

Council Policy

“The Outlook”

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Adoption Date: 20 April 2004
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Maintained By: Executive Director of Development Services
Document Reference: NP06666

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Preamble

'The Outlook' is a staged subdivision in Bayonet Head. The Policy Area comprises the final stage that covers 3.13 ha and is on either side of 'The Outlook' access road. This precinct comprises 18 Residential R20 lots namely lots 563 to 580 and 1.27ha of Public Open Space.

The main natural feature of the precinct is the steep sloping land with spectacular views to the south and south-east over Oyster Harbour. Most lots also contain some remnant vegetation.

The landowners highlighted the need for this Policy to complement Restrictive Covenants to co-ordinate the development of the site so that future residents may be able to construct houses of a suitable design to complement the natural features of the site, especially the views.

Objective

The objective of this Policy is to assist land owners, designers and architects to prepare building plans that maximise the potential of the lots, particularly the views of Oyster Harbour, integrating the design of the overall development to complement the natural features of the site and protecting the rights and privacy of neighbours.

Unless otherwise required by this Policy, site and building requirements shall be in accordance with the provisions of the Residential Design Codes of WA and Council's normal development requirements.

This Policy only applies to Lots 563 to 580 and should be read in conjunction with the Restrictive Covenant over these lots.

Subdivision Requirements

There were a number of requirements that the Western Australian Planning Commission (WAPC) imposed on the developer in granting subdivision approval that complement this policy. These conditions include:-

- A 'Reserve for Recreation' to be vested in the Crown free of cost.
- The provision of underground electricity.
- Protection of remnant vegetation.
- A Stormwater Drainage Management Plan
- A Foreshore Management Plan
- A Fire Management Strategy
- Preparation and implementation through the use of restrictive covenants on titles for development on the lots and related requirements.

Development Requirements

Front Setback

Dwellings

'The Outlook' Road Reserve

Lots 563 to 567 Minimum setback of 6 metres with Council having the ability to vary this requirement based on site location, site topography, vegetation and lot shape (irregularity).

Lots 568 to 580 Minimum setback of 2 metres.

Carpports and Garages

Carparks and garages shall not dominate the streetscape. To prevent this, garages and carports shall be setback behind the main face of the dwelling. Attached garages and carports to be setback at least 0.5 metres behind the main face of the dwelling and shall not exceed 50 percent of the frontage of the building line. Separate garages and carports to be in accordance with the Residential Design Codes.

Houses on lots 563 – 567 should consider parking under the house if elevated. Houses on lots 568 – 580 could have retaining walls to support carports and garages, or where levels allow, provide parking under the house.

The design and materials for carports and garages should be the same as/or complement the house.

Rear Setbacks

Lots 563 – 567

Dwellings to be setback in accordance with the Design Codes.

Lots 568 – 580

Dwellings to be setback a minimum of 6 metres. In addition the area between the rear boundary of lots 568 – 580 and the 6 metre setback is a 'non-development area' to protect the amenity and service infrastructure.

Side Setbacks

- Side setbacks to be in accordance with the Residential Design Codes, although Council may allow dwellings to be setback a minimum of 1 metre from side boundaries for side walls without major openings and a minimum of 1.5 metres for walls with major openings. Neighbours' comments are to be sought for any variation to side setbacks.
- Pergolas, screens or sunblinds may have nil setbacks where the Building Code of Australia (BCA) and City of Albany requirements can be met.

Building Height

The height of dwellings within the Policy Area to take into account:

- Access to significant views
- Adequate direct sun to buildings and associated spaces
- Adequate daylight to habitable rooms and major openings.
- Protecting the amenity, including the views, of adjoining properties

The following outlines the Maximum Building Heights:

Lots 563 – 567 Maximum Building Heights	
Top of external wall (roof above)	6 m
Top of external wall (concealed roof)	7 m
Top of pitched roof	9m

Lots 568 – 580 Maximum Building Heights	
Top of external wall (roof above)	9 m
Top of external wall (concealed roof)	10 m
Top of pitched roof	12m

All roof pitches to be up to 25 degrees.

Access

- All access to Lots 563 to 580 to be from 'The Outlook' Road Reserve. No access to Lots 568 to 580 is permitted from the strategic firebreak.
- Only one cross-over to be permitted per lot and to be designed and constructed to City of Albany standards.

Car Parking

- Each residence is required to provide two off-street car parking bays on a safe, preferably flat surface to City of Albany standards.
- No car parking will be permitted on the sealed road surface of 'The Outlook' Road Reserve.

Land Scaping/Revegetation And Fire Protection

The retention of remnant vegetation is important for the management of water quality, erosion control, provision of wildlife habitat and visual amenity. It is therefore appropriate that clearing of remnant vegetation be avoided wherever possible.

No clearing of vegetation shall occur except for:-

- Clearing to comply with the requirements of the Bush Fires Act 1954 (as amended)
- Clearing which may reasonably be required to construct an approved building and associated outbuildings.
- Clearing of trees that are dead, diseased or dangerous;
- Clearing to gain vehicular access to an approved dwelling or any other clearing which may be approved by Council;
- Clearing required to establish a low fuel buffer.

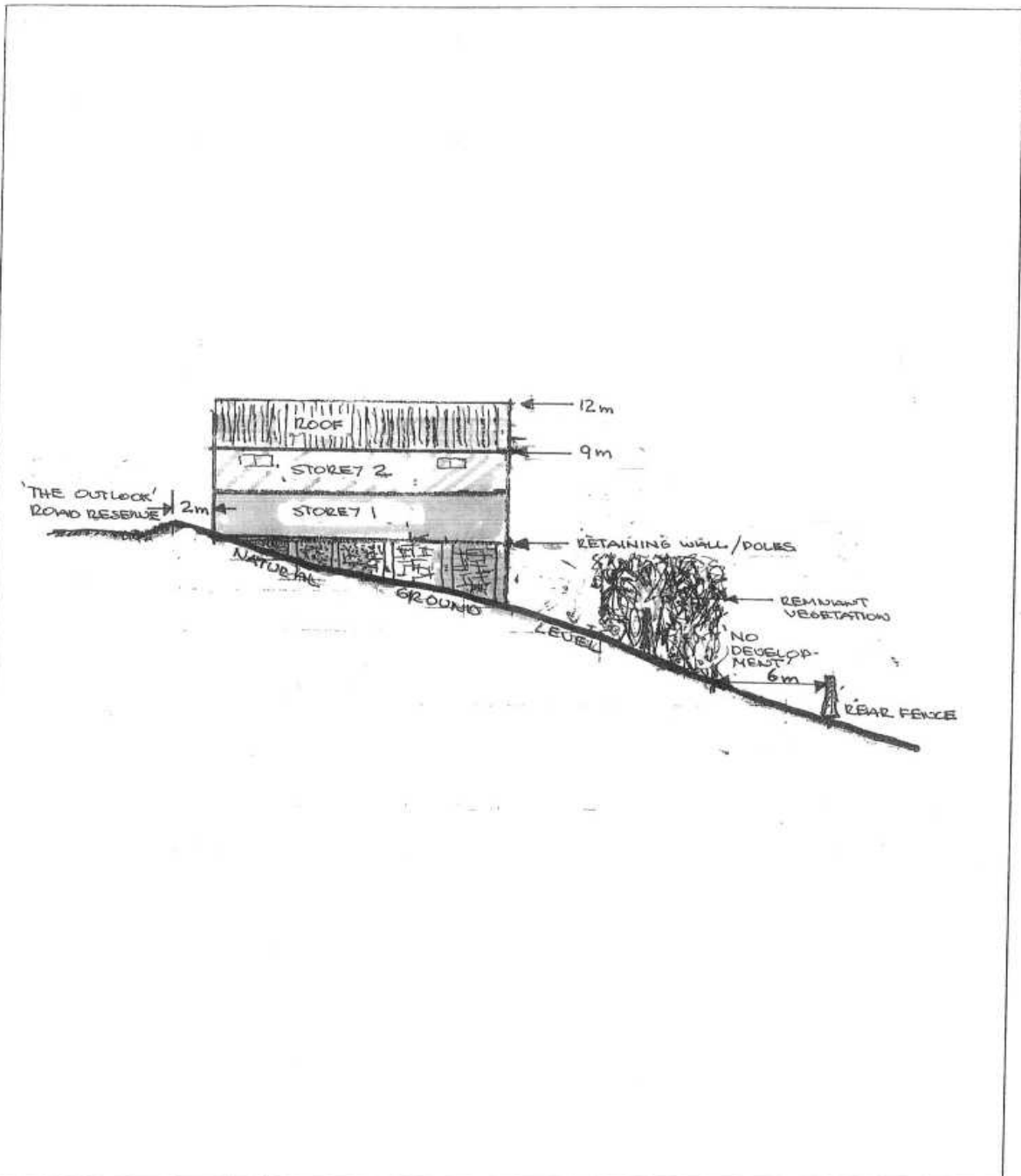
Additional tree planting may be required as a condition of Council's development approval for various reasons including to stabilise the slope or protect the privacy of neighbours.


The retention of Peppermint Trees (*Agonis flexuosa*, *A. juniperina*) should be encouraged within lots as these species are recognized as fire retardant plants. Replanting within the subdivision should encourage the use of other native fire resistant species such as *Acacia saligna*, *Allocasuarina frasierana* and *Angigozanthus* sp. In addition, landscape plantings of introduced plants such as plane trees, poplars, elms and citrus trees will reduce the fuel loading at the site.

Variations To Policy

In considering an application for planning consent, Council may, having regard to justifications in accordance with the Residential Design Codes performance criteria, vary any part of this Policy, apart from the front and rear setbacks for Lots 568 to 580, and approve the application unconditionally or subject to such conditions as the Council thinks fit.

Refer to Attachment for a diagrammatic explanation of setbacks, height requirements, vegetation protection and non-development areas for lots 568 to 580.



Scale	DIAGRAMMATIC	TYPICAL CROSS SECTION FOR LOTS 568 TO 580 THE OUTLOOK BAYONET HEAD	
APPLICABLE TO ORIG. A4 DRAWING			
Survey		HARLEY SURVEY GROUP PTY LTD CONSULTING LICENSED SURVEYORS <small>P.O. BOX 6207 116 BERPENTINE ROAD ALBANY W.A. Phone (08) 9841 7333</small>	
Drawn	JBdS 20-01-04		
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Level Datum	N.A.		
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