



## Council Policy

# Proposed Lifestyle Village

## Lots 9, 10, 11 & 70 Corner Ulster & North Roads, Albany

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## 1. Introduction

As part of Council's agreement to rezone Lots 9, 10, 11 & 70 corner Ulster Road and North Road as a Special Site to facilitate the development of an aged persons village, design guidelines are required which will address the following matters:

- provision of perimeter fencing which contributes to a pedestrian friendly streetscape while
- at the same time providing for security and vehicular noise reduction from surrounding roads;
- open space provision within the aged persons village to be provided in a manner commensurate with the nature of the development;
- landscaping, building materials and colours to be utilised to create an attractive urban landscape when viewed from surrounding areas; and
- living areas and outdoor areas to be orientated to maximise passive solar energy wherever possible.

The overall objective of the design guidelines is to ensure the lifestyle village development is integrated with surrounding land uses and that each individual property unit is part of the lifestyle village community.

## 2. Background

The lifestyle village will consist of 108 independent living units with a community facilities complex located centrally within the site.

Key aspects of the site, which need to be taken into account by the design guidelines, include:

- the relatively flat and low lying nature of the site which is overlooked by residential development to the east, north and north east.
- noise from vehicles using both North Road and Ulster Road which are busy arterial roads and the proposal to construct Yakamia Drive immediately to the west of the site; the proposal to develop Council's administrative offices on the depot site to the west; and
- the proposal to develop Council's administrative offices on the depot site to the west; and
- the location of dual use paths on the eastern side of Ulster Road and the southern side of North Road.

## 3. Design Guidelines

### 3.1 Boundary Fencing

The primary purpose of the boundary fencing is to:

- reduce noise from surrounding roads to ensure a suitable quality of life is achieved for residents;
- provide security and privacy to the rear courtyards which abut the road reserves by ensuring the fencing is of a suitable design, structure and height; and
- at the same time ensure the fencing is attractively designed, landscaped and contributes to a pedestrian friendly environment.

The fencing will be primarily constructed from face brickwork with capped face brick piers and open fenestration at required intervals. The massing of the fence will be broken up by the face brick piers, stepping in height and open fenestration angled at 45° which will create landscaped indentations along the length of the fence (refer Landscape Plan).

The open fenestration will provide street surveillance from the units and the landscaping and fence treatment will avoid the appearance of a "walled" development.

A reduced fence height from the standard 1.8 metres to 1.6 metres is also proposed to help reduce the visual impact and improve surveillance.

### **3.2 Vehicular Access**

All vehicular access will be restricted to Ulster Road with the entrance to the Village being located approximately 200 metres north of the Ulster Road/North Road roundabout. No vehicular access is proposed directly onto North Road or the future Yakamia Drive.

The entry statement on Ulster Road will compliment and incorporate the perimeter fence, landscaping, feature lighting and signage.

Internal access roads generally have a pavement width of 5 metres and traffic control devices will be incorporated in the design to reduce vehicle speed and enable the roads to be used for pedestrian purposes.

### **3.3 Landscape Plan**

The landscape plan consists of a number of elements which include street trees within the North Road and Ulster Road verges, boundary fence trees and landscaping, internal street trees, a central park, landscaped footpaths and internal road verges and private gardens.

English Plain Trees will be used as street trees along Ulster Road and North Road and will contribute significantly to softening the impact of the development when viewed from surrounding residential areas. This will be complimented by the feature trees which will be planted in the indentations in the boundary fence and the smaller internal street trees.

The boundary fence trees will also help to reduce the impact of the fence. The internal street trees are predominantly located along the north-south streets in order to minimise any potential impact on passive solar energy collection.

Tree species may include:

- Peppermint Trees (*Agonis Flexnosa*);
- English or Oriental Plain Trees;
- Claret Ash; and
- *Angophora Costata*

Pedestrian requirements of residents are addressed with pathways and ramping for ease of access together with strategically placed resting areas. All pathways are to be paved and attractively landscaped. Links through to designated exit points are provided which will facilitate access to the existing footpath system in Ulster Road, North Road and ultimately Yalcamia Drive.

### **3.4 Village Centre & Communal Open Space**

In terms of public open space, *the* requirement of retirees and aged persons are different to that of the general populous. Rather than providing extensive areas of space for active recreation, the emphasis is placed on providing specific facilities such as an indoor swimming pool, spa, gym, arts and crafts room, lounge, communal dining area, BBQ area and landscaped gardens for passive recreation.

Approximately 8% of the site has been used to accommodate the village centre and associated gardens. While there is no specific requirements for public open space provision for an aged persons village the combination of gardens and communal facilities is in excess of what would be required in a green field subdivision of a similar scale.

It is also noted that extensive areas of public open space immediately abut the south side of North Road and opportunities exist to landscape and develop the Yakamia Creek foreshore to the west and north.

The village centre is the main community focal point for the lifestyle village development and is located adjacent to the main access way into the development. It aims to give the residents a communal sense of place that will be extensively utilised. Its design and layout is reflective of the facilities that are expected by today's standards.

The building will be constructed using face brick and/or rendered external walls and piers with feature timber weatherboarding, posts, balustrades, windows and doors. The roof will be either colourbond custom orb roof sheeting or tiled and will compliment but not necessarily replicate the surrounding residential units.

The surrounding grounds will be extensively landscaped with indigenous plants as well as successfully grown introduced species. Footpaths will ensure ease of access from all parts of the village.

### **3.5 Residential Units**

#### **3.5.1 General**

The 108 residential units will be single storey with a range of different floor plans. The exterior aesthetic treatment of each unit will be designed to harmoniously balance/compliment the whole development to ultimately achieve an intimate "village" character and will be reflective of the developing Albany aesthetic.

It is intended that good neighbourly 'design' relations will be achieved by care being given at the outset to such issues as overlooking, overshadowing building character and landscaping.

#### **3.5.2 Materials**

The residences are to comprise a concrete slab on ground with brick veneer external walls, framed internal walls and a pitched roof as designed. Potential residents have many options in materials and finishes. The two primary external elements are as follows:

- Walls - external walls to be finished in either face brick, sand render or limited areas of timber weatherboarding.
- Roofs - tiled roofs are proposed and it is intended that a selection of the following Harmony roof tile range or similar be used:
  - Miners Gold
  - Sunset
  - Rainforest
  - Slate
  - Bolero
  - Harvest
  -

A single carport is proposed for each residence which has been designed so that it may be enclosed if required. Residents will be encouraged to explore alternatives to standard roller doors.

#### **3.5.3 Overlooking**

All residences are designed as single storey and therefore overlooking is eliminated.

To achieve privacy between adjacent residences and courtyards, fences are to be installed (refer 3.5.6 Fencing). Windows of adjacent residences have

been designed so as not to overlook. Privacy has been achieved either by fence height, planting, additional screens or other approved measures.

### **3.5.4 TV Antennas/Satellite Dishes etc**

It is intended that no antennas or dishes of any kind will be located on residences. Communication and media services are provided via a central installation at the Village Centre radiating out to each residence,

### **3.5.5 Air Conditioners**

Air conditioners are to be located to minimise adverse impact both acoustically and visually on public spaces and neighbours. Air conditioner units will not be permitted on rooves.

### **3.5.6 Fencing of Residences**

Dividing fences between residences will predominantly be of colour bond sheeting and will not be no higher than 1.6 metres.

### **3.5.7 Landscaping of Residences (Rear Courtyards)**

Landscaping of rear courtyards is to be by residents and will be reflective of individual taste. Guidelines will be issued to residents.

### **3.5.8 Clothes Lines and Drying Areas**

Drying areas are to be within rear courtyards. Paraline or extendaline clotheslines only are permitted.

### **3.5.9 Pergolas**

These are to be of a standard timber post, beam and rafter detail and will be permitted to be enclosed. Translucent roof sheeting and/or shade cloth only will be permitted.

### **3.5.10 Parking**

Retirement villages in themselves are not high generators of traffic. Each residence will have a single carport. Visitors parking will be strategically placed throughout the village.

### **3.5.11 Letter Boxes**

To encourage good 'village' relations and integration, each resident will be required to collect their mail from the Village Centre central letterbox facility. This ensures that residents mix with others and encourages them to utilise the facilities within the Village Centre.

### **3.5.12 Garbage Disposal**

Village management will be responsible for garbage disposal consequently application of Council rates for this service will not apply.

### **3.6 Passive Solar Energy**

Given Albany's climate, opportunities exist to improve residential amenity and minimise fuel costs by utilising passive solar energy.

As the land is orientated north south and is bounded on three sides by roads the major orientation of the internal roads is north south with east west connectors.

The opportunity has been taken to design the units so that Living areas and courtyards are oriented wherever possible to the north. Some 50% of the units will have their living areas to the north.

To provide further passive solar energy advantages corner windows will be incorporated into living areas to take advantage of the north south orientation.

Optimum solar access is achieved when the sun is able to effectively penetrate a house between 9am and 3pm in mid winter. This feature will be incorporated into house designs where possible.

Insulation of the ceiling of each home will be included. It is understood insulation alone can save up to 20% on energy for cooling and 25% on winter heating.

Residents will be encouraged to install skylights where appropriate as a very effective way of reducing lighting costs.

Careful placement and selection of street trees is necessary to ensure solar energy collection is not affected.

### **3.7 Integration with Surrounding Landuse**

The existing vacant land comprising Council's former depot site and the land proposed to be developed for the Lifestyle Village currently detracts from the North Road streetscape. The development of Council's administration offices provides the opportunity to create a landmark building and the Lifestyle Village will help to integrate it with surrounding residential areas.

The proposed Yakamia Drive will separate the two developments and the landscaping treatment of this major road and the adjoining development is critical in terms of creating an integrated and attractive streetscape,

The careful selection of street trees along North Road, Yakamia Drive and Ulster Road is considered the most effective way to achieve an integrated streetscape. The development of Yakamia Drive as a heavily landscaped boulevard with a median break and pedestrian crossings will also help to link these two major developments.