



LEGEND

- Stage 1
- Primary Dwelling Orientation
- Building Footprint and Garage
- Alfresco Upper Floor
- Retaining Wall (Rendered Brick)
- Retaining Wall (Limestone Blocks)
- Fencing (Front 1.2 Vis Permeable, Side & Rear 1.8 Solid Panel)
- No Direct Vehicular Access
- Letter boxes, Estate Signage
- Landscaping
- Street Trees to be retained
- Bin Storage & Enclosure
- Visitor Parking
- Foot Path

ORIG A3
SCALE 1:400

Application of Local Development Plan

LOCAL DEVELOPMENT PLAN – “Earls Court” Lot 5 Earl Street, Albany

1. The provisions of the City of Albany Local Planning Scheme No. 1 and State Planning Policy 3.1 *Residential Design Codes* (R-Codes) are varied as detailed within this LDP.
2. All other requirements of the Local Planning Scheme and R-Codes shall be satisfied in all other manners.

Residential Design Code:

The R-Code applicable to these lots is as per Local Planning Scheme No. 1 (R-ACO)

Staging:

- Stage 1. Residential Lots 5,6, 11, 12 & 13 along with associated retaining, fencing, access, parking and utilities.

Streetscape:

- Earl Street Primary Frontage (Lots 1-6) incorporating landscaped front yard areas.
- Earl Street Front Setback (1.0m), Other Front & Side/Rear Setback per plan.
- Earl Street Front Fencing 1.2m Visually Permeable & incorporating gated direct footpath access.
- Garages to rear per plan.

Design Elements:

- Building Envelopes/Footprints per plan.
- Boundary Walls per plan (east and west boundaries only).
- Primary Vehicle Access per Earl Street, secondary access via southern driveway per plan.
- Internal Accessways and footpaths within Common Property providing direct access to individual sites/dwellings.
- Garaging (two vehicle) to rear of dwellings.
- Any security gates require minimum 5m front boundary setback.

Open Space / Site Coverage

- LDP Open Space 49.7% / LDP Site Coverage 50.3%.
- Private Open Space/Alfresco/Outdoor Living min 20m2 per lot.

Incidental Development / Other

- Bin Storage Enclosure incl themed fencing & associated landscaping.
- Estate Signage and themed letterboxes at site entry.
- Visitor car parking bays (min 3) per plan, including marking & directional signage.
- Department of Planning, Lands & Heritage approval required for works within Lot 66.

Approval

This LDP has been approved by the City of Albany under the City of Albany Local Planning Scheme No. 1.

Signature _____

Date _____