

Planning & Development Services

**City of Albany
Policy**

WOODRISE ESTATE DESIGN GUIDELINES

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Objectives:

The purpose of this Policy is to establish and apply the design guidelines to assist owners, designers and architects in the preparation of building plans and lot layouts that maximise the potential of the lots, without unduly encroaching on the rights and privacy of neighbours.

Scope

Unless otherwise required by these Design Guidelines and associated restrictive covenant, site and building requirements shall be in accordance with the Residential Design Codes and Council's normal development requirements. Refer Figure 1 for policy area.

Policy Statement

Setbacks

Front (Except Ulster Road)

- Minimum of 3 metres with an average of 4.5 metres.
- Second storey shall be setback a minimum of 4,5 metres with an average of 6 metres.
- Carports and garages shall be a minimum of 3 metres, provided it is attached and integrated with the dwelling.

Front (Ulster Road)

- Minimum of 4.5 metres average of 6 metres.
- Carports and garages shall be a minimum of 4.5 metres provided it is attached and integrated with the dwelling.

Secondary Street

Minimum of 1.5 metres.

Rear

Minimum of 4.5 metres with an average of 6 metres.

Side

As per the requirements of the Residential Planning Codes.

Zero Setbacks

Where considered appropriate for reasons including:

- 1) Better solar orientation of the house;
- 2) Rear setbacks abutting side boundaries of neighbours lots;
- 3) Irregular shaped lots;
- 4) Topographical constraints; and
- 5) Servicing Constraints.

The Council may allow zero lot line setbacks. Zero lot lines are only permissible onto a side or rear boundary, other than a street boundary, providing that the length of any wall of a building abutting a side boundary does not exceed 66% of the length of that boundary and is no higher than 3.5 metres. However, the location of services (sewer, water and drainage) must be taken into account based on standard setback requirements. The use of a zero setback shall be limited to the eastern boundary only in the case of lots having a general north to south orientation, and the southern boundary only in the case of lots having a general east to west orientation. Carports and garages on adjoining lots may have a common zero side setback

Building Height

The heights of dwellings within the Woodrise Estate need to take into account:

- 1) Flat or sloping sites;
- 2) Access to significant views;
- 3) Adequate direct sun to buildings and associated spaces;
- 4) Adequate daylight to habitable rooms and major openings;
- 5) Protecting the amenity, including the views, of adjoining properties;
- 6) Division of neighbours, both visual and acoustic; and
- 7) Minimal interference with natural site levels.

For Lots 590 to 655 Council will consider height relaxations, by adding a 1.5 metre height bonus above the normal Category 3 Standard under the Residential Design Codes for more innovative design solutions, especially those that minimise the requirement for extensive cut and fill. This includes freestanding-skirted metal or timber framed homes and designs where brick/stone build up act as a retaining mechanism within the building footprint. However, in this situation any further retaining walls above 500mm outside the footprint that substantially alter the natural site levels will not be supported. Dwellings on all other lots will need to comply with the normal Category B Standard under the Residential Design Codes.

Lot Development

General

These Guidelines encourage the location and design of dwellings and associated structures on lots in a manner that complements natural site levels and having regard to topographical constraints and the size and shape of lots

Housing development should follow the natural contours of the land to enhance the surrounding residential amenity.

Flat Blocks

The retention of the natural site levels is preferred, however in recognition of the topography of the site and standard housing designs cut and fill, including retaining walls may need to be incorporated into residential lots (mainly on slopes less than 10%), to provide a flat surface for house construction

Treatment of Steeper Blocks (Lots 590 to 655)

Blocks greater than a 10% slope, namely Lots 590 to 655, generally require more innovative design solutions that retain the natural topography and enhance the streetscape, such as incorporating retaining within the house footprint and free standing housing to minimise the amount of cut and fill required, The principle of minimising the extent of cut and fill also applies to the location of the driveway, garage/carport and outbuildings on the lots.

An additional requirement is that the height differential between two adjoining property final lot levels i.e. prior to development, should not exceed two meters.

Cut, Fill And Retaining Walls

If cut and fill is to be part of the dwelling design solution, excavation below natural level is preferred where soils, topographical constraints (e.g. rock near surface) permit, as it is not as visually obtrusive as filling above natural level

Retaining walls should not exceed 2 metres in height and be constructed in materials such as limestone, brick, rock or concrete and be of a high standard finish to complement the site and streetscape.

All retaining walls require a Building Licence regardless of the height of the wall.

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Prior to Council giving planning scheme consent to construct retaining walls greater than 500mm the following information/justification will be required:

- 1) Consideration of the retaining requirements of the neighbouring properties with a view towards cooperation between neighbours to promote a standard treatment and reduce retaining costs for landowners;
- 2) Appropriate set backs from any internal services (sewer, water and drainage);
- 3) Management of surface wafer run-off;
- 4) Design and materials of the retaining wall;
- 5) The structural adequacy of the retaining wall if greater than 3 m in height;
- 6) Crossover and driveway location and their grades,
- 7) Finish sand pad level.
- 8) Elevations of the retaining wall, indicating proposed heights at critical points; and
- 9) Achieving a balance between filling and cutting for the house pad to
- 10) control retaining wall heights and limit filling to closer retain the natural topography of the land.

Fencing

All side and rear fencing should not exceed 1.8 metres in height, however where fencing is installed on top of a retaining wall greater than 1.5 metres, such fencing should not exceed 1.5 metres above the retaining wall.

Other than for privacy screening to small courtyards, that are an integrated part of a dwelling design, no fencing shall be permitted between the dwelling and the street frontage except in situations where the front fence borders a retaining wall over 190mm in height, In this case the height of the fence should be no greater than 900mm.

In the case of corner lots, fencing to the secondary street is permitted along the Boundary.

Commercial Vehicles/Boats Etc

All commercial vehicles including caravans, boats, etc shall not be parked or stored on a property unless contained within a carport/garage, or stored behind the front building line with screening to a height of 1.8 metres in accordance with the fencing requirements.

Crossovers onto Ulster Road

In wanting to reduce the number of crossovers onto Ulster Road, shared crossovers will be required as shown in the attached plan.

Drainage

As all residential lots will be provided with house connection pits capable of serving the lowest point on the block, all lots shall contain their own drainage

Consultation

Land owners, architects, designers and builders should consult with the city's planning and building departments for information, advice and feedback on residential development proposals, especially those on difficult sites, prior to submitting formal applications for planning consent or building approval

**Bonus Building Heights For Lots 590 to 657
(On Slopes Greater Than 10%)**

The height bonus will only be permitted if the house design complements natural site levels. This includes freestanding housing with skirting to cover any exposed lower structure or brick 1 stone build up housing, including split levels, within the dwelling footprint.

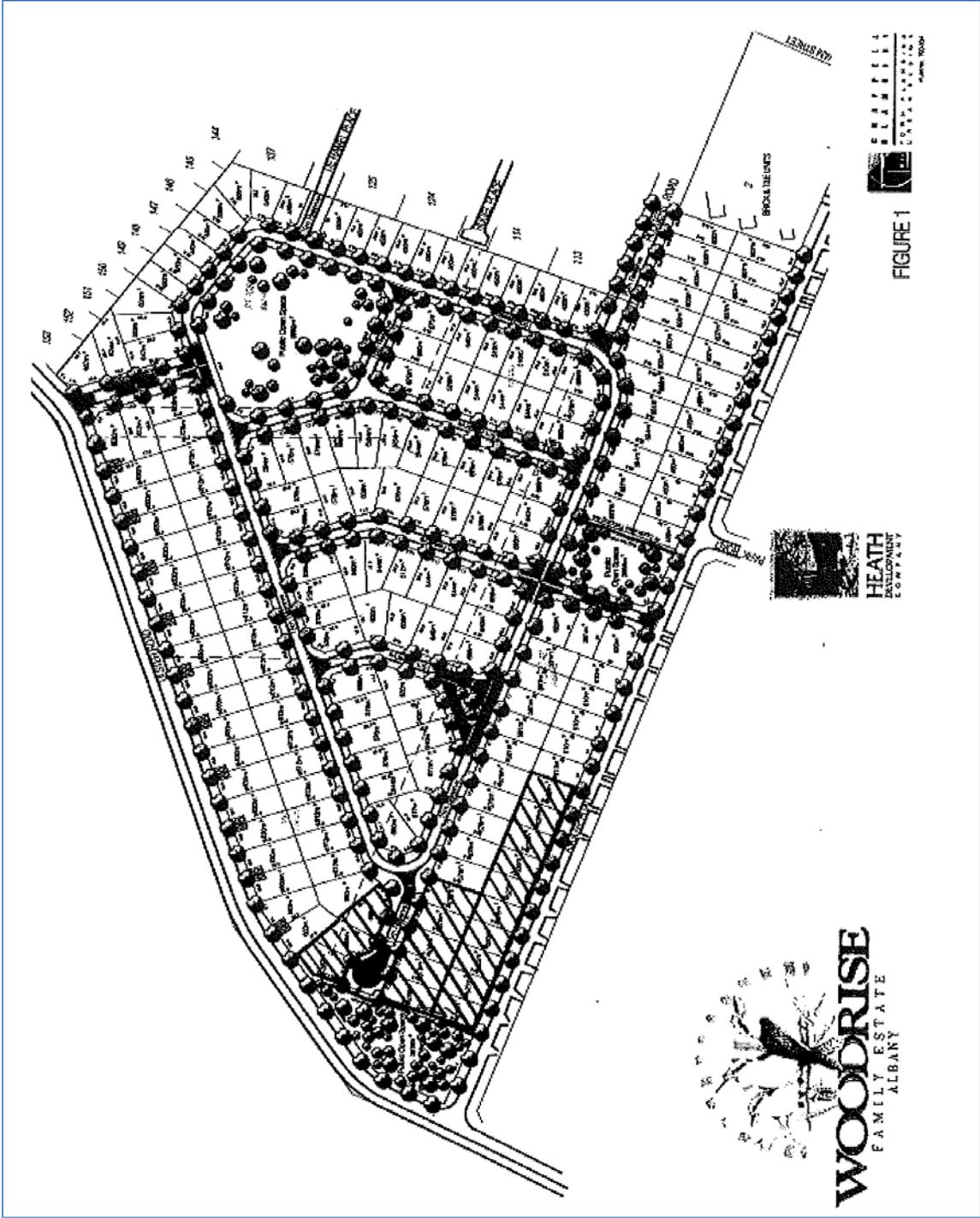
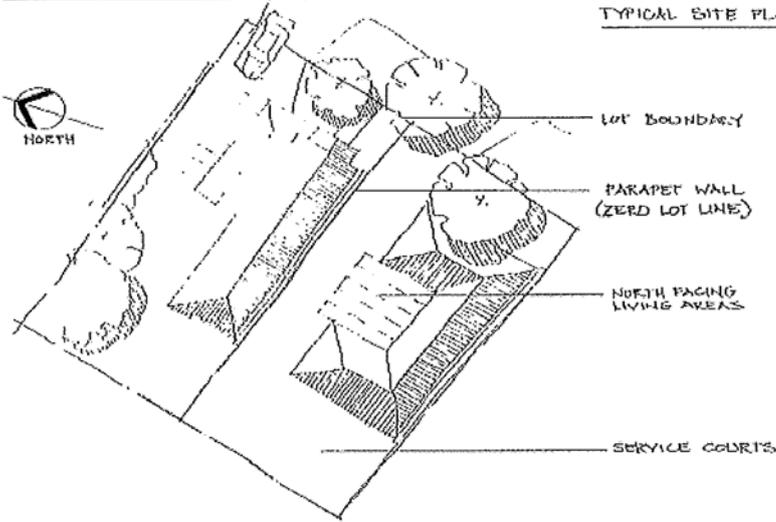


FIGURE 1



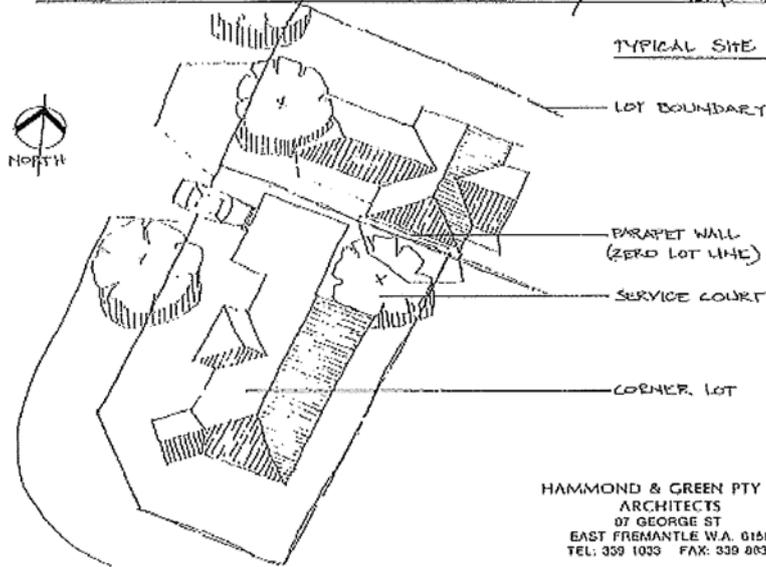
SOLAR ORIENTATION :

TYPICAL SITE PLAN



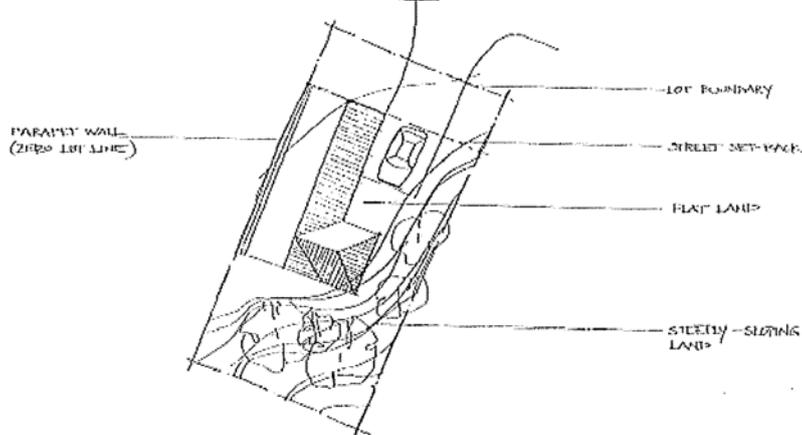
REAR SETBACK ABUTTING SIDE BOUNDARY OF NEIGHBOUR

TYPICAL SITE PLAN

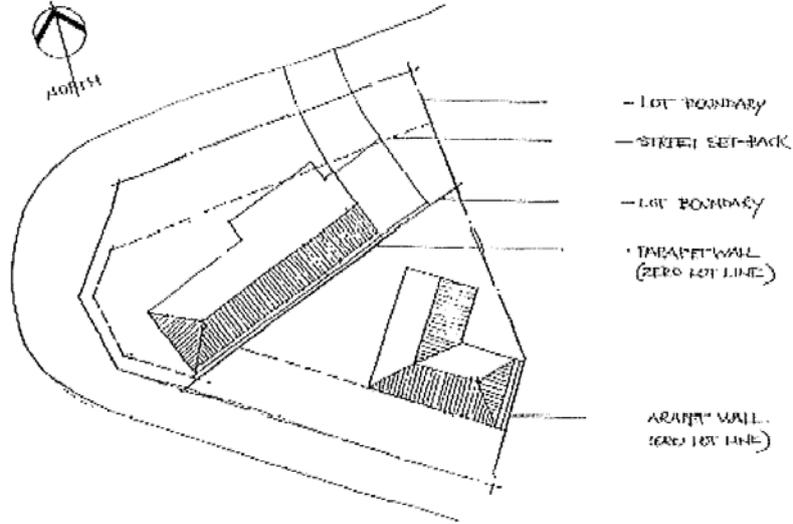


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TOPOGRAPHICAL CONSTRAINTS :



IRREGULAR SHAPED LOTS:



**BONUS BUILDING HEIGHTS FOR LOTS 590 TO 657
(On Slopes Greater than 10%)**

