



## Planning & Development Services

**City of Albany  
Policy**

# **OUTLINE DEVELOPMENT PLAN – MORGAN PLACE**

# **OUTLINE DEVELOPMENT PLAN – MORGAN PLACE**

**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.**

