



Planning & Development Services

**City of Albany
Policy**

NEIGHBOURHOOD CENTRES

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Objectives:

- 1) To strengthen existing and potential nodes within the suburbs to provide active and vibrant local centres.**
- 2) To encourage the provision of a range of additional facilities and services within easy reach of the local community.**
- 3) To create greater opportunities for social interaction.**
- 4) To improve the passive surveillance of the public domain.**
- 5) To encourage a more diverse range of housing.**

Scope

The policy applies to the neighbourhood centres of Spencer Park, North Road (Yakamia), Bayonet Head and Lockyer as detailed on the attached development plans.

Policy Statement

Building Heights

A maximum building height of three (3) storeys to be calculated as per Category C of Clause 3.7.1 of the Residential Design Codes.

Variations to the maximum heights will only be considered in the following circumstances:

- 1) Where ground floor heights are increased to facilitate commercial use in mixed use buildings, the maximum increase shall in such cases be 1 metre.



3 Storey Residences



Mixed use development (commercial below residential above)

Setbacks

In mixed use areas, relaxations to front setback provisions will be considered.

In mixed use areas, nil side setbacks will be considered except where the side boundary of a lot abuts a street or access way.

Streetscapes

Buildings shall interact with the street. Blank walls, heavy planting, screen walls, or garages and carports in the front setback area are to be avoided.

The property boundary shall be clearly demarcated by a fence or planting and the entrance shall be visible from the street.

Buildings shall have windows overlooking the street to improve passive surveillance of the public domain.

Continuity of Street fronts

In mixed use areas the continuity of street frontage will be encouraged.

Bulk and Scale

Larger new buildings shall be articulated to break down their perceived bulk and establish a scale appropriate for the locality when seen from the street.

Council may require the submission of streetscape drawings indicating how new buildings will integrate into the street.

Building Design

Strong emphasis will be placed on promoting high quality contemporary design which is sensitive to its context.

Roof level service structures and plant shall be integrated into the building design and any air conditioners or other mechanical plant shall be screened from public view.



