



Planning & Development Services

City of Albany
Policy

OUTLINE DEVELOPMENT PLAN – MORGAN PLACE

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Overall Aim: To provide for the coordinated development of the subject land, encompassing key planning principles and practices regarding water sensitive urban design and traffic management.

-Only one road crossover onto Lancaster Road.

-10 percent Public Open Space In a central, accessible location, which is to be fully landscaped and include drainage infrastructure

-16 metre wide road reserves and 12 metre road reserves fronting Public Open Space;

-'R20' base residential density for the subject land with 'R30 residential density overlooking Public Open Space;

-A Detailed Area Plan (DAP) shall be required as a condition of subdivision for lots abutting Public Open Space/foreshore areas.

-Development to proceed only when connection to deep sewer is established;

-The majority of drainage to be retained onsite and dispersed in accordance with water sensitive urban design principles

-Simple, uncomplicated subdivision pattern that fully utilises the opportunities and constraints of the subject land.

-No driveway access to Morgan Place from ODP area.

-A Foreshore Management Plan shall be submitted and implemented and a Living Stream shall be implemented as a condition of subdivision.

-An Urban Water Management Plan is required to be submitted at the subdivision application stage.

