



Planning & Development Services

**City of Albany
Policy**

**EMU POINT AND BIG
GROVE VILLAGE
CENTRES**

EMU POINT AND BIG GROVE VILLAGE CENTRES

Objectives:

- 1) To provide the opportunity for a mixed use village centre within comprehensively planned coastal developments.**
- 2) To ensure that such centres provide a focus not only for local residents but visitors accessing the beach and the development of such nodes do not adversely impact on the coastal reserve or adjoining properties.**

Scope

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

Policy Statement

Distribution of Land Uses

The intention is to group a range of facilities servicing the needs of both local residents and visitors within a village centre having a coherent and high quality public domain. Such uses could include delis, cafes, stationers, restaurants, specialty shops or other uses approved by Council.

Building Heights

Within the designated village centre a maximum building height of four (4) storeys as set out below:

- 1) Top of External Wall (roof above) - 12 metres
- 2) Top of External Wall (roof concealed) - 13 metres
- 3) Top of Pitched Roof - 15 metres

This height will be subject to the following criteria:

- 1) The village centre shall generally be located centrally within comprehensive developments. They shall in no circumstance be closer than 20m to any existing property outside the development.
- 2) The village centre shall be set back from the coastal reserve far enough to ensure the development does not adversely impact on the reserve.
- 3) Buildings shall incorporate non-residential uses on a substantial proportion of the ground floor and be adaptable to changes in land use.
- 4) Public parking will be provided to service the centre.
- 5) Buildings with larger footprints (over 500sq m) shall be articulated to break down their perceived bulk and establish a scale appropriate for the locality.
- 6) The fourth floor of any building shall comprise a maximum of 60% of the footprint of lower floors.

Variations to the maximum heights will only be considered where ground floor heights are increased to facilitate commercial use in mixed use buildings. The maximum increase shall in such cases be 1.0 metre.

The maximum building height of residential development outside the village centre shall comply with Category B of Table 3 of Clause 3.7.1 of the Residential Design Codes.

Building Setbacks

In mixed use buildings no front setback will be required.

No side setbacks will be required except where the side boundary of a lot abuts a street or access way.

Open Streetscapes

Buildings are to interact with the street and public space. Structures and/or heavy planting in the front setback area are to be avoided.

Entrances to buildings 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 village centres the continuity of street frontage will be encouraged.

Bulk and Scale

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

Parking

The provision of non-residential car parking (i.e. for mixed use) could be considered off site, either on street or in designated public car parking areas in close proximity to the uses they serve.



