

## Planning & Development Services

**City of Albany  
Policy**

# **MODIFICATIONS TO SUBDIVISION GUIDE PLANS**

# MODIFICATIONS TO SUBDIVISION GUIDE PLANS

## *Special Area No. 1C (Cape Riche)*

### Objectives:

**To provide for rural residential subdivision and development in a manner that:**

- 1) Minimises adverse impacts on and protects the natural resources of the site including the native flora and fauna and nearby water bodies;**
- 2) Is sympathetic to the picturesque landscape of the Cape Riche locality;**
- 3) Ensures adequate protection of life and property from bush fires; and**
- 4) Capitalises on the visual and other physical attributes of the site.**

### Policy Statement

#### Subdivision

Subdivision of land within Rural Residential Area 1C shall generally be in accordance with the attached Plan of Subdivision 6997-02A

#### Development

Single House and Associated Outbuildings are 'P' uses

The following uses are not permitted unless specific approval is granted by Council and advertising has occurred:

- 1) Home Occupation;
- 2) Cottage Industry;
- 3) Bed and Breakfast; and
- 4) Other incidental or non defined activities considered appropriate by Council that are consistent with the objectives of the zone.

All other uses not mentioned above are not permitted (X).

The keeping of stock is not permitted.

Within the Development Area of Plan of Subdivision 6997-02A building envelopes of a maximum of 3000m<sup>2</sup> are to be established. Building envelopes shall be setback a minimum of 15 metres from all roads and access ways and 10 metres from all other lot boundaries, with the exception of development existing prior to the adoption of this Policy

The location of all buildings envelopes is to be nominated by the landowner and approved by Council in consultation with the Department of Environment and Conservation to ensure that areas of rare flora and fauna are protected

All development including dwellings, effluent disposal systems, outbuildings and water storage shall be located inside the approved building envelope

Dwellings, outbuildings and water tanks shall be designed and constructed of materials that allow them to blend into the landscape of the site. Council will be particularly supportive of earth and

autumn tones. Council will not approve walls and roofs constructed of reflective materials such as, but not necessarily limited to unpainted 'Zincalume' and 'off-white' colours. Dwellings and all outbuildings shall not exceed 7.5 metres in height, to be measured from the natural ground level. No boundary fencing shall be constructed of fibre cement, metal sheeting or wooden picket. If fencing is utilised, it shall be of rural construction such as post and strand or 'Ringlock' (or similar) to the satisfaction of Council; and

Boundary fencing shall not be allowed outside of the approved Development Area. Where it is necessary to define a boundary within a vegetated area, bollards must be used.

No clearing of native vegetation shall occur except for:

- 1) Clearing to comply with the Bush Fires Act 1954 (as amended);
- 2) Limited clearing for fuel reduction to provide for the establishment of a Low Fuel Area.
- 3) Clearing to establish an approved building envelope;
- 4) Clearing to gain vehicular access to an approved dwelling; and
- 5) Any other clearing which may be permitted by Council.

Additional tree planting and revegetation may be required as a condition of development approval.

Each dwelling shall be provided with a water supply tank with a minimum capacity of 92,000 litres and adequate roof catchment to supply the tank

The following requirements shall be applied at the time of development approval:

- 1) Each property shall at all times store a minimum of 25,000 litres of water for fire fighting purposes in an area readily accessible to fire fighting appliances and each owner shall replenish water used by fire fighters at the owner's costs;
- 2) If the fire fighting supply forms part of the domestic supply the water outlet for domestic use shall have a take-off point above the bottom of the tank such that 25,000 litres of water always remains for structural fire fighting purposes; and
- 3) To enable standardisation of access to this supply, each private domestic vessel shall be fitted with a blanking cap and ball valve at the bottom of the tank. This coupling and valve shall be installed and maintained in a correct operating condition at all times at the property owners expense.

All residential development shall be connected to an on-site effluent disposal system designed and located to minimise nutrient export and/or release to waterways/body or groundwater approved for this purpose to the satisfaction of Council.

All residential development shall comply with Australia Standard 3959-1991 'Construction of Buildings in Bushfire Prone Areas.

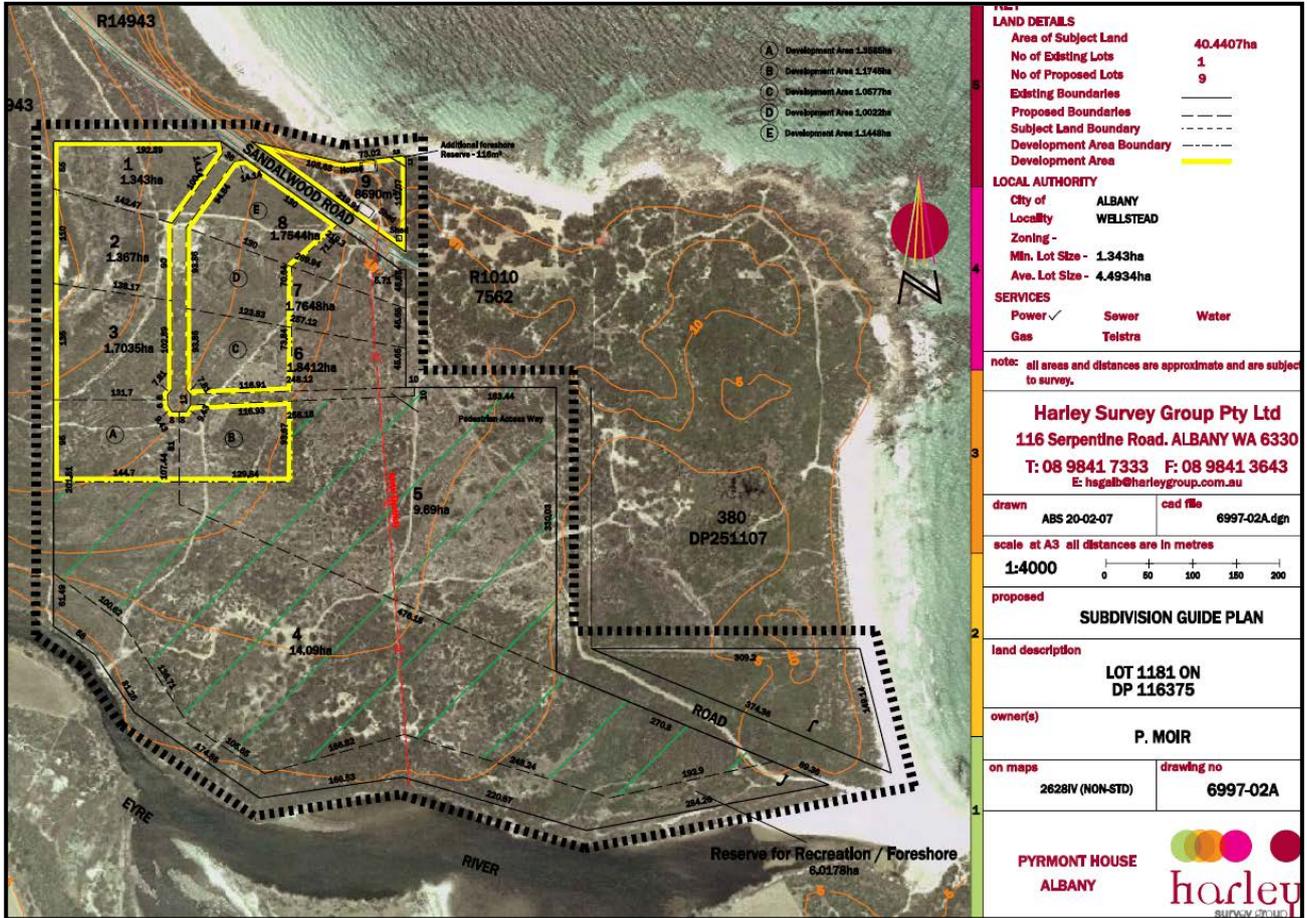
When submitting an Application for Planning Scheme Consent, the landowner shall include details on the species of plants to be used in a landscaping plan. This plan shall be prepared to the satisfaction of the Council. Species to be used in landscaping shall be endemic native species of the Cape Riche locality

A maximum area of 100m<sup>2</sup> of lawn/turf is permitted per lot.

Low Fuel Areas at least 20m wide shall be established and maintained around each building and shall be located wholly within the Development Area.

The Council may request the Commission to impose a condition at the time of subdivision for a contribution towards the provision of fire fighting facilities.

Provision shall be made to Council's satisfaction to ensure prospective purchasers of land within Rural Residential Area No.1C are given a copy of these Special Provisions prior to entering into an agreement to acquire any property.



### *Rural Residential Area No. 9*

*Objective:*

***This Local Planning Policy is intended to enforce a revised Subdivision Guide Plan for Lots 11, 300 and 1301 Nanarup Road/Gull Rock to accommodate a more efficient subdivision design.***

#### Purpose of Policy

To adopt a new Subdivision Guide Plan for Lots 11, 300 and 1301 Nanarup Road/Gull Rock Road.

This policy has been made in accordance with clause 6.9 of Town Planning Scheme No 3. The Policy does not bind the Council in respect of any application or Planning Scheme Consent, but Council shall have due regard to the provisions of the Policy and the objectives which the Policy is designed to achieve before making its determination.

#### Background

A Subdivision Guide Plan was adopted by Council as part of the rezoning of the site to Rural Residential. The developer now wishes to amend that Subdivision Guide Plan and increase the number of lots from 62 to 71.

The road pattern and physical constraints of the site have not changed from the original Subdivision Guide Plan. Additional Public Open Space is being provided as part of new Subdivision Guide Plan.

The attached plan forms part of this policy.

#### Policy Statement

Subdivision and development of Rural Residential Area 9 is to comply with the provisions adopted for the area.

The following plan is to be used as the guide for development and subdivision.

ALL AREAS AND DIMENSIONS ARE SUBJECT TO SURVEY



Ayton Taylor Burrell  
 112/114 Albany Highway, Albany, WA 6172  
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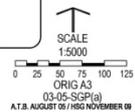


# SUBDIVISION GUIDE PLAN

## Lots 11, 30, 300, 1301 Nanarup Road / Gull Rock Road

This Subdivision Guide Plan has been adopted by Council and signed by the Chief Executive Officer for the City of Albany

C.E.O. .... Date.....



**Special Residential Area No. 11 (Lots 201 and 202 Pony Club Road)***Objective:*

*This Local Planning Policy is intended to enforce a revised Subdivision GuidePlan for Lots 201 and 202 Pony Club Road, Willyung these lots are currently subject to the Subdivision Guide Plan of Special Residential Area 11*

**Scope**

The adoption of this Policy revokes the previous Subdivision Guide Plan of Special Residential Area 11 relating to Lots 201 and 202 Pony Club Road, Willyung and replaces it with the attached plan. The previous plan still applies to the remainder of Special Residential Area 11.

The Special Provisions outlined in Schedule IV of Town Planning Scheme 3 will continue to apply to the subject land.

**Policy Statement**

The attached Subdivision Guide Plan, being Drawing HSGRef14272-01J attached shall apply to Lots 201 and 202 Pony Club Road, Willyung, part of Special Residential Area 11 of City of Albany Town Planning Scheme No.3.

The Special Provisions applying to Special Residential Area 11, outlined in Schedule IV of the City of Albany Town Planning Scheme No.3, are to continue to apply to Lots 201 and 202 Pony Club Road, Willyung.



**Subdivision Guide Plan**

**LOTS 201 AND 202  
PONY CLUB ROAD  
WILLYUNG**

This Subdivision Guide Plan has been adopted by Council and signed by the Chief Executive Officer for the City of Albany

*Paul Richards*  
Chief Executive Officer Date: 2/16/19



Drawn: Add: 10/20/08  
Scale: 1:1000



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E: hrg@harleygroup.com.au

## *Special Residential Area No. 8*

### *Objectives:*

***Special Residential Area No 8 is to create a special residential living environment which preserves the landscape quality and visual amenity of the locality with particular attention given to:***

- 1) The minimisation of erosion, soil and vegetation disturbance;***
- 2) Ensuring that buildings do not conflict with or detract from the landscape in terms of their design, location, scale, height or otherwise; and***
- 3) Minimising the impact of the development on the physical environment particularly in terms of foreshore management, bushfire control, on-site effluent disposal and other servicing requirements.***

### Background

Lots 650 – 658 La Perouse Court, Goode Beach are included within Special Residential Area No 8. To protect the prominent ridge that runs across those lots the area available for building development needs to be controlled.

This Policy applies alternate building envelopes to those shown in the subdivision guide plan attached to Special Residential Area No 8 in CoA Town Planning Scheme No 3.

### Scope

This policy is not intended to circumvent the zoning and development provisions of the CoA Town Planning Scheme No 1A or 3. The Policy seeks to provide additional information for Council, developers and the public to consider when dealing with development applications on Lots 650 – 658 La Perouse Court, Goode Beach.

### Policy Statement

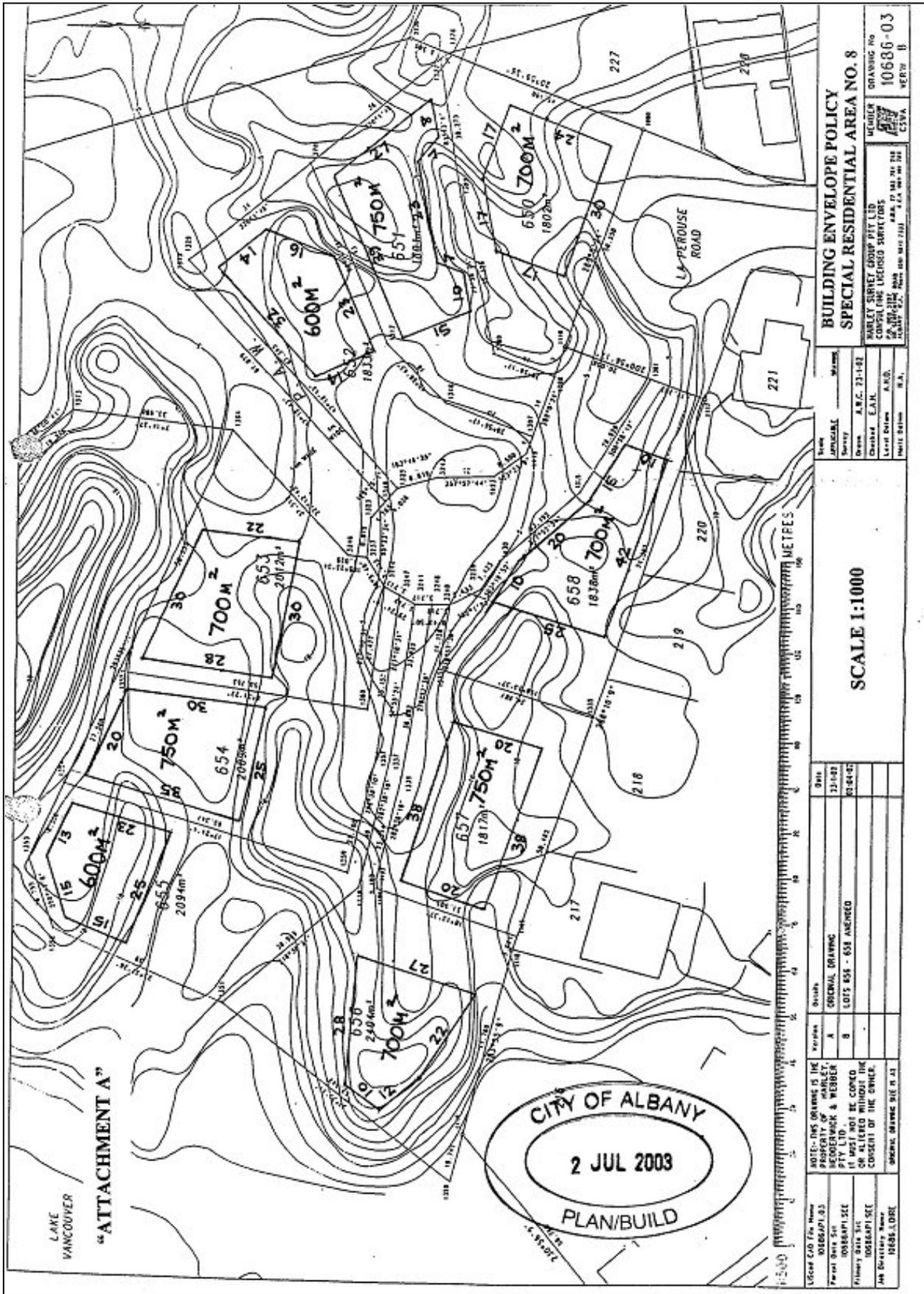
All buildings are to be located wholly within the designated building envelopes as shown on the attached plan (Refer to Attachment A).

Upon Lots 653 and 654 the following requirements are applicable:

- 1) Cut and fill of the site shall be kept to a minimum with preference to split level development so as to minimise disturbance through earthworks.
- 2) The development application shall include showing the proposed development in relation to the landscape on and off the site (particularly it's relationship with the ridge to the North).
- 3) The Landowner shall control storm water and drainage run-off from the ridges and buildings down into the gully in order to maintain the structural integrity of the dwelling.
- 4) Upon Lot 653, 654 and 655 the dwelling is to be constructed to Australian Standard 3959 – "Construction of Dwellings in Bushfire Prone Areas" and have installed an effective bush fire sprinkler system.



# POLICY MANUAL



**BUILDING ENVELOPE POLICY  
SPECIAL RESIDENTIAL AREA NO. 8**

Drawn: J.A.C. 23-1-02  
Checked: E.A.K.  
Local District: A.S.D.  
North Station: R.S.

Scale: 1:1000

Version	Drawn	Date
0	ORIGINAL DRAWING	23-1-02
1	LOT 555 - 658 AMENDED	03-01-02

NOTE: THIS DRAWING IS THE PROPERTY OF HARLEY, HENDERSON & WEBBER. IT MUST NOT BE COPIED OR ALIENED WITHOUT THE CONSENT OF THE OWNER.

Original Drawing File #: 10686-03

Member: CSVA

Drawing No: 10686-03

Version: B

**Special Residential Area No. 11 (Lots 104 and 105 Willyung Road)***Objectives:*

***This Local Planning Policy is intended to enforce a revised Subdivision Guide Plan for Lots 104 and 105 Willyung Road, Willyung these lots are currently subject to the Subdivision Guide Plan of Special Residential Area 11.***

### Scope

The adoption of this Policy revokes the previous Subdivision Guide Plan of Special Residential Area 11 relating to Lots 104 and 105 Willyung Road, Willyung and replaces it with the attached plan. The previous plan still applies to the remainder of Special Residential Area 11.

The Special Provisions outlined in Schedule IV of Town Planning Scheme 3 will continue to apply to the subject land.

### Policy Statement

The attached Subdivision Guide Plan, being drawing 08-34-sgp(e) attached at Appendix A, shall apply to Lots 104 and 105 Willyung Road, Willyung, part of Special Residential Area 11 of City of Albany Town Planning Scheme No.3.

The Special Provisions applying to Special Residential Area 11, outlined in Schedule IV of the City of Albany Town Planning Scheme No.3, are to continue to apply to lots 104 and 105 Willyung Road, Willyung.

At the time of subdivision, the City of Albany will require a notification on the titles of all lots advising that the use of Alternative Treatment Units (ATU's) for effluent disposal may be required subject to the outcome of site-specific soil tests.

ALL AREAS AND DIMENSIONS ARE SUBJECT TO SURVEY  
 ADOPTED BY RESOLUTION OF THE COUNCIL OF THE  
 CITY OF ALBANY  
 AT THE ORDINARY COUNCIL MEETING  
 ON THE 16<sup>th</sup> DAY OF OCTOBER 2007  
 CHIEF EXECUTIVE OFFICER *[Signature]*

7461 Reserve 6906  
 16.480ha

Habitable Buildings to be located/constructed in accordance with AS 3959 for the assessed Bushfire Hazard level.

**Building Exclusion Area:**  
 Habitable buildings and effluent disposal systems generally not supported in these areas due to site characteristics and limitations which may include:

- Proximity to remnant or riparian vegetation (to allow for Hazard Separation)
- 1:100 Willyung Creek Flood flow (Landform Research 2009).
- Area possibly subject to winter surface waterlogging.

**Development Envelope:**  
 Dwellings, associated outbuildings and effluent disposal systems shall generally be confined to the nominated Development Envelope.  
 As provided for by Clause 6.3 of the Special Provisions applicable to Special Residential Area 11, in lieu of the 15m setback nominated for this zone, the minimum setbacks applicable within the Greenwood Estate shall generally be 10m from street boundaries and 5m from the side and rear lot boundaries, unless otherwise depicted on the SGP.

The Envelopes nominated on the SGP are indicative and subject to survey; in any case the Development Envelope shall have a minimum dimension of 16m and shall be not less than 800sqm in area.  
 Fencing, shelters for livestock and structures incidental to Rural Living may be considered outside the Development Envelope.

**Fire Safety:**  
 This SGP to be read in conjunction with Special Provision 11.0 Fire Management Control. The requirements of the endorsed Fire Management Plan apply to subdivision and development.

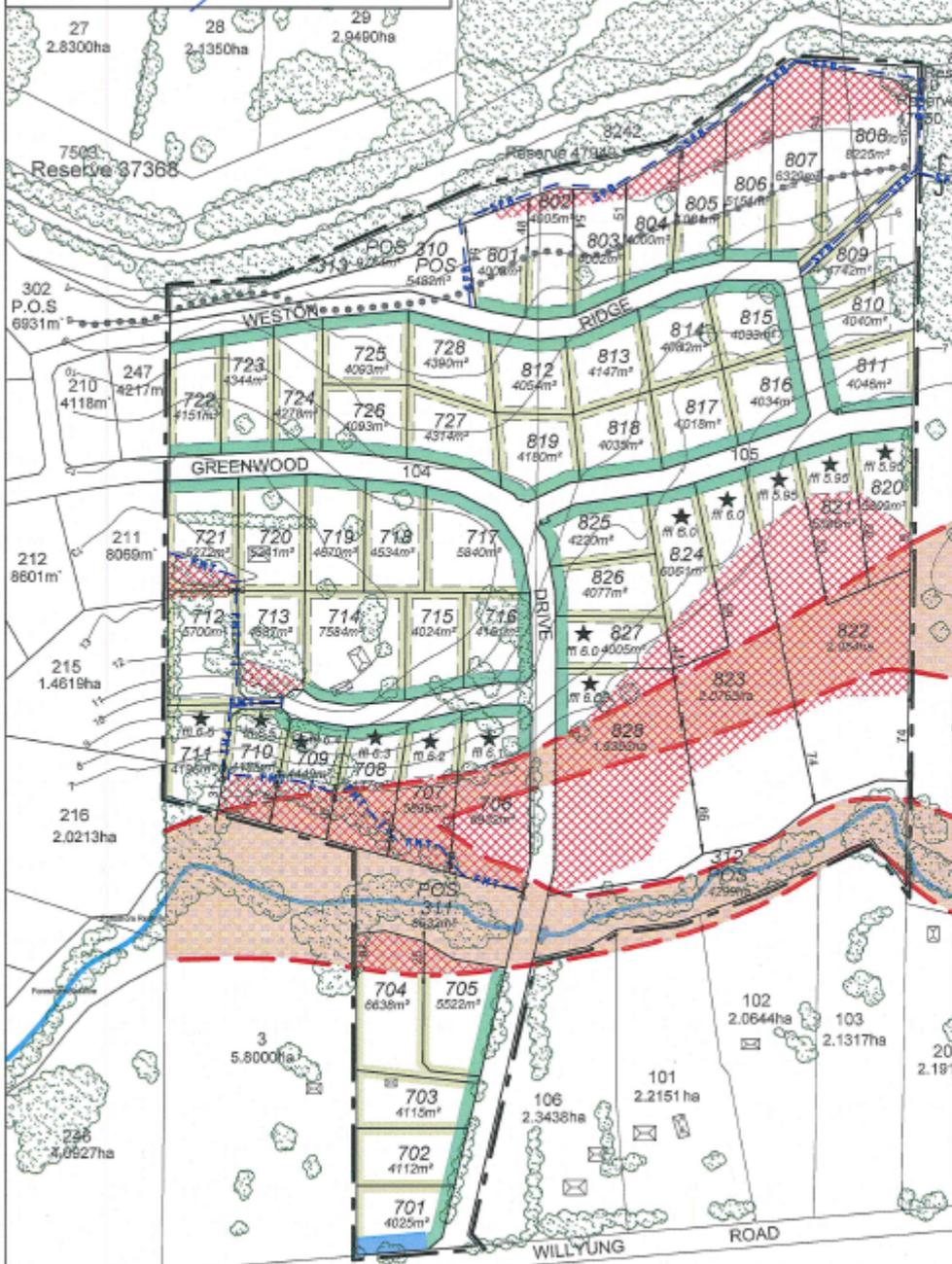
**Minimum Finished Floor Levels:**  
 Recommended elevation of floor levels and road elevations; 0.5m above predicted 100 year flood event (taken from GHD 2007 1:100 year flood elevations and flow volume and John Kinnear & Associates 2008 surveyed spot elevations).

**Effluent Disposal:**  
 As set out in Special Provision 10.3 Alternative Treatment Units are required in the following situations:

- Within 100m of a water course or creekline.
- Where soil conditions are not conducive to the retention of nutrients.
- In areas subject to winter surface waterlogging or within the identified flood fringe (refer predicted Flood Elevations Mapping, Landform Research 2008).

**Access:**  
 Access tracks and any earthworks which may impede the flow of water could not be supported within the floodway. Refer to 'Predicted Flood Elevations' Landform Research 2009.

It should be noted that the levees, elevated areas and some sections of the flood fringe adjacent to the Willyung Creek, which Landform Research predicts are unlikely to flood in a 1:100 year event, may be inaccessible at times.



LEGEND	
	Subject Land
	Existing Vegetation
	Existing Buildings
	Strategic Fire Break / Multi Use Trail
	Fire Management Track
	Unlocked Fire Gate (to be provided if fence is erected)
	Development Envelope
	15m Setback
	10m Setback
	5m Setback
	Min FFL Nominated (Refer to Predicted Flood Elevation Plan.) (Derived from GHD 2007)
	Building Exclusion Area
	1:100 Year Flood Level, for King River Alignment based on detailed site survey 2008
	Extent of Willyung Creek floodway (Interpreted 2008)

## *Norwood Road, Lower King – Subdivision Guide Plan*

### **1. Purpose of Policy**

To adopt the amended Subdivision Guide Plan that relates to Lots 87 and 520 Norwood Road, Lower King (subject site) as a City of Albany Town Planning Scheme Policy to allow the plan to be reviewed by the public and receive Council endorsement.

This Policy has been made in accordance with Clause 6.9 of the City of Albany's Town Planning Scheme No. 3. The Policy does not bind the Council in respect of any application for Planning Scheme Consent, but Council shall have due regard to the provisions of the Policy and the objectives which the Policy is designed to achieve in making its determination.

### **2. Provisions**

Council shall have due regard to the following provisions in the determination of Planning Scheme Consent:

1. Subdivision of the amended Subdivision Guide Plan area shall be generally in accordance with the special provisions of Special Residential Zone 18 pursuant to Schedule IV of the City of Albany's Town Planning Scheme No. 3.
2. The attached amended Subdivision Guide Plan (P6009-SK03) forms part of this Policy.

### **3. Objectives**

Council shall have due regard to the following objectives in the determination of Planning Scheme Consent:

1. To allow for a range of lots sizes base on land capability and landscape design considerations;
2. To provide for the protection of the King River, creeklines and associated floodplains;
3. To integrate development with the landscape, protect remnant vegetation and revegetate areas in order to minimise visual impact.

### **4. Explanation of Amended Subdivision Guide Plan**

The original Subdivision Guide Plan was adopted by Council in January 1999 as part of the rezoning of the site from 'Rural' to 'Special Residential' zone and 'Parks and Recreation' reserve.

The amended Subdivision Guide Plan relates to an area of approximately 10 hectares of the north west corner of the original Subdivision Guide Plan. The original Subdivision Guide Plan shows a total of four (4) lots in this area (Lots 9, 10, 11 and 12). The amended Subdivision Guide plan creates a total of eleven (11) lots (Lots 1-11) in this area.

The amended Subdivision Guide Plan includes an artificial wetland and buffer of approximately 3.2 hectares in area for the purpose of public open space. The proposed public open space will operate as passive recreational and conservation uses for the purpose of the local community.

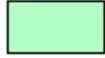
The internal road layout of the original Subdivision Guide Plan has not been modified. Lots 7, 8, 9, 10 and 11 of the amended Subdivision Guide Plan are accessed via the existing internal road and Lots 1-6 are to be accessed via the existing road reserve that abuts the western boundary of the subject site.

The amended Subdivision Guide Plan includes an adjustment to the north west boundary of the site. A total of 1471 square meters of land shown on the original Subdivision Guide Plan as being part of the subdivision has been transferred to the foreshore reserve for the purpose of visual amenity.

LEGEND



Wetland



Wetland Reserve



Vegetated Island



Sedimentation Basin



Building Envelopes



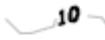
Proposed areas for re-vegetation



Strategic Fire Break



Pedestrian Green Spine



Contours



