



Offices: 102 North Road  
Postal Address: PO Box 484, ALBANY WA 6331  
Phone: (08) 9841 9383  
Fax: (08) 9841 4099  
Email: [planning@albany.wa.gov.au](mailto:planning@albany.wa.gov.au)  
Synergy Reference No: NIS06568

---

## DEVELOPMENT REQUIREMENTS FOR CONSERVATION ZONES

This information pack is to help you with the principal requirements of constructing or occupying premises on a conservation zoned property within the City of Albany.

There are currently three conservations zones within the City of Albany, these being;

- Nullaki Peninsular, Youngs Siding
- Rainbows End, Big Grove
- Lot 43 Torbay Beach Road, Cosy Corner

Information provided in this brochure is of a general nature only. For specific standards you should refer to the **City's Planning Scheme 3 (TPS3) Special Provisions for the particular area.**

### 1. What Are The Objectives Of This Conservation Zone?

The objectives are to provide large lot bush retreat living opportunities:

- Within close proximity to a significant natural or environments feature;
- That minimises visual impact issues;
- That address the area's location adjacent to one of the South Coast's premier National Parks; and
- That do not create or give rise to undue environmental impacts.

### 2. What Is A Development Area?

- All development including dwellings, sheds, water storage and low fuel areas shall be confined to a Development Area selected on-site by individual landowners and approved by Council. Development Areas shall be:
  - (a) located outside of the Landscape Protection Area shown on the Subdivision Guide Plan;
  - (b) set back a minimum of 20 metres from any lot boundary; and
  - (c) a maximum of 5000m<sup>2</sup> in area
- Notwithstanding clause 2.1, bore siting and reticulation, a single lot access road and necessary underground electricity and telecommunications cabling may be located outside of the confines of the Development Area.

- The Development Area shall be sited, in consultation with Council, so as to;
  - (a) Avoid highly exposed sloping sites and ridgelines;
  - (b) Minimise visual impact;
  - (c) Ensure access roads to Development Areas can be achieved with minimal disturbance to vegetation and are not visually intrusive from within and outside the area;
  - (d) Ensure sites for Development Area can accommodate fire control measures, i.e. low fuel areas can be practically achieved and readily maintained; and
  - (e) Address the cost of constructing access roads and providing services such as telecommunications and electricity.

### **3. What Are The Requirements For Location Of Buildings And Structures?**

- All buildings and structures shall only be located within approved Development Areas.
- All buildings and structures shall be centrally located within a Development Area.
- The minimum setback for structures from the internal boundary of any Development Area boundary shall be 20 metres.

### **4. What Are The Requirements For Building Design, Materials And Colours?**

- Dwellings and outbuildings shall be designed and constructed of materials that allow them to blend into the landscape of the site. Council will be supportive of walls and roofs with natural toning in keeping with the amenity of the area. Council shall refuse to approve walls and roofs constructed of reflective materials such as unpainted zincalume, white and off-white colours.
- Dwellings shall not exceed 7.5 metres in height, which is measured vertically from the natural ground level.
- Cut and fill of the site shall be kept to a minimum
- Water tanks shall be painted or coloured and appropriate shade of brown or green or suitably screened with vegetation and shall be located within the Development Area.
- Lot access roads shall be designed to minimise visual impact and wind erosion by being aligned with the contours of the site

**5. What Clearing Of Vegetation Is Permitted And What Are The Requirements For The Protection Of The Flora And Fauna?**

- All clearing of indigenous vegetation shall require Planning Scheme Consent including that required for approved access to building sites and driveway, approved building and fence line construction, low fuel areas and parkland clearing within the Building Envelope (Development Area).
- No clearing of native vegetation will be supported outside the Building Envelope except that required to:
  - (a) Maintain an approved Strategic Fire Break;
  - (b) Comply with Council's requirements for low fuel areas;
  - (c) Construct an approved access way or driveway; or
  - (d) To remove diseased or dangerous trees or species exotic to the area.
- To safeguard against the introduction of dieback within the zone, the Council will ensure that suitable measures are adopted:
  - (a) utilisation of only in-site and on-site basic raw materials, where feasible;
  - (b) where the importation of basic raw materials is unavoidable, such materials must be obtained from classic dieback free sources; and
  - (c) reparation of appropriate dieback hygiene and land management in advance on construction works.
- The planting in invasive exotic plant species is prohibited within the zone. Council preference shall be given to the establishment of domestic gardens utilising indigenous and native species. Council shall discourage the establishment of reticulated lawns.
- The landowners may, in consultation with the relevant government authorities, develop and implement programs to control exotic vegetation occupying land beyond the low fuel area established around dwelling and feral animals.
- Subject to Special Provision 4.1 within the coastal heath and scrub heath vegetation associations, dead wood shall not be removed for firewood purposes.

**6. What Are The Requirements For Supply Of Water?**

- Each dwelling house shall be provided with a water supply with a minimum capacity of 92,000 litres. This may be supplied from underground supplies or a rainwater storage system.
- Potable water storage shall be located within the Development Area.

**7. What Are The Effluent Disposal Requirements?**

- On-site effluent disposal shall be the responsibility of the individual landowner.

- The disposal of liquid and/or solid wastes shall be carried out with an effluent disposal system approved by Council and the Health Department of WA. Systems shall be designed and located to minimise nutrient export and/or release into any waterway or ground water. Conventional effluent disposal areas for new dwellings shall be set back a minimum of 100 metres from the natural permanent water course and situated 2 metres above the highest known ground water level.
- Council shall require the use of amended soil type effluent disposal systems, such as Ecomax/ATU Systems in the following situations.
  - (a) Where a 100 metre setback from a creek line or water course cannot be achieved;
  - (b) Where soil conditions are not conducive to the retention of nutrients; and
  - (c) In low lying areas.

Separation from waterways and ground water shall be determined by Council in accordance with the Health Department of WA and Department of Environmental Protection guidelines.

- Variations to the design or location of effluent disposal areas will require a suitably qualified practitioner demonstrating that effluent disposal will not cause environmental or health impacts to the satisfaction of Council and the Department of Health.
- No more than one effluent disposal system will be permitted on one lot.

## **8. Fencing**

- Fencing of individual lot boundaries (other than the road frontage) shall not be permitted.
- Fencing of the Development Area is permitted where such fencing is of rural post and strand construction or similar or, in the case of fencing to contain a domestic pet kept pursuant to Provision 9.0, an alternative approved by Council.
- Individual lot owners may fence and gate public road frontages where such fencing is of rural construction (post and strand).

## **8. Pets And/Or Intensive Agriculture**

- The keeping of stock is prohibited.
- Intensive agricultural pursuit shall be prohibited.
- Domestic pets that do not pose a threat to native flora and/or fauna and are to be confined to the approved development area, may be kept within the zone.

## 9. What Approvals Do I Need?

- Within this Conservation Zone, the construction of buildings including associated site works and removal of vegetation shall require a **Planning Scheme Consent application**. This form needs to be completed and lodged at the City of Albany Offices accompanied by 3 sets of plans and an application fee (Refer to the Planning Scheme Schedule of Fees).
- The applicant shall provide Council with the following plans as part of his/her application:

### **SITE PLAN: Three copies of a site plan or plans to scale showing:**

- (a) the location of proposed buildings with floor levels;
- (b) the existing contours of the land and proposed finished ground levels (inclusive of the final car parking surface) relative to the levels of adjoining land, streets and footpaths;
- (c) the height of proposed retaining walls or embankments to support any proposed cutting or filling;
- (d) details of the proposed Development Area and any proposed clearing for the Development Area;
- (e) details of materials for fill and the construction of the dwelling, driveways etc to ensure that risk of the introduction of dieback, invasive weeds and the like are minimised

**Please note Planning Consent Approval must be issued before you can apply for a Building Licence.**

### **More Information ....**

Should you have any questions or require any further information, please contact a member of the Planning Team by either phoning on 9841 9383, by email [planning@albany.wa.gov.au](mailto:planning@albany.wa.gov.au) or in person at the City Offices.

### **\*\* DISCLAIMER \*\***

This information sheet is a guide only. Verification with original Local Laws, Acts, Planning Schemes, and other relevant documents is recommended for detailed references. The City of Albany accepts no responsibility for errors or omissions.