

Planning & Development Services

**City of Albany
Policy**

**WOOLSTORES
REDEVELOPMENT SITE**

WOOLSTORES REDEVELOPMENT SITE

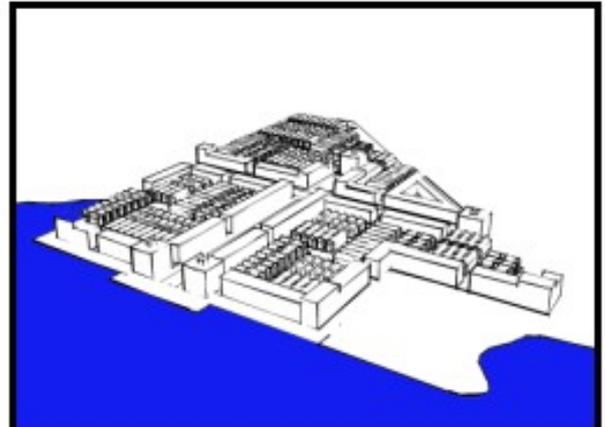
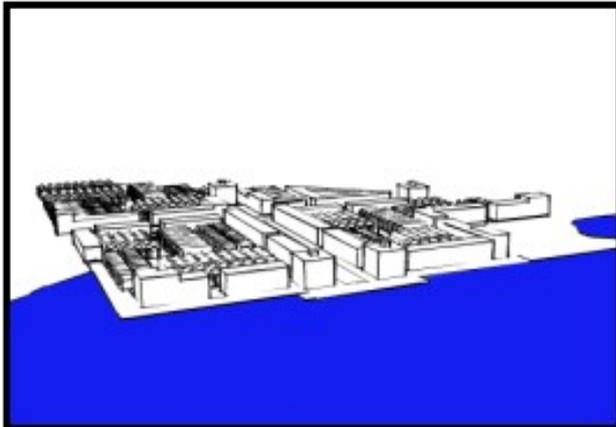
Objectives:

- 1) To create an innovative and comprehensively planned urban development in close proximity to the town centre.**
- 2) To provide a range of housing options not currently available in Albany.**
- 3) To ensure that site planning ameliorates the potential impacts of noise and vibration associated with road and rail infrastructure in close proximity to the site.**
- 4) To ensure that quality of the public domain is exemplary and full public access is provided to the waterfront.**
- 5) To promote limited mixed use development on the waterfront and facing major public spaces.**

Policy Scope

The policy applies to that area identified on the attached plan at the rear of this policy.

Policy Statement



Distribution of Land Uses

Encourage a range of housing and apartment types catering to a diversity of community needs which could include serviced apartments and a boutique hotel

To activate the public domain by including a component of mixed use development which could comprise cafes, a restaurant and limited components of retail and office use

Canal development will not be supported on the Woolstores site

Street Network

Generally a fine grained street block structure would be preferred. An appropriate range is 70-120 metres deep by 120-220 metres long between street centrelines

A range of street block sizes and configurations should be provided to promote variety within the development

The street network shall be legible, fine grained and permeable

The types of streets and access ways within the precinct shall be broken down into a recognisable hierarchy such as boulevards, local streets, access ways and parking areas. Each of the street and access way types shall be dealt with consistently in terms of materials, finishes, and detail throughout the policy area

The provision of on street parking will be encouraged, particularly for visitor parking.

Generous provision shall be made for pedestrian and cycle access and movement.

Streetscapes

The design of streetscapes should achieve a high quality environment balancing the needs of vehicular, pedestrian and bicycle movement. Passive surveillance of streets shall be actively encouraged

Foreshore

Unrestricted public access to the foreshore shall be maintained, and a generous and high legible public walkway should be established along the waterfront

Public places

Public places shall be landscaped to provide 'green' relief from the built fabric and shall include seating, shade etc to facilitate their regular use by local residents and visitors

Urban landscaping should be integrated into the public domain comprising the foreshore areas, major public spaces, streets, access ways and parking areas

Subdivision

The subdivision of land shall be staged to limit the impact of ongoing construction on residents already living in completed stages.

Building Heights

Generally the height of development will be limited to three storeys

Fronting the public domain (major streets, parks, the waterfront etc) four storey developments will be supported to a maximum footprint of 10% of the total area of the policy area

A limited amount of five storey development may be included to highlight 'special' places (important corners and the end of vistas) and articulate the urban form. This will be limited to a maximum footprint of 5% of the total area of the policy area.

The permitted height of buildings shall be calculated as set out below:

- 1) Three (3) Storeys: As per Category C of Clause 3.7.1 of the Residential Design Codes.
- 2) Four (4) Storeys: Top of External Wall (roof above) - 12 metres; Top of External Wall (roof concealed) - 13 metres; Top of Pitched Roof - 15 metres.
- 3) Five (5) Storeys: Top of External Wall (roof above) - 15 metres; Top of External Wall (roof concealed) - 16 metres; Top of Pitched Roof - 18 metres.



Three Storey



Four Storey



Five Storey

Building Setbacks

Front setbacks will need to be appropriate to the location of buildings within the Development Guide Plan. Front setbacks may be relaxed to nil where commercial uses are incorporated in a mixed use building. In residential buildings they may be relaxed to a minimum of 1.5m depending on the context.

Nil side setbacks could be considered throughout the policy area except where a side boundary faces a street or access way.

Apart from the relaxations noted above buildings shall comply with the provisions of the Residential Design Codes.

Articulation and modelling

A variety of architectural expression will be encouraged with strong emphasis on promoting high quality contemporary design.

Development should however establish sets of design elements, and materials which break down the bulk of developments, and provide visual interest through the articulation and modelling of their built form.

Detail design should be used to add complexity and interest in complementing the overall design.

Roof Forms

Roof forms shall be articulated to ensure that large expanses of roof are avoided or effectively screened.

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

Built Edges

Surrounding major public spaces the height of the edging structures should, subject to ensuring adequate solar access to such spaces, be adequate to provide a reasonable level of enclosure for the space.

Attached buildings

To ensure continuity of the urban edge along the foreshore and facing major public spaces buildings shall generally be built boundary to boundary in these locations

Where breaks in the continuity of the urban edge are necessary they shall generally be limited to less than 4m and preferably be provided within the building envelope.

Entrances off the Public Domain

Buildings abutting the foreshore, major public spaces and streets shall provide primary entrances from these spaces

Windows on Upper Floors

Windows on the upper floors shall facilitate natural surveillance of the public domain.

Balconies and Terraces

In order to assist in the articulation of facades, and provide increased surveillance of streets and public spaces, balconies and terraces will be encouraged.

Materials

The external finishes and colour treatment of buildings shall be based on a consistent palette of background colours (white/cream/beige/grey) with the possible inclusion of material and colour highlights

A variety of materials is encouraged although large expanses of reflective glass are discouraged.

