

Council Policy

Redevelopment of the Seppings Street Precinct

Preamble

Seppings Street is currently an unconstructed, private street that provides an important link between Middleton Beach and Eyre Park. Significant development potential exists for all the lots fronting Seppings Street. Pressures are increasing for this development potential to be realized.

Council has agreed to increase development densities on the lots by up to 50% provided that an acceptable set of design guidelines is prepared. These guidelines have been prepared to meet that requirement.

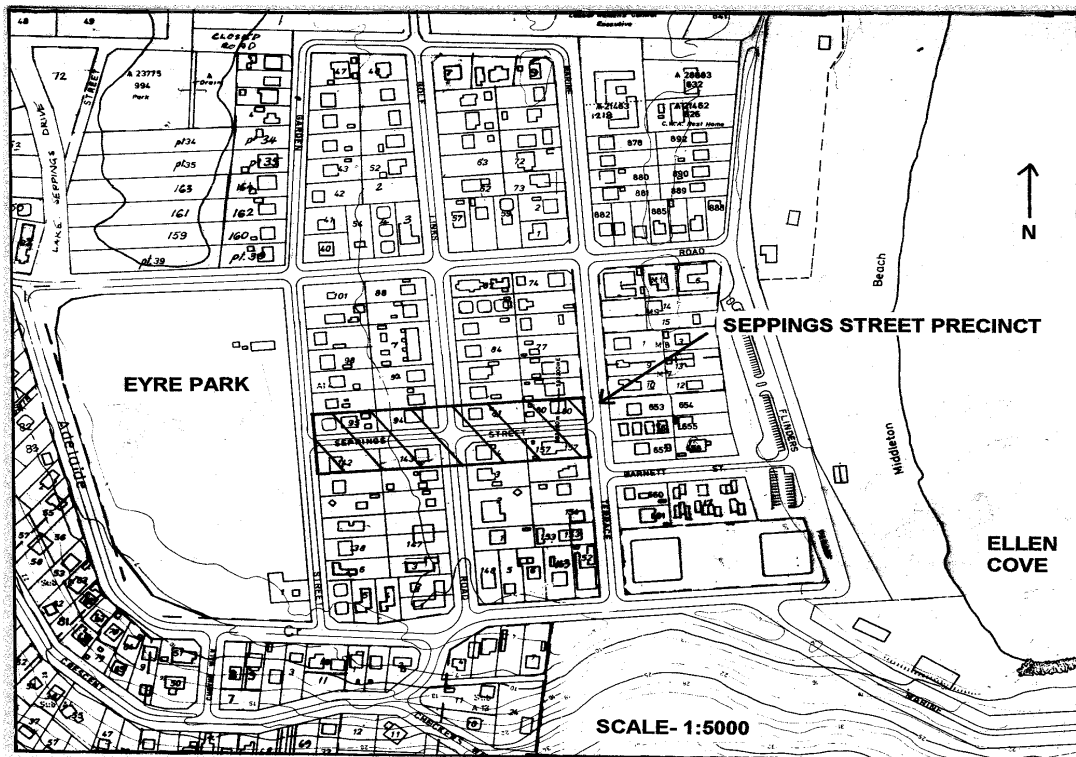
Objective

To co-ordinate development on the lots with frontage to Seppings Street in accordance with AMCORD/Green Street principles such that the area becomes an attractive tourist and residential precinct.

Policy

1.0) Policy Area

This policy relates to what are currently lots 94,95,142,143,80,81,4 and 157 Seppings Street (see below).

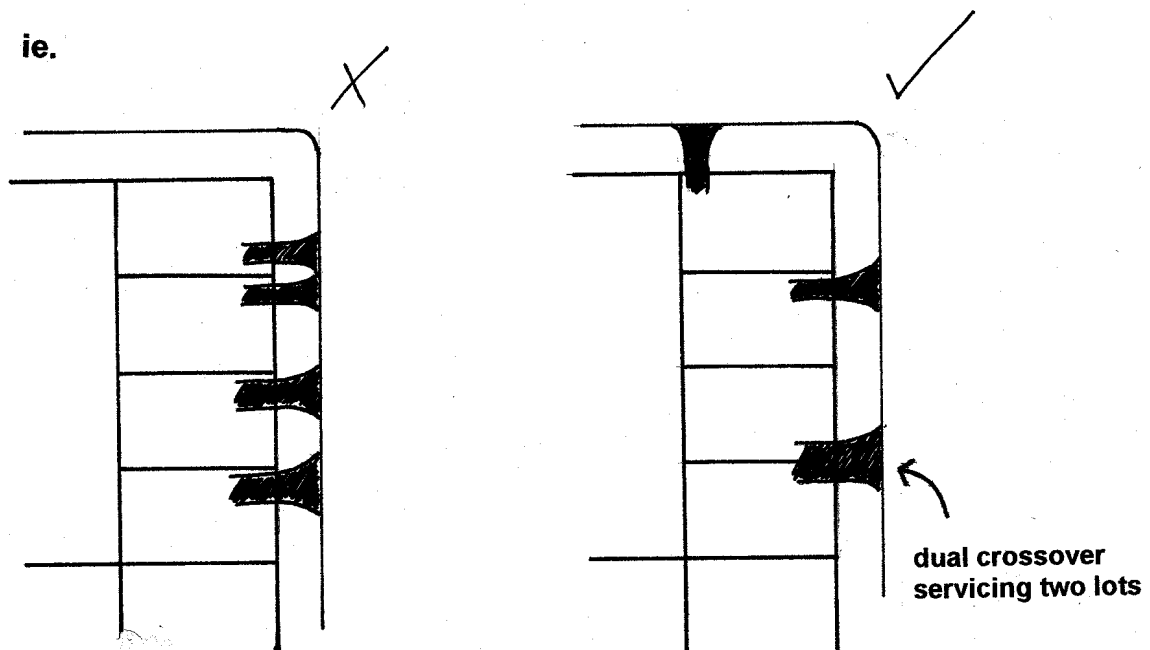


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2.0) Vehicular Access/Parking:

2.1 When subdivision to vacant lots takes place crossovers for each lot are to be constructed as a condition of subdivision approval. There are to be no more than two crossovers onto Seppings Street for every 50 metres of road frontage and each crossover is to consist of only a single vehicle width for every lot that it services (see below).



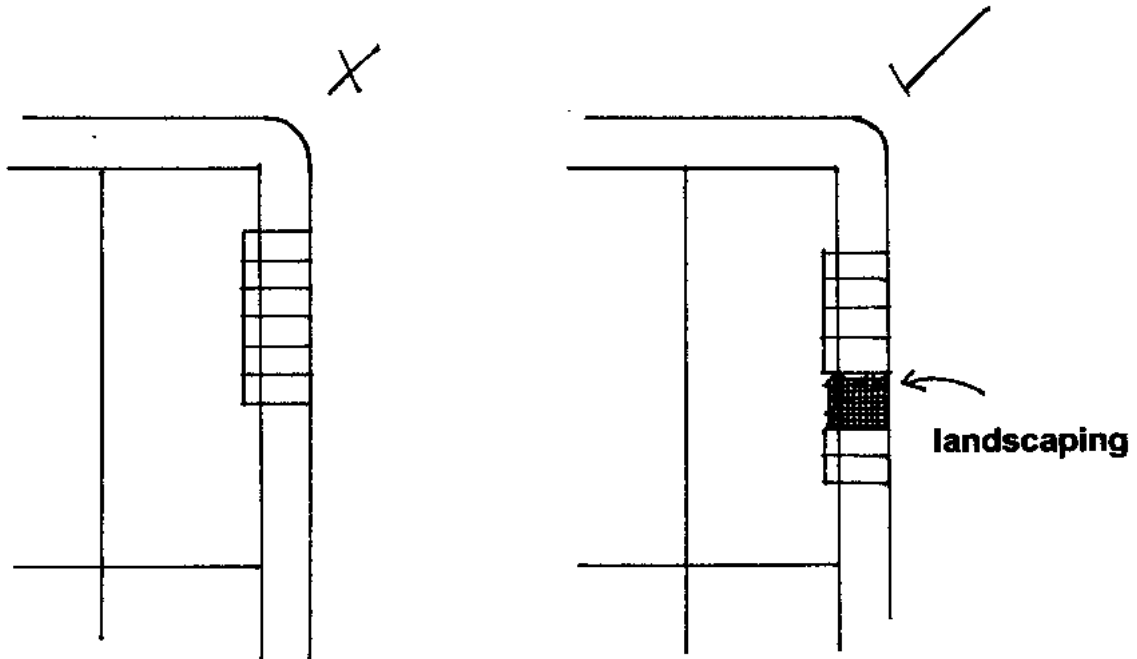
2.2 Multi-unit development involving carports or garages separately accessed from the street are to be designed using the same principle described above (ie. limit the number of crossover onto Seppings Street).

2.3 Carparking can be provided within the Seppings Street verge if it is designed and constructed to Council's satisfaction at the developer's expense.

2.4 Carparking constructed within the street verge will be included as part of the carparking requirements for a development but will be considered 'public' and the land will remain under the control of Council.

2.5 Where carparking is constructed in the street verge then no more than four contiguous bays are to be built. Additional bays are to be segregated by an area of landscaping not less than 2.0 metres in width (measured parallel to the pavement).

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2.6 Carparking areas constructed within the street verge will not be considered “crossovers” subject to 2.1 and 2.2 above.

2.7 Carparking requirements shall be calculated on the following basis:-

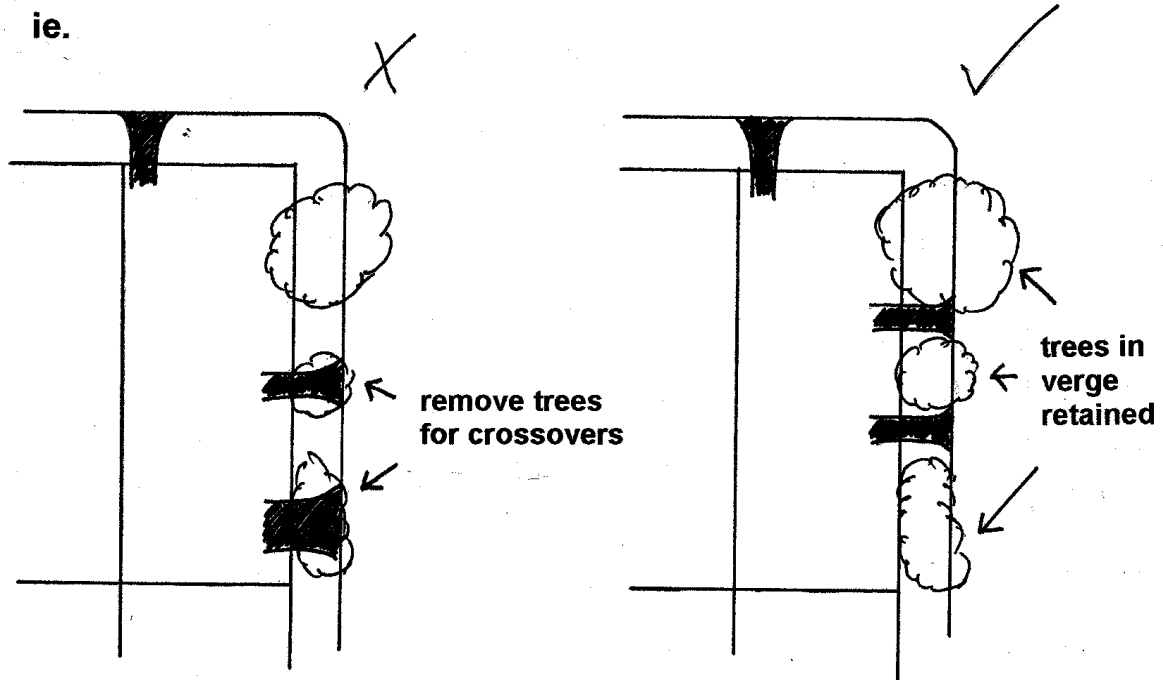
Type of Development	Carparking Bays
Single residential	2
Group / Multi residential	2 per unit for that first 4 units, 1 per unit thereafter
1 or 2 bedroom holiday accommodation unit	1 per unit
3 or more bedroom holiday accommodation unit	2 per unit for the first unit, 1.5 per unit thereafter
Other	As per Scheme requirements

3.0) Landscaping / Vegetation Protection

3.1 Installation and reticulation of landscaping on the lot and/or within the street verge is to be completed by the developer before occupancy of any buildings.

3.2 When required as a condition of approval, to landscape the verge, the developer shall submit a landscaping plan showing predominantly the use of plant species native to the locality (see *Appendix One – Plant Species Native to the Locality* for guidance).

- 3.3 Strategic “mass plantings” of tall (3.0 metres plus), dense vegetation should be used to soften and reduce the visual bulk of developments and break up the visual landscape as a whole. These can be balanced by more open areas consisting of lawn, low shrubs or groundcovers.
- 3.4 Where possible, existing vegetation in the verge should be retained. Care should be taken during the design and construction of a development to ensure the preservation of existing street trees. Crossovers should also be positioned to assist in vegetation preservation.

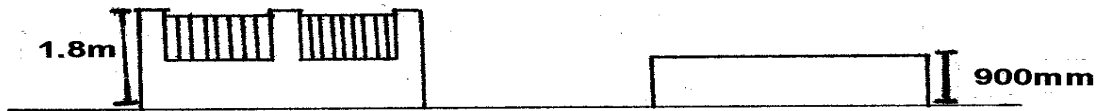


- 3.5 Landscaped areas on the lot and within the street verge are to be maintained in good condition by the owners and/or occupiers of the development on an ongoing basis.

4.0) Fencing

- 4.1 Fencing is to be in a colour and finish compatible with buildings on the site and generally limited to the following materials: rendered masonry, face brick, stone, timber, metal.
- 4.2 Side and rear fences should not exceed 1.8 metres in height.
- 4.3 Front fence should not exceed 900mm in height when ‘solid’ or 1.8 metres in height when ‘visually permeable’.

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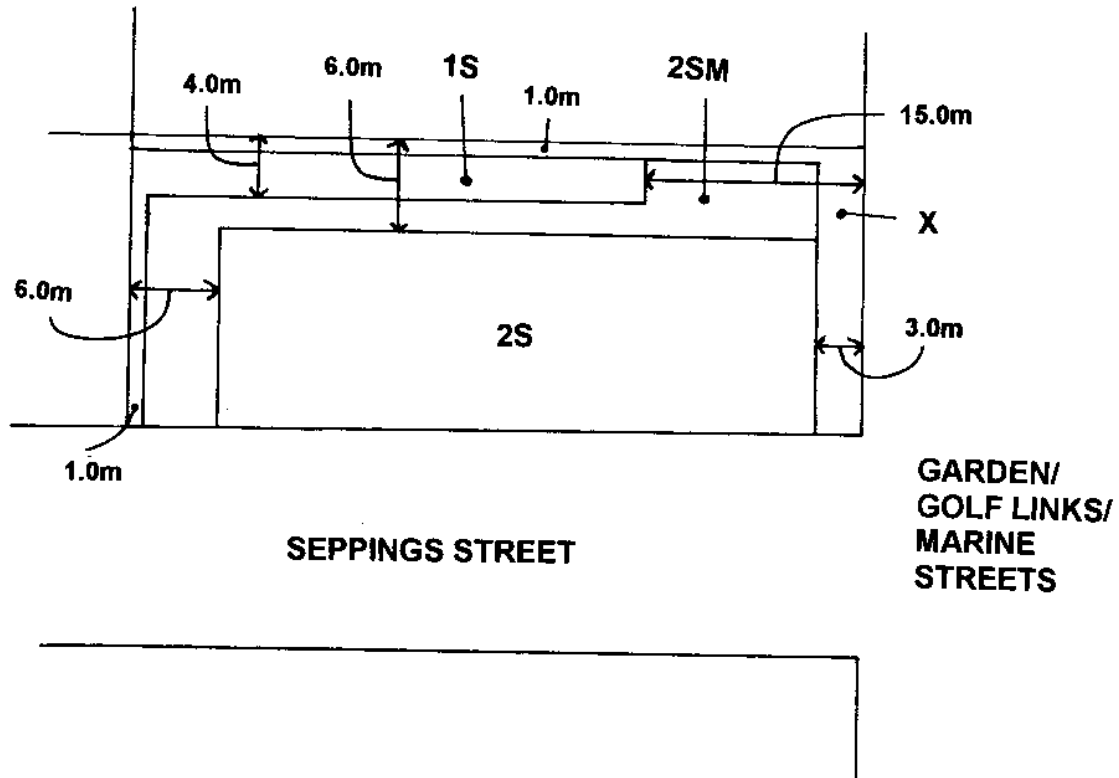


5.0) Building Form and Style

- 5.1 Buildings are to be simple in style and reflect the built character of Middleton Beach.
- 5.2 Exterior walls should be predominantly light in colour and utilise one or more of the following materials: rendered masonry, face brick, stone, round profile corrugated metal, rammed earth, weatherboard or similar.
- 5.3 Roof materials should generally consist of round profile corrugated metal.
- 5.4 Roof pitches will be in the range of 27° to 37.5° with the exception of skillion or lean-to verandahs or other protrusions.
- 5.5 Adherence to passive solar principles and architectural innovation are both encouraged.

6.0) Building Height and Setbacks

- 6.1 Buildings should not exceed two storey's in height (maximum of 7.5 metres from natural ground level to eaves). Loft or roof space can, however, be used as habitable space provided that there is no direct overlooking of entertaining areas on neighbouring properties and the aggregate height of the buildings is not increased.
- 6.2 Buildings are subject to minimum setbacks from lot boundaries in accordance with the diagram below.



- In the area marked "X", no development can take place.
- In the area marked "1S", only single storey development can take place.
- In the area marked "2SM", double storey development can occur provided there are no 'major openings' within six metres of a side or rear boundary. 'Major openings' are as defined in the *Residential Planning Codes of Western Australia*.
- In the area marked "2S" single and double storey development with major openings can occur.

7.0) Subdivision

When freehold or strata title subdivision to create vacant lots takes place, management guidelines that reflect the concept and principles established in this document are to be prepared. In the case of strata title subdivision these are to be incorporated into the regulations of the strata body.

Appendix One – Plant Species Native to the Locality

Species	Common Name	Growth habit	Annual or Perennial	Propagation type
<i>Atriplex isatidea</i>	Coast saltbush	Tall scrub	Perennial	Seed
<i>Isolpis nodosa</i>	Knotted club-rush	Needle-leaved, brush-like plant	Perennial	Cuttings of rhizomes
<i>Lepidosperma gladiatum</i> <i>Salsola kali</i>	Coast sword sedge Prickly salwort or roly poly	Sword-leaved, sparsely tufted Low scrub	Perennial	Culms
<i>Spinifex</i>	Sand spinifex	Large, clumped, spreading grass	Perennial	Cuttings of rhizomes
<i>Spinifex longifolius</i>	Beach spinifex	Large, clumped grass	Perennial	Seed
<i>Tetragonia decumbens</i>	Sea spinach	Succulent ground cover	Perennial	Seed cuttings
<i>Acacia cyclops</i>	Red-eyed wattle	Large shrubs in sheltered	Perennial	Seed seedlings
<i>Acacia rostellifera</i>	Summer scented wattle	Large scrubs in sheltered areas	Perennial	Seed, seedlings
<i>Acacia saligna</i>	Coojong	Large shrubs in sheltered areas	Perennial	Seed, seedlings
<i>Acanthocarpus preissii</i>	Prickle lily	Few-stemmed, prickly, low shrub	Perennial	Seed
<i>Carpobrotus virescens</i>	Pigface	Succulent ground cover	Perennial	Cuttings
<i>Hardenbergia Comptoniana</i>	Wild wisteria	Creeper	Perennial	Seed
<i>Isolepis nodosa</i>	Knotted club-rush	Needle-leaved, brush-like plant	Perennial	Cuttings of rhizomes
<i>Melaleuca lanceolata</i>	Rottneest tea-tree	Shrub or tree	Perennial	Seed, seedlings
<i>Nitraria billardierei</i> <i>Olearia axillaris</i>	Coastal daisy bush	Rounded, medium scrub	Perennial	Seed
<i>Rhagodia baccata</i>	Berry salbush	Tangled, medium shrub	Perennial	Seed
<i>Scaevola crassifolia</i>	Thick-leaved fan flower	Erect, medium shrub	Perennial	Seed
<i>Senecio lautus</i>	Groundsel	Groundcover	Annual	Seed

Spyridium globulosum	Basket bush	Medium or tall shrub	Perennial	Seed
Templetonia retusa	Cockies tongues	Medium shrub	Perennial	Seed
Tetragonia decumbens	Sea Spinach	Succulent ground cover	Perennial	Seed, cuttings
Agonis Flexuosa	WA peppermint	Shrub or tree	Perennial	Seed, seedlings
Eucalyptus platypus	Coastal moort	Small tree	Perennial	Seed, seedlings
Malaleuca lanceolata	Rottnest tea-tree	Shrub or tree	Perennial	Seed seedlings

Not recommend for Revegetation

Aerva javanica	-	Kapok bush
Cenchrus ciliaris	-	Buffel grass
Thinopyrum distichum	-	Sea wheat
Ehrharta villosa	-	Pyp grass
Oenothera drummondii	-	Evening primose
Arctotis stoechadifolia	-	Swanbourne daisy
Euphorbia paralias	-	Sea spurge
Trachyandra divaricata	-	Onion weed