



**LOCAL DEVELOPMENT PLAN - R-CODE VARIATIONS**

Local Planning Scheme No. 1, the R-Codes and the relevant City of Albany policies are varied in the following manner: -

**General Provisions**

1. The requirements of the R-Codes and Local Planning Scheme No.1 shall be satisfied in all other matters.
2. Consultation with adjoining landowners to achieve a variation of the R-Codes is not required where the design complies with this Local Development Plan.
3. The residential density coding for all lots is R-20.

**Vehicular Access**

4. Dwellings on Lots 204 to be accessed via adjoining battleaxe access ways for Lots 205 and 206. No direct access permitted for Lot 204 to Celestial Drive.
5. Dwellings on 209 to be accessed via adjoining battleaxe access ways for Lots 207 and 208. No direct access permitted for Lot 209 to Pegasus Blvd.

**Open Space and Outdoor Living**

6. Dwellings on Lots 204 to 209 must be orientated to visually address the adjacent Public Open Space and drainage compensation basin, with a habitable room (ideally a living room) overlooking the adjacent Public Open Space and drainage compensation basin. A balcony overlooking the Public Open Space and drainage compensation basins is encouraged for any two storey dwellings.
7. For Lots 204 to 209 fencing facing Public Open Space / drainage compensation basins must be visually permeable to 1.2 metres in height for the length of the boundary and including any truncation. Should the uniform fence abutting the Public Open Space / drainage compensation basin require repair or replacement at any stage, the materials and colours should be the same as the existing fence unless planning approval is issued by the City of Albany.

**LEGEND**

- Lots Subject to this LDP
- Restricted Vehicular Access
- Visually Permeable Fencing
- Dwelling Orientation



**ENDORSEMENT TABLE**

This Local Development Plan has been approved by the City of Albany.

*D. R.* 19/7/2016  
 Planning Manager Date

# LOCAL DEVELOPMENT PLAN

## Lots 204 - 206 Celestial Drive & Lots 207 - 209 Pegasus Boulevard Orana, ALBANY

**Harley Dykstra**  
 PLANNING & SURVEY SOLUTIONS

DRAWN: BdR 11-09-15 | CHECKED: DC 14-09-15 | DRAWING No: 20227-03A.dgn

SCALE AT A3 1:750

REV	DESCRIPTION	DATE
A	Original Drawing	11-09-15

ALL DISTANCES ARE IN METRES

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**NOTE:**  
 This plan has been prepared for planning purposes. Areas, Contours and Dimensions shown are subject to survey