



All areas and dimensions are subject to survey, engineering and detailed design and may change without notice. © Copyright of Burgess Design Group.

PROVISIONS

The deemed-to-comply provisions of *State Planning Policy 7.3 Volume 1: Residential Design Codes* are varied within this LDP as follows:

1. Clause 5.1.2 - Street Setbacks:
 - 1.1. C2.1 i, C2.2 & C2.3 - Buildings shall be set back from primary and secondary streets as shown on the LDP Map.
 - 1.2. Notwithstanding C2.1 ii-iv & C2.4, buildings shall not project into the Tree Protection Area, where applicable.
2. Clause 5.2.1 C1.1: Garages shall be set back 0.5m behind the dwelling alignment.
3. Clause 5.2.3: Dwellings on corner sites shall provide at least one major opening facing the secondary street adjacent to an area of permeable fencing.
4. Clause 5.2.4: For corner sites, fencing to the secondary street shall be visually permeable above 1.2m for the first 5m behind the dwelling alignment.
5. Clause 5.3.5 C5.1 & C5.3 - Vehicular Access: Access to on site car parking spaces is to be provided from designated crossover locations, where shown, except that:
 - 5.1. The City may vary designated crossover locations where it is satisfied that tree protection outcomes can be achieved (i.e. through tree retention or revegetation).
6. Clause 5.3.2 C2.2 - Landscaping:
 - 6.1. In addition to i & ii, trees within the Tree Protection Area shall not be removed or modified without approval from the City, except to construct an approved crossover or driveway, or where required to comply with a firebreak notice.
 - 6.2. The retention of one or more existing trees within a lot is taken to satisfy the requirements of C2.2i.

LEGEND

- Local Development Plan Area
- Residential R20
- 5m street setback
- 4m street setback
- 1.5m street setback
- Designated crossover
- Tree protection area

APPROVED

This Local Development Plan has been approved by the City of Albany under clause 52(1)(a) of the deemed provisions of Local Planning Scheme No.1

...../...../.....
 Authorised Officer Date LDP Ref. No.



DRAFT



NORTH

LOCAL DEVELOPMENT PLAN
LOT 1 (#21) GROVE ST WEST
LITTLE GROVE