



LOCAL DEVELOPMENT PLAN PROVISIONS - LOTS 654, 688-691 GREYHOUND CIRCLE AND LOTS 651 AND 692 LITTLE OXFORD STREET, GLEDHOW

Relationship to City of Albany Local Planning Scheme No. 1 and Residential Design Codes

- A) The provisions of the City of Albany Local Planning Scheme No. 1 (LPS1) and the Residential Design Codes (R-Codes) are varied as detailed within this Local Development Plan (LDP).
- B) Where related to residential development, the following standards constitute amendments to the R-Codes and operate as deemed-to-comply provisions.
- C) Where residential development is consistent with the LDP, there is no requirement for neighbour consultation and development approval.
- D) Any variation to the deemed-to-comply provisions, as outlined in the LDP or the R-Codes, is required to be addressed through an application for development approval.
- E) All other requirements of LPS1 and the R-Codes shall be satisfied in all other matters.

Residential Design Codes

- 1. The R-Coding applicable to the LDP area is R20.

Setbacks and Building Envelopes

- 2. While noting the R20 coding, all lots have a defined building envelope. All buildings (dwellings and outbuildings) and retaining walls are to be in the building envelope.
- 3. The minimum building setback on Lots 688, 689, 690 and 691 from the Greyhound Circle property boundary is 4 metres, the minimum building setback from the Flood Lane property boundary for Lot 692 is 4 metres and the minimum building setback from the Flood Lane property boundary for Lots 651 and 654 is 2 metres.
- 4. The minimum building setback from the Greyhound Circle property boundary for Lot 654 is 5 metres, while the minimum building setback for Lots 651 and 692 from the Little Oxford Street property boundary is 5 metres.
- 5. The area located outside of the building envelope is a Retaining Wall Exclusion Area.

Design Elements

Building Height

- 6. Building height will be generally in accordance with Category B of Table 3 of the R-Codes.
- 7. Two storey development is permitted on all lots. Subject to building height and location, the two-storey dwelling may need to have an increased setback from the southern boundary of the building envelope to ensure suitable access to winter sun for the adjoining property to the south.

Built Form, Materials and Colours

- 8. Built form, materials and colours should complement surrounding and nearby buildings. External materials can include painted or rendered masonry, timber weatherboard or cement-cladding.
- 9. Applicants and landowners are encouraged to use building designs which minimise cut and fill and which respect the site's topography. For instance, pole and split homes are encouraged which take account of the topography.

Fencing

- 10. Uniform fencing, on the western boundary of Lots 688 - 692 and the southern boundary of Lot 688, is to be constructed by the subdivider to the satisfaction of the City.
- 11. For lots abutting Flood Lane, the subdivider will construct uniform fencing in accordance with the requirements of the City. The fencing will be designed to offer surveillance of Flood Lane. 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.

- 12. Landowners are required to provide suitable fencing, for shared property boundaries, where the fencing is not constructed by the subdivider.

Surveillance of Flood Lane and Surveillance of Public Open Space (Reserve 48779)

- 13. Dwellings on Lots 651, 654, 691 and 692 abutting the Flood Lane reserve should be orientated so they offer passive surveillance over Flood Lane through the provision of major openings and habitable rooms.
- 14. Provision should be made for the dwelling on Lot 688 so it offers passive surveillance where possible to the public open space through the provision of major openings and habitable rooms.

Earthworks

- 15. The lots will be created with no earthworks (cut, fill or retaining walls) undertaken by the subdivider.
- 16. No retaining walls are permitted in the Retaining Wall Exclusion Area, other than minor retaining to provide for discrete garden areas.
- 17. Within the Building Envelope, no single retaining wall is to be higher than 3.0m and the maximum change in height at any point above or below natural ground level shall not exceed 2.0m.

- 18. Where limitations on cutting and filling produce a building located on a podium, the exposed underside of the building should be screened utilising materials that complement the remainder of the building and demonstrate connectivity of the building to the site.

Access

- 19. While Flood Lane will remain a public road reserve, Flood Lane will not be constructed as a public road.
- 20. The subdivider will construct a 2.5m wide dual use path and will undertake landscaping in Flood Lane.
- 21. No direct vehicular access is permitted between lots and Flood Lane and no direct vehicular access is permitted between lots and the road reserve to the west of the LDP area.
- 22. The location of vehicle crossovers is generally to accord with the LDP.
- 23. 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.

Outbuildings

- 24. The largest outbuilding, or cumulative area of outbuildings on a lot, is 120m².

LOCAL DEVELOPMENT PLAN
Lots 654, 688-691 Greyhound Circle and Lots 651 and 692 Little Oxford Street, Gledhow

