the preferred crossover location shown on the LDP unless approved by the City.
8. No direct vehicular access is permitted between lots and Catalina Road and between lots and Brooks Garden Boulevard.
9. The developer will construct uniform fencing on the Catalina Road and Brooks Garden Boulevard frontages.
10. Crossovers are to be suitably constructed, drained and sealed in asphalt, concrete, brick paving or similar materials to the satisfaction of the City prior to occupation of the dwellings.

Fencing

11. Fencing within the primary street frontage is not encouraged. Where fencing is proposed in the primary street frontage it will be no higher than 1.2 metres and not constructed in colourbond.
12. Fencing along the secondary street frontage is to be visually permeable above 1.2 metres to a height of 1.8 metres above the finished ground level.
13. For lots abutting the public access way (PAW), the developer will construct uniform fencing in accordance with the requirements of the City. The fencing will be designed to offer surveillance of the PAW. Should the fence be above 1.2 metres, the fence will be visually permeable above 1.2 metres to a height of 1.8 metres above the finished ground level.

Public access way surveillance

14. Dwellings on proposed Lots 27 - 32 abutting the PAW should be orientated so they offer passive surveillance over the PAW through the provision of major openings and habitable rooms.

Public access way and dual use paths

15. The developer will construct a 2.5m dual use path in the PAW and adjoining the Stirling View Drive, Catalina Road and Brooks Garden Boulevard frontage of the site.
16. The developer will provide engineering plans to identify Local Area Traffic Management measures along Stirling View Drive. This may include realignment of kerbs and marking of street parking bays. Construction shall be in accordance with approved plans.

Noise attenuation

17. The developer will undertake the following mitigation measures to address potential noise impacts from the shopping centre loading dock:
    - construction of a brick or alternative construction solid wall 1.8 metres in height on the western boundary of Lot 1005;
    - the provision of 8mm thick glass for windows, except the front door, to habitable rooms on the western, northern and southern side of dwellings on proposed Lots 1, 4, 6, 9, 12, 15, 18, 21, 24, 27, 30 and 33; and
    - notifications on proposed Lots 1, 4, 6, 9, 12, 15, 18, 21, 24, 27, 30 and 33 alerting prospective purchasers of the potential noise impacts.
18. The developer will adopt and encourage 'quiet house' design principles including:
    - using materials and building construction methods to limit the entry of noise through upgraded glazing, ceiling insulation and sealing of air gaps;
    - locating sensitive rooms (such as bedrooms) and high usage areas (such as primary courtyards) away from the noise source;
    - limiting the size and height of openings to habitable rooms in direct line of sight to the noise source; and
    - planting landscaping to buffer the dwelling from the noise source.

Building form, materials and colours

19. Building form, materials and colours should reflect the area's character and reflect the CCPF guidelines.
20. All dwellings are to be provided with a garage or carport constructed in materials to complement the dwelling.

Stormwater management / water conservation

21. A stormwater management plan by a suitably qualified practising Civil Engineer is required be submitted to and approved by the City. Construction shall be in accordance with the approved plan.
22. A rainwater storage tank of a minimum of 2000 litres, above or below ground, is to be provided prior to occupation. Rainwater storage tanks should be located to minimise visibility from the access places.

Landscaping

23. The developer is responsible for installing street trees bordering the site for the Brooks Garden Boulevard, Stirling View Drive and Catalina Road frontages to the satisfaction of the City.

Development encroachment

24. The service vehicle laneway on the shopping centre site (Lot 1001) partially encroaches onto Lot 1005. The developer will pursue this matter with the adjoining owner of Lot 1001 to resolve the encroachment.

LEGEND

- LOCAL DEVELOPMENT PLAN BOUNDARY
- R25 CODING
- NO VEHICLE ACCESS AND PROVISION OF UNIFORM FENCING BY THE DEVELOPER
- VISUALLY PERMEABLE FENCE
- 1.8m SOLID WALL
- PREFERRED CROSSOVER LOCATION

The Local Development Plan has been approved pursuant to clause 5.9.1.7 of the City of Albany Local Planning Scheme No. 1

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Chief Executive Officer
City of Albany

4/2/2016.

Date

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Issued for design intent only.
All areas and dimensions are subject to detail design + survey.

DRAWING NUMBER EP 150720 09

REV	DESCRIPTION	YYMMDD	DRAWN	APPRVD
C	VARIATIONS MODS	151013	SJ	ST
B	MODIFICATIONS	150821	SJ	ST
A	LDP	150818	SJ	ST

0 30 60m
SCALE 1:1500
SHEET A3
NORTH

FIGURE 2

LOCAL DEVELOPMENT PLAN

Lot 1005 Catalina Road, Lange

City of Albany