

Development Services

**City of Albany
Policy**

ALBANY HISTORIC TOWN DESIGN POLICY

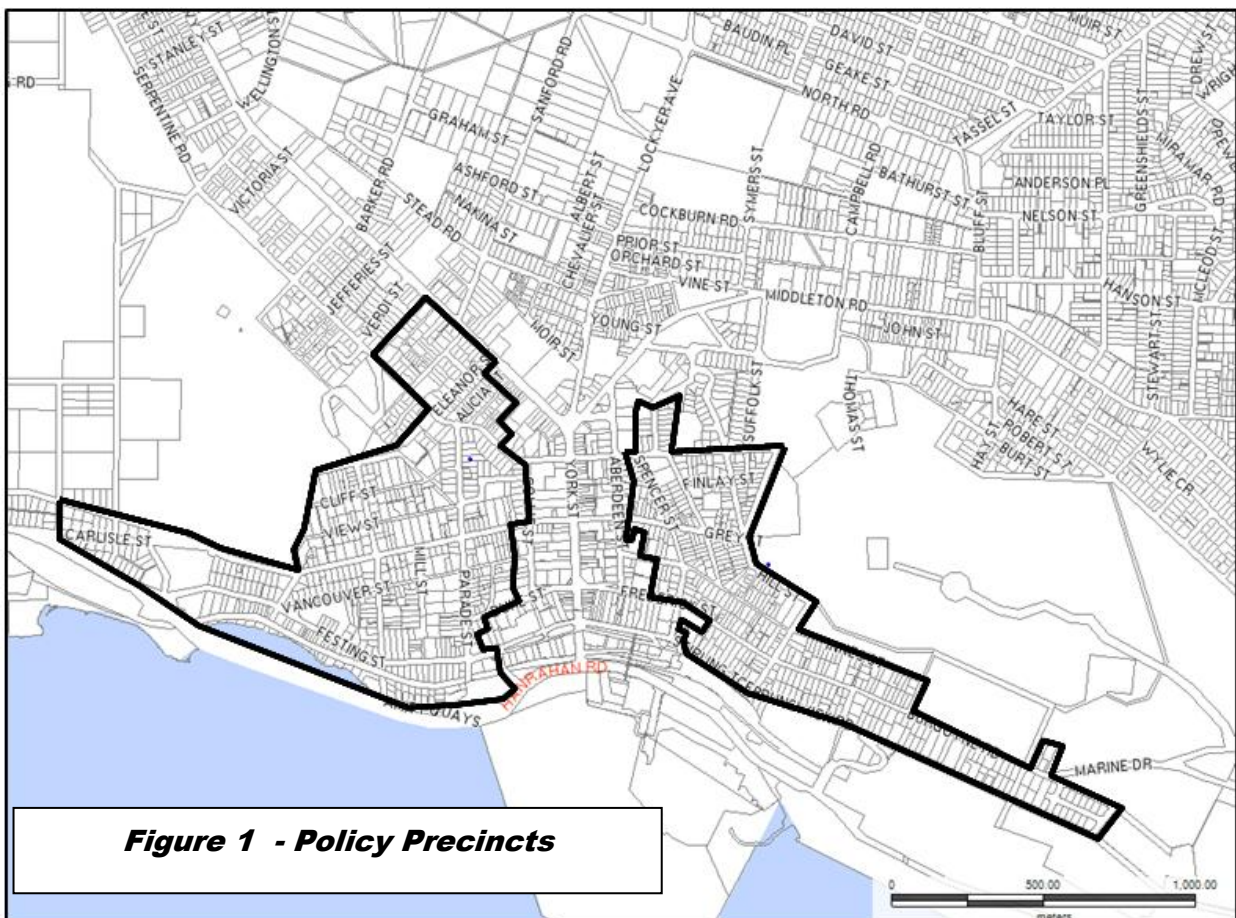
ALBANY HISTORIC TOWN DESIGN POLICY

Objectives:

- 1) ensure that new residential development compliments the townscape character and residential streetscapes of central Albany.
- 2) ensure that new residences are articulated to break down their perceived bulk relative to the character and scale of adjoining buildings.
- 3) retain the character of open streetscapes and landscaped breaks between buildings.
- 4) ensure that new development responds sympathetically to the natural topography and local climatic conditions.
- 5) ensure that alterations and additions are sympathetic to existing dwellings.
- 6) encourage a diversity of housing stock to meet changing community needs.

Scope

This policy applies to all land contained within the Residential Precinct as detailed in Figure 1 below.



Policy Statement

Townscape Context

New residential development should respond to the scale and mass of surrounding development and should be articulated to ensure unsympathetic contrasts of scale are avoided when viewed from a distance.

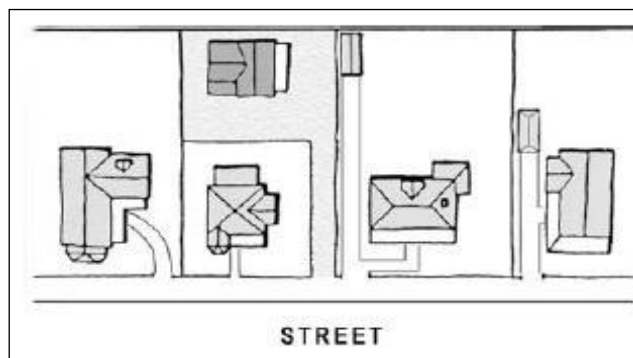
Roof Forms and Pitch

- 1) Roofs shall be articulated to ensure that the scale of individual roof elements is comparable with the scale of existing roofs in the locality.
- 2) Gabled or hipped roofs are encouraged wherever possible and their pitch shall be between 25 and 40 degrees.
- 3) Flat/Skillion roofs with a pitch of less than 12.5 degrees are not supported unless the roof is hidden behind parapets, is a rear skillion not visible from the street or the roof represents a secondary roof element.
- 4) Curvilinear roofs that are simple in design (ie. not in wave pattern) may be considered.
- 5) Notwithstanding the above, where development is adjoining a lot that contains a heritage listed building the roofs pitch, scale and form shall be consistent with such building/s.

Subdivision Pattern

- 1) In areas where the traditional subdivision pattern contributes to the character of the streetscape new development should respond to this pattern.
- 2) Should subdivision be proposed a minimum frontage of 16 metres shall be maintained and wherever possible battle-axe leg subdivision which seeks to maintain the frontage of the lot facing the street and provide opportunities for infill development behind existing dwellings should be encouraged as per Figure 2 below.

Figure 2 - Preferred subdivision layout



Bulk and Scale

- 1) New residences to be articulated to break down their perceived bulk and establish a scale appropriate to existing residences in the locality when seen from the street.
- 2) New residences shall not visually dominate, compete with or be incompatible with the form and scale of existing buildings in the street (an example of inappropriate scale is shown in Figure 3 below).
- 3) In addition to (b) above where development is adjoining a lot that contains a heritage listed building, the development should harmonise with the heritage building in relation to its basic shape, scale and mass, street presentation and alignment, roof pitch and materials, vertical door and window elements and wall finishes.
- 4) Extensions shall not significantly increase the form, size or height of a building when viewed from the street (refer 'Built Form' 'Additions and Alterations' for detailed requirements).



Fig 3. Example of inappropriate scale

Building Orientation

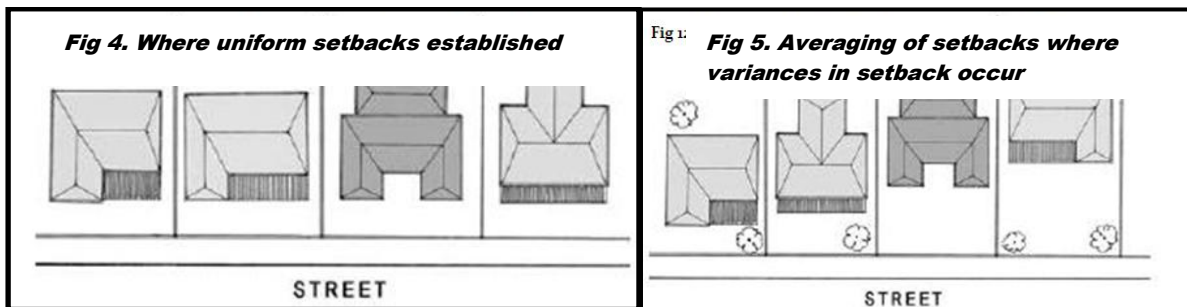
Building orientation shall be consistent with the existing street pattern.

Open Streetscapes

- 1) Buildings are required to interact with the public domain and blank walls, heavy planting, screen walls, or garages and carports in the front setback area are to be avoided. Uncovered parking bays with access off existing driveway can be considered so long as additional crossover is not proposed.
- 2) The property boundary shall be clearly demarcated by a fence or planting and the entrance shall be visible from the street.

Street Setbacks

- 1) Applications are to be accompanied with an examination of existing street setbacks (examination shall include the predominant setbacks found within the street).
- 2) Where there are existing uniform front setbacks for adjacent residences and/or the street, this setback should be retained as shown in Figure 4.
- 3) Where the existing setbacks are staggered or vary there is more flexibility in siting the infill building. It should generally be placed within the range of existing setbacks (using the average street setback of the adjoining residences) as shown in Figure 5, up to a maximum setback of 7.5 metres.
- 4) All garages and carports shall be located at least 1 metre behind the front wall of a dwelling and wherever possible at the rear of the dwelling. This requirement may be relaxed where the topography makes compliance impractical and/or the established streetscape would not be detrimentally affected by such a relaxation.



Front Fences

- 1) If front fences are required, low masonry or open picket fences of up to 1000mm high are preferred. Front fences above 750mm from natural ground level shall be visually permeable (minimum 75% open) and masonry piers shall be limited to a maximum height of 1800mm above natural ground level.
- 2) Fibre cement and metal sheeting shall not be acceptable materials for front fences.

- 3) Examples of suitable fencing treatments / styles, particularly where dwellings are heritage buildings can be found in the City's guidelines on 'Modifying Period Buildings in Albany'.

Side Setbacks

- 1) Side setbacks shall be determined as per the Residential Design Codes except that an absolute minimum side setback of 1.0 metre shall apply. No parapet walls will be permitted.
- 2) When considering applications for the relaxation of side setback requirements for two storey residences under the provisions of the Residential Design Codes the Council shall encourage consistent setbacks on both ground and first floor to achieve clear breaks between adjoining residences.

Topography

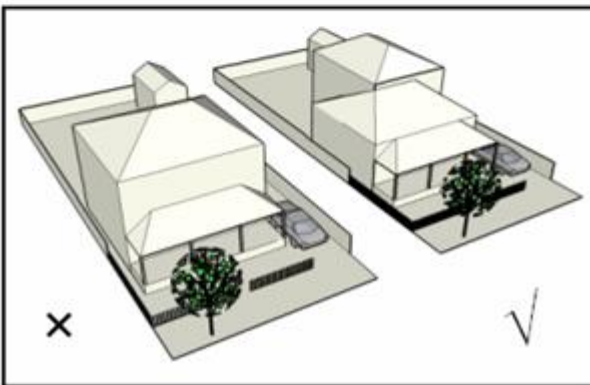
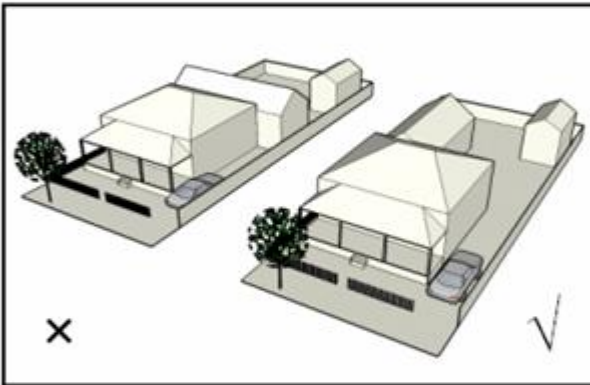
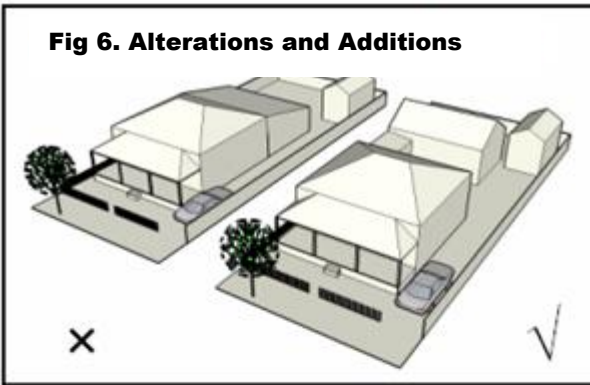
New residences shall respond sympathetically to the topography and cutting and filling, particularly in locations visible from the street, shall be kept to a minimum.

Retaining walls

- 1) Retaining walls within the front setback area are to be stepped if they are more than 1.5 metres high to reduce their visual impact.
- 2) Where the slope of a site requires a floor level to be higher than the ground level, walls (or timber slatting) should be taken down to ground level (to retain the building within its footprint rather than at side boundaries). Building up on sand pads to deal with the topography will not be supported.

Building Form

Strong emphasis will be placed on promoting high quality design which is sensitive to the scale and character of its context.



B2.13 Additions and Alterations

All additions and alterations are required to comply with the following requirements:

- 1) Additions to existing residences should be sympathetic to the character and integrity of the original residence in terms of scale, and form. Additions should generally not attempt to reproduce historic styles but represent a contemporary solution which is considerate of the existing building (see the City's guidelines on 'Modifying period buildings in Albany').
- 2) Two storey extensions to single storey residences shall be located towards the rear (beyond the existing ridge line) where impacts on both the streetscape and the existing structure can be minimised and a streetscape plan is supplied.
- 3) In the upgrading of 'fibro' and weatherboard houses brick cladding or veneering will not be supported as the results are generally not aesthetically acceptable.

Ground Floor Levels

- 1) The datum of the ground floor slab (level) shall be consistent in height with adjoining buildings on the same side of the street.
- 2) Where adjoining buildings have differing ground floor levels due to slope across the frontage of a lot ('cross fall') an average of their floor level heights should be applied to the development to promote a 'cascade' effect along the street.

Number of Building Storeys

Building heights in residential areas shall be measured from natural ground level (as defined in the Residential Design Codes) as per the following:

ACCEPTABLE CRITERIA

Heights to eaves	Heights to concealed roof	Height to gable
5 metres	6.5 metres	8 metres

PERFORMANCE CRITERIA

Council may consider building heights in excess of that stipulated above only where the following is achieved:

- 1) The street facade of the building is articulated, whereby two storey development does not represent as a continuous solid external facade;
- 2) A streetscape plan being submitted, using accurate photomontage images, 3D modelling or detailed elevations showing the bulk and scale of the development in context with the form of adjacent buildings within the street (the plan should include at least two dwellings either side of the subject property);
- 3) The proponent can justify that the development complies with provisions dealing with 'Bulk and Scale' and 'Additions and Alterations' of this Policy in addition to meeting the performance criteria (6.7.1 – P1) of the Residential Design Codes; and
- 4) The proposal has been referred to adjacent properties for comment in accordance with Council's Planning Processes Guidelines.

Height Datum for Grouped and Multiple Dwellings

Height datum for any residence or building comprising multiple dwellings shall be as set out for single houses.

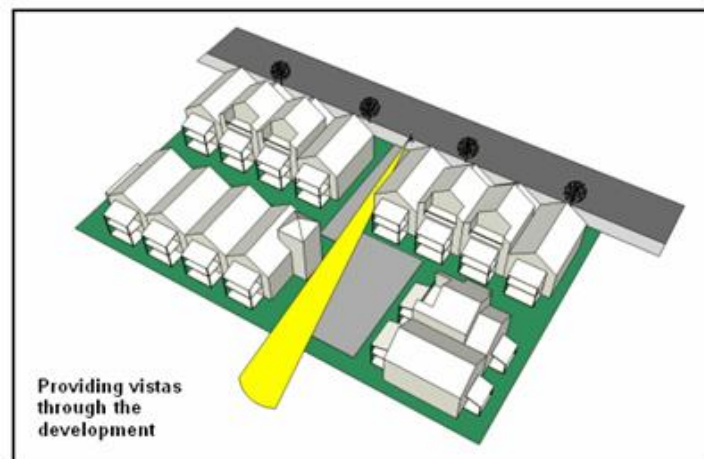
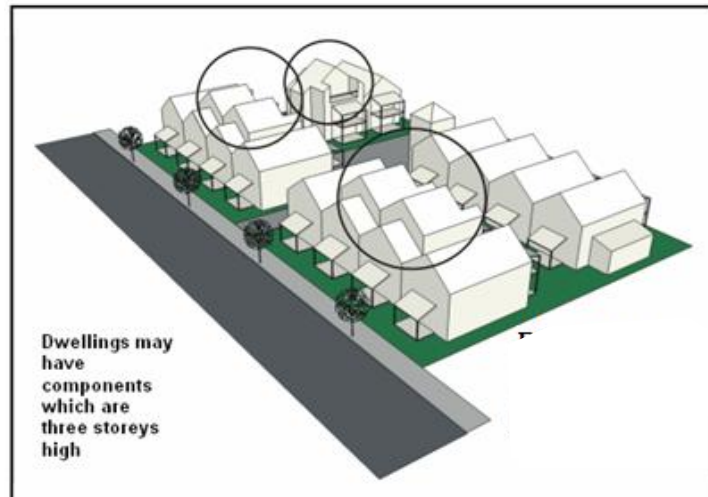
Undercrofts

- 1) Garages and storage (non habitable spaces) may be located in an undercroft level, subject to the height constraints set out above.
- 2) Where any residence or residential building faces directly onto a street and an undercroft is visible it shall be fully screened.

Larger Residential Sites

- 1) On sites larger than 2500 sq m a maximum of 40% of grouped dwellings may have components which are three storeys high subject to the area of the third floor level shall be less than 50 sq m inclusive of any terrace or balcony.
- 2) On sites larger than 2500 sq m 40% of the total footprint of the buildings comprising multiple dwellings may have a third storey subject to the third floor shall be setback from the lower floors on any elevation facing the public domain.
- 3) To qualify for the additional height both grouped and multiple dwellings shall fulfill the following performance criteria:

- a) The third floor components shall be set back 10 metres from any boundary.
- b) The built form of the development shall be articulated to break up the bulk and scale of the development.
- c) Heights for the three storey components shall comply with Category C of Table 3 of the Residential Design Codes.
- d) An unimpeded vista through the development to the Sound, Mt Melville or Mt Clarence shall be provided for pedestrians on the footpath.



Multiple Dwellings - Dwelling Mix

- 1) The Council will actively encourage a mix of dwelling types within Multiple Dwellings. In order to provide an incentive for such a dwelling mix the Council may consider relaxation of the following provisions:
 - a) Site coverage to a maximum of 10%.
 - b) Plot ratio relaxations to a maximum of 10%.
 - c) Setbacks.
- 2) This consideration will require the provision of both a mix of type (no of bedrooms) and variation in size or configuration of dwellings and be subject to ensuring that the amenity of adjacent existing residential development is not adversely affected by any such relaxations.

Communal Open Space within Multiple Dwellings

- 1) Communal open space(s) should generally be contained within the development to provide easy access and some level of privacy from the public domain for residents.

- 2) Concession with respect to total open space may be considered subject to the following performance criteria:
 - a) The overall provision shall not be below 85% of the standard required in the Residential Design Codes.
 - b) Communal open space will be consolidated into usable parcels
 - c) Communal open space will be sited to maximize its functionality in terms of ease of access, solar penetration and the protection of the privacy of particularly ground floor dwellings surrounding it.
 - d) A high quality landscaped area will be provided.
 - e) Private balconies of not less than 16 sq m (with a minimum dimension of 4m) shall be provided.

Solar Access and Visual Privacy

The interaction between multiple dwellings (particularly solar access and visual privacy) will need to be actively addressed.

Access and Car Parking within Multiple Dwellings

- 1) Vehicular access should be designed to minimise the impact on streetscapes and shall comply with 'Access and Parking Requirements' of the Residential Design Codes.
- 2) The provisions of the Residential Design Codes may be relaxed where the topography makes compliance impractical and the amenity of the locality would not be compromised by such a relaxation.
- 3) In multiple dwelling developments:
 - a) The alignment of access ways will be varied to avoid the 'gun barrel' effect.
 - b) Parking areas shall be located well within developments.
 - c) Parking areas with more than four bays shall be broken up with trees, buildings, or different surface treatments.

Heritage Places and Precincts

- 1) For sites identified as a heritage place, that adjoin heritage places or are within a heritage precinct the objectives are:
 - a) To conserve and protect places of cultural significance within the policy area.
 - b) To ensure that development does not adversely affect the significance of heritage places.
 - c) Provide incentives to encourage the conservation of heritage buildings and the maintenance and adaptive reuse of existing buildings which contribute to the urban character of the locality.
- 2) Refer to Council's Heritage Protection Policy (Policy 21) in relation to demolition, adoption and the relaxation of policy and scheme standards affecting heritage places.

Energy Efficiency

Building design should seek to reduce energy consumption by:

- 1) Siting buildings along north-south/east-west axis to maximise solar access and control.
- 2) Providing thermal insulation of walls and roofs.
- 3) Ensuring good cross ventilation.
- 4) Utilising solar hot water heating.

Water Usage

Building design should seek to reduce water usage by:

- 1) Using water wise fittings.
- 2) Utilising 'AAAA' appliances.
- 3) Specifying smaller rather than larger sinks, baths and basins.
- 4) Locating hot water systems to minimise pipe runs.

- 5) Insulation of hot water pipes.
- 6) The use of appropriate plant species, soil improvement and automated irrigation systems.
- 7) Retaining stormwater on site.

Amenity

Building design should seek to ensure a high standard of amenity by ensuring that new developments are:

- 1) Legible: The organization and layout of developments should be easily understood, movement systems should assist in spatial orientation, there should be clear distinctions between public, semi-private and private spaces and developments should provide ease of access for all age groups and degrees of mobility;
- 2) Functional: Developments should be organizationally and environmentally functional and should provide useable outdoor space, efficiently laid out indoor space and service areas, access to sunlight (preferably north facing orientation for living spaces and east facing orientation for bedrooms), good natural ventilation, and visual privacy; and
- 3) Robust: Appropriate room dimensions and configurations to maximize flexibility of use, and materials which minimize building maintenance.

Wind Protection

The design of new buildings should address local wind patterns and provide shelter from prevailing winds particularly around entries and in outdoor spaces.

Acoustic Privacy

Construction materials and techniques used should enhance acoustical privacy between buildings, and the placement and insulation of air conditioning units shall prevent noise impacts on adjoining properties

Overshadowing

The effect of any new development will be considered in terms of the potential overshadowing within the development, and on existing buildings, and outdoor spaces, on neighbouring properties. For any development which could overshadow adjacent properties the applicant may be required to provide shadow diagrams showing the effect of the proposal on such properties.