



Council Policy

Development Guidelines Scheme 1A

© City of Albany, 2009

Reviewed Reference: OCM 21 Jul 09, Item 16.2.1
Adoption Reference: OCM 16 Jan 07, Item 11.3.1
Review Date: 30 Jun 12
Maintained By: Executive Director of Development Services
Document Reference: NP06662_3

102 North Road, Yakamia WA 6330
PO Box 484, Albany WA 6331
Tel: (+61 8) 9841 9333
Fax: (+61 8) 9841 4099
staff@albany.wa.gov.au
www.albany.wa.gov.au

Guideline 1: Residential Development

1.1 Special Provisions

- 1.1.1 John Street, (Mount Clarence) - developments upon lots fronting John Street shall be restricted to single dwellings until appropriate traffic management and/or calming is initiated to accommodate anticipated traffic volumes.
- 1.1.2 Burt/Hare/Roberts Street – within an area defined by Hare Street, Burt Street, Reserve A2682 and King Street, dwelling units shall have low pitch, non reflective roofs, be no higher than 7.5 metres from natural ground level to the apex of the roof and incorporate generous front setback landscaping to preserve and enhance the amenity of the locality.

1.2 Ancillary Accommodation

Ancillary Accommodation shall be permitted within the Residential, Tourist Residential and Rural zones, and shall comply with the definition and standards set-out within the Residential Design Codes, (including the additional criteria set out under this policy). Ancillary Accommodation means self contained living accommodation on the same site as a single house and may be attached or detached from the single house existing on the lot and will only be approved on a lot where-:

- (a) the applicant agrees to enter into a legal agreement, which shall bind the owner, his heirs and successors in title, requiring that the occupier of the ancillary accommodation shall be a family member of the occupier of the main dwelling.
- (b) the unit does not exceed 75m² internal floor area and contains only one purpose designed bedroom (in order to avoid exploitation of Council's concession; but a dual function of lounge/bed-sitting room, given to another room, would not be precluded by this requirement).
- (c) the principal dwelling and the additional unit exhibit architectural sympathy and consistency in terms of design, textures and colours or the proposed dwelling unit is of a transportable nature and does not adversely affect the amenity of the area in terms of building material, effluent disposal, access and vegetation.
- (d) the proposal does not require the installation of a second complete effluent disposal system.

1.3 Relocated Dwelling

A relocated dwelling means a residential dwelling which has been previously constructed on a building site whether occupied or not and does not include a

new house which has been specifically designed as a transportable dwelling. These can only be approved on a lot where:-

- (a) the land is zoned Residential, Future Urban or Rural.
- (b) it is a caretakers' dwelling in an Industrial Zone.
- (c) a bond of \$5,000 is to be deposited with Council to ensure satisfactory refurbishment of the dwelling within 4 months of its relocation to the lot.

1.4 Consulting Rooms in Residential Zones

Where a purpose built Consulting Rooms is proposed in the Residential Zone the following shall apply:

- (a) the bulk, scale and appearance of the development shall be in keeping with the existing residential character of the area.
- (b) the building shall be setback in accordance with the prevailing setback of buildings in the locality.
- (c) car parking areas are to be positioned behind the building.
- (d) the road servicing the development shall be a local distributor road that is capable of supporting the additional traffic generated by the development.
- (e) preference shall be given to development which is located on a corner lot to allow for improved traffic distribution, provide a buffer to surrounding residences and to reduce the impact on the streetscape.

Guideline 2: Variations to the Residential Design Codes

2.1 Setbacks of Garages and Carports (6.2.3)

Additional Acceptable Development Criteria

A3.6 Carports setback 3m from the primary street and 1.5m from a secondary street.

2.2 Excavation or fill (6.6.1)

Additional Acceptable Development Criteria

A1.5 - Retaining walls on the side or rear lot boundaries that adjoin reserved land, not exceeding 1.0m in height from natural ground level.

Additional Performance Criteria

P2 - Retaining walls that will not detrimentally affect the character and/or amenity of the streetscape or from reserve areas.

P3 - Where adjacent to reserved land walls that do not facilitate a decrease in the direct visual surveillance of a public area.

Guideline 3: Home Based Business

3.1 Bed and Breakfast Accommodation

Bed and Breakfast Accommodation is where a maximum of two rooms of a dwelling house are made available for short stay accommodation for a maximum of five guests at any one time and will only be approved on a lot where:-

- (a) the land is not zoned Industry.
- (b) the land is zoned Rural, Residential or Tourist Residential.
- (c) if the land is zoned Commercial, the proposal is consistent with surrounding land use activities.
- (d) the proposal is within reasonable proximity to a sealed access road.
- (e) the proposal provides 1 car parking bay per room.
- (f) affected parties have been consulted pursuant to Clause 7.5 of the Scheme, and regard to any expressed views have been undertaken prior to Council making its determination.

Guideline 4: Industrial and Commercial Sites

4.1 Building Facades

The front facades of any new building or a refurbished building in the industrial zone shall be designed to enhance the visual appearance of the building from the street. A combination of building materials is encouraged however the use of metal sheeting on the front façade should not be the substantial material used.

4.2 Restricted Premises

Restricted Premises shall be restricted to “Industrial” zoned land except those lots which front Lockyer Avenue or Barker Street.

4.3 Landscaping Provisions

The landscaping requirement set out in Appendix III and IV of the Scheme may be reduced by up to 50% of the area required where a developer can demonstrate that the reduced landscaping will not reduce the visual or general amenity of the locality. Where relaxation of the landscaping provision is made, the area shall predominantly be developed and/or retained with vegetation, with paving being restricted to the minimum requirements to provide for pedestrian access through the landscaped area.

4.4 Driveway Construction

For developments upon properties with frontage to primary district or local distribution roads, the vehicle crossover and internal property access road shall be constructed with a stable impervious surface with stormwater runoff being controlled to eliminate the deposit of sand, silt or gravel on the road carriage way.

4.5 Bulky Goods Outlets (Location in Industrial Zones)

Applications for bulky goods outlets located within industrial zoned land shall only be approved where they:

- (a) are located within the locality of Centennial Park; or
- (b) on lots having direct frontage to Chester Pass Road or Albany Highway.

4.6 Bulky Goods Outlets (General)

No more than 20% of the Gross Floor Area shall be made available for the sale and display of incidental smaller items that are not bulky in nature, where such items are not specifically excluded under the definition of ‘Bulky Goods Outlet’ set out by the Scheme.

Guideline 5: Central Area

5.1 Traffic Impact

Traffic management and impact studies are required as a condition of any large retail, development in the Central Area zone.

5.2 Carparking Standards

(a) Upon lots zoned “Central Area” carparking shall be provided at the following rates:

USE	MINIMUM CAR PARKING SPACES FOR PUBLIC PARKING
Supermarkets	1 per 16.7 sqm gross floor area
Other Retail	1 per 35 sqm gross floor area
Offices	1 per 30 sqm gross floor area
Public Uses	1 per 50 sqm gross floor area
Hotels/Motels (excluding bedrooms), Restaurants etc.	1 per 35 sqm gross floor area
Hotel/Motel Bedrooms	1 per bedroom
Other Residential	as per “R” Codes
Other Commercial	1 per 100 sqm gross floor area

(b) If, at the discretion of the assessing officer, a proposed use does not match a use stipulated in the Central Area Parking Requirement Table, the parking requirements of Appendix IV, or if not listed Appendix III, of Town Planning Scheme 1A shall prevail.

5.3 Landscaping Provisions

The landscaping requirements set out in Appendix III and IV of the Scheme may be reduced by up to 50% of the area required where a developer can demonstrate that he/she is incorporating building features that contribute to the overall well being of the Central Area Zone (e.g. high quality pedestrian access) and the vegetation is provided in a single mass adjacent to pedestrian traffic areas. Landscaping may be provided in the form of courtyards, plazas or landscaped areas.

5.4 Parking

Each development in the Central Area zone shall provide the required number of car parking bays, consistent with the proposed use as part of the development.

Where it is not practical to provide the additional carparking, Council may accept a cash payment or the transfer of land (free of cost) for carparking to be provided on the site provided:

- (a) cash in lieu rates are calculated on the basis of 26sqm per parking bay and include the cost of land within the development site, asphalt paving on a suitable basecourse, drainage, linemaking, landscaping and, where applicable, lighting: and
- (b) the additional site coverage will not preclude the integration of access and car parking across lot boundaries.

5.5 Advertising Displays

Upon those lots with frontage to Stirling Terrace, Duke Street, Peels Place and York Street (Peels Place to Princess Royal Drive) which are zoned "Central Area", advertising displays should be; integrated into the building's facade; traditional materials (wood, etc) should be used in the fabric of the advertising display; heritage colour schemes and fonts should be used; roof, internally illuminated and pylon signs should not be utilised; and chasing lights should not be attached to the facades of buildings or to signs.

Guideline 6: Special Sites

6.1 Carparking Standards

Upon lots where a "Special Site" classification has been applied, carparking shall be provided at the following rates:

USE	NO. OF BAYS
Professional Office	3 bays per professional for the first 2 professionals and 2 bays per 20 sqm GFA thereafter
Medical Clinic	6 bays per consultant for the first 2 consultants plus 2 bays for each additional consultant
Massage Clinics	3 car bays for one practitioner and 2 car bays for each additional practitioner

Guideline 7: Public Art

7.1 Private Developments

Private developments involving commercial, non-residential and or mixed residential/commercial developments over the value of \$1,500,000 are required to allocate 1% of the estimated total project cost for the development of public artwork which reflect or enhance local cultural identity.

Guideline 8: Clearing of Vegetation

8.1 Clearing of Vegetation (after Planning Scheme Consent granted)

Where remnant vegetation is to be cleared as part of a development proposal, Council will require as a condition of Planning Scheme Consent that such vegetation not be removed until such time as a building licence has been issued.

Guideline 9: Planning Scheme Consent

9.1 Expiry of term

Planning Scheme Consent will be for a period of two years and if the development approved has been substantially commenced at the expiration of that term, the PSC will still be valid and further development on the site consistent with the PSC can be supported through the building licence process.

Substantially commenced is deemed to have occurred in the case of a building if the concrete pad of the structure has been laid on the site. If the development has not yet substantially commenced, a fresh application will need to be made and fees paid accordingly.