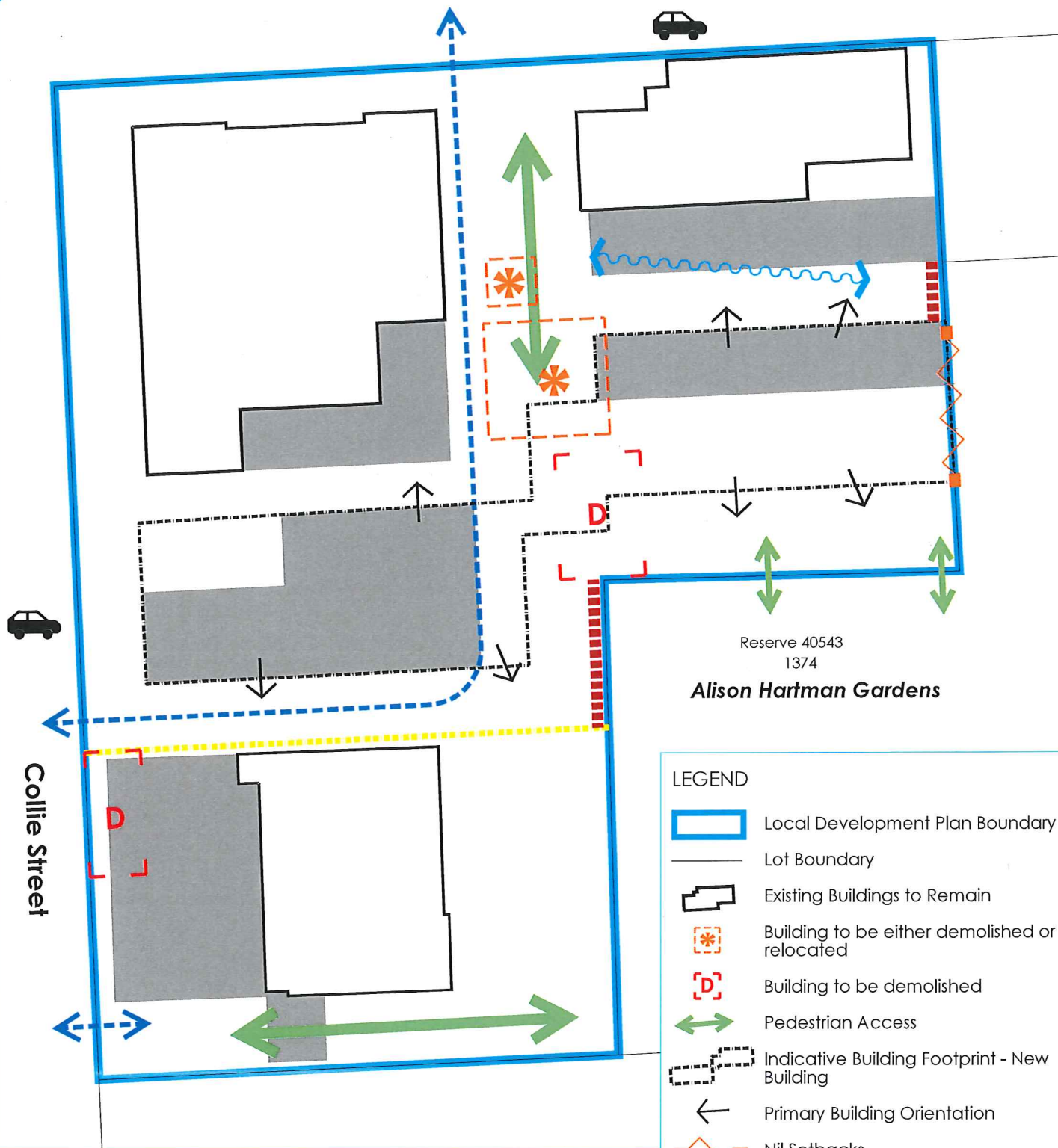


**Serpentine Road**



**LEGEND**

- Local Development Plan Boundary
- Lot Boundary
- Existing Buildings to Remain
- Building to be either demolished or relocated
- Building to be demolished
- Pedestrian Access
- Indicative Building Footprint - New Building
- Primary Building Orientation
- Nil Setbacks
- Visually Permeable Fence
- Topography Change
- View Corridor
- Circulation Area
- Carparking generally screened on-site or provided through undercroft parking.
- Enhance streetscape and provide on-street car parking.

**LOCAL DEVELOPMENT PLAN PROVISIONS**

Reserve 33641 - Serpentine Road and Collie Street, Albany

The provisions of the City of Albany Local Planning Scheme No. 1 (LPS1) are varied as detailed within this Local Development Plan (LDP).

All other requirements of LPS1 and the Residential Design Codes shall be satisfied in all other matters.

**Residential Design Codes**

1. The R-Coding applicable to the LDP area is R-AC0.

**Streetscape**

2. The minimum building setback from the Collie Street property boundary is 3 metres.

**Design Elements**

**Heritage**

3. The heritage listed buildings to be conserved are identified on the LDP. The lunchroom and shelter shed are to be either demolished or removed for re-use by others with details set out in a Development Application. Non-heritage listed buildings and structures to be demolished.
4. A Heritage Impact Assessment will be provided in support of a Development Application.
5. A Heritage Interpretation Plan is required as a condition of development approval.

**View Corridor**

6. A view corridor is to be maintained between the former Albany State School building and York Street as generally shown on the LDP.

**Building Height**

7. The maximum height of external walls is 10 metres above natural ground level, with the maximum height of 14 metres to the top of the pitched roof above natural ground level.

**Building Form, Materials and Colours**

8. Building form, materials and colours should complement surrounding and nearby buildings including historic listed buildings.

**Fencing**

9. Any additional fencing between the LDP site and Alison Hartman Gardens is to be to the satisfaction of the City. The fencing should be visually permeable above 1.2 metres to a height of 1.8 metres above the finished ground level.

**Surveillance of the Public Realm**

10. Student accommodation units should be orientated so it offers passive surveillance where possible to the public domain through the provision of major openings and habitable rooms.

**Open Space/Site Coverage**

11. A minimum open space requirement of 30% applies to the LDP area.
12. A maximum plot ratio of 2:0 applies.

**Landscaping**

13. Landscaping is to be appropriately provided and maintained by the proponent.
14. The proponent is responsible for installing street trees

bordering the site for the Serpentine Road and Collie Street frontages to the satisfaction of the City.

**Setbacks**

15. The building setback to the eastern boundary with Alison Hartman Gardens is nil.
16. New buildings are to be located within the indicative building footprint set out on the LDP.

**Access and Parking**

**Vehicular Access**

17. The location of vehicle access points is generally to accord with the LDP.

**Parking**

18. Car parking is to be located as generally outlined on the LDP.
19. Other than visitor parking, car parking is to be provided on the LDP site or through upgraded on-street parking adjoining the site.
20. The City will consider a variation of up to 10% of the car parking standards if suitable arrangements are made for reciprocal parking.
21. The City will consider a variation of up to 10% of the car parking standards given the site's city centre location.
22. Contributions may be requested for upgrading the public realm adjoining the site (Serpentine Road reserve) instead of possible cash in lieu payments for car parking.
23. The proponent to provide engineering plans, if required, to identify Local Area Traffic Management measures adjoining the site. This may include realignment of kerbs and marking of street parking bays. Construction shall be in accordance with approved plans.

**Bicycle Parking**

24. Appropriate bicycle parking and/or bicycle storage will be provided on the LDP site.

**Servicing**

25. 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.
26. Rainwater storage tanks, above or below ground, are to be provided prior to occupation. Rainwater storage tanks should be located to minimise visibility from public places.
27. Appropriate arrangements are to be made at the Development Application stage regarding the approach to recycling and waste collection.

**Incidental Development**

28. There is a requirement to have an on-site manager.

The Local Development Plan has been approved pursuant to Schedule 2, Part 6, clause 52(1) of the Planning and Development (Local Planning Schemes) Regulations 2015.

Chief Executive Officer  
City of Albany

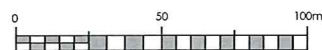
16.3.18  
Date

**LOCAL DEVELOPMENT PLAN**

Reserve 33641, Lots 500 and 501  
Cnr Serpentine Road and Collie Street,  
Albany



DRAWING NUMBER	REV
EP 170428 03	C
C NEW NOTE 5	180311
B NOTE 6	180110
A LDP	170904
REV DESCRIPTION	YYMMDD



SCALE 1:2500  
SHEET A3

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