

Planning & Development Services

**City of Albany
Policy**

LITTLE GROVE STRUCTURE PLAN

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Objective:

The objectives of the plan have arisen from the opportunities and constraints analysis found within the Little Grove Structure Plan. The objectives of the plan are to:

- 1) Support development and subdivision that provides for housing within the environmental parameters and character of the site and locality;*
- 2) Protect existing vegetation, and promote revegetation, as a means of maintaining the character of the area and minimising impact on native flora and fauna values;*
- 3) Provide safe and convenient vehicle and pedestrian access;*
- 4) Provide a stormwater system that minimises risk to public health and amenity; protects the built environment from flooding and water logging; and is economically viable in the long term;*
- 5) Efficiently utilize and extend existing water and waste water infrastructure;*
- 6) Provide active open space central to the locality;*
- 7) Discourage the re-contouring of land and promote building and development outcomes that complement the natural features; and*
- 8) Mitigate the threat of bush fire to life, property and the environment within the plan area.*

Scope

This policy applies to all that land identified in the Little Grove Structure Plan identified in Figure 17 attached. Development provisions discussed within the Structure Plan have been listed within this Policy to give them statutory effect.

Policy Statement**General**

At the time of subdivision and/or development Council may request the submission of a detailed area plan to be adopted under the Scheme, as a Local Planning Policy, to define the positioning of building envelopes, vegetation protection and rehabilitation areas, visual amenity protection areas, fencing, vehicle access points and private open space.

In addition to requirement as above, Council may request the submission of a wider subdivision concept plan, which is to be referred to the landowners affected, to be satisfied that the proposed subdivision/development will not adversely affect the subdivision and development of adjacent land parcels.

Applications for group dwellings are to be referred to the Water Corporation to assess the strategic planning of sewer infrastructure.

Reports for acid sulphate soils management, flood management and fire management need to accompany applications for development and subdivision within Precinct 3.

Landuse

The predominant land use throughout Precincts 1, 2 and 3 should be Single Houses.

Group Dwellings, Multiple Dwellings and small scale holiday accommodation proposals may also be considered having regard to their potential impacts on adjacent land uses and infrastructure in the locality.

Residential Development or Subdivision is not supported within Lot 8152, which is located within Precinct 3 and vested with the Water Corporation.

Development at Lot 3134 Frenchman Bay Road may only be supported in the area above the 5m contour line. Development of Lot 3134 is conditional on the following:

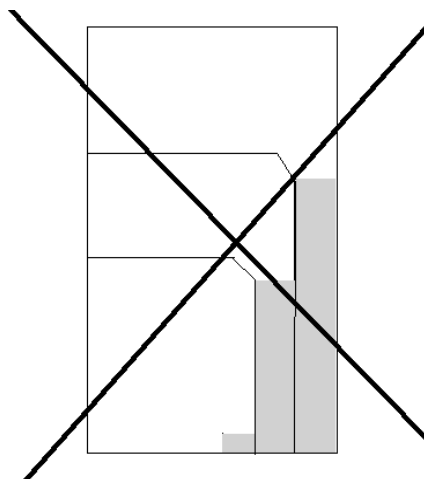
- 1) The balance of the lot (area below 5m contour) being ceded to the Crown free of cost for reservation;
- 2) The retention of ridge top vegetation as a visual backdrop to development;
- 3) Minimal impact on flora and fauna values;
- 4) Addressing fire safety;
- 5) Ensuring solar access for passive solar buildings; and
- 6) Providing surveillance to the adjacent oval area.

Development at Lot 2 Frenchman Bay Road is to be located within one building envelope of a size and in a location that retains vegetation adjacent to Frenchman Bay Road and Lot 8152.

Density

The density provisions as conferred by the Local Planning Scheme 1 are hereby varied such that the following density provisions apply:

- The Council will support land within Precincts 1 and 2 being subdivided into lot sizes not less than 300m² with a min average of 500m²;
- Land within Precincts 1 and 2 may be developed for residential purposes at a density of one dwelling per 500m²;
- To minimise the appearance of sealed areas, the Council will not support land being subdivided where the outcome will be or has the potential to result in more than two access legs or crossovers;



Access

The road network is to be safe in design and provide suitable connectivity north-south and east-west onto the existing road infrastructure.

The minor roads shown on the Structure Plan Map are conceptual only, with the final alignments and the extent of the connectivity between lots to be resolved as part of the final subdivision proves.

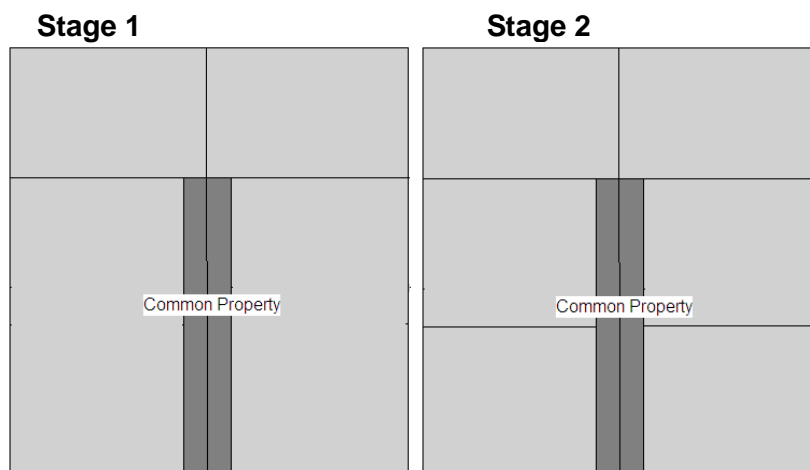
Battleaxe access legs are to be developed on the northern boundary of a lot where possible to help solar access to the lot.

In the cases where access legs are immediately adjacent to each other, a 3m width for each leg may be accepted.

Access arrangements involving more than 2 legs will not be accepted.

Common property access lots are favoured in order to minimise the number of access legs and crossovers onto the street.

Where an access leg adjoins a neighbouring property, consultation with the neighbour is encouraged as a means to provide common access.



Access onto Frenchman Bay Road (main distributor) is to be limited where possible.

Flora and Fauna

Vegetation which is within road reserves, within 5 metres of lot boundaries facing a road reserve, and on ridgelines is to be protected as part of a development or subdivision of the land. Mechanisms to ensure protection include dedication to the Crown as public open space, incorporation into Common Property in a strata titles subdivision, or via a Section 70A notice (record of factors affecting the use and enjoyment of land) on the title.

Where necessary revegetation in the road reserve verge or the land within 5 metres of the lot boundary may be required.

Clearing of road side vegetation shall be limited and is only supported as a means to access lots. Lots may be required to share crossovers and to locate building envelopes in cleared areas or areas with relatively sparse vegetation as a means to protect existing vegetation. Prior to the clearing of vegetation an applicant shall consult with the Department of Environmental and Conservation.

In future when the tea tree swamp on Lot 3134 is ceded as a reserve (and possibly combined with the adjacent Water Corporation Reserve to form an important conservation area) the LG will prepare a management plan to provide for strategic public access and public awareness and appreciation, and protection, of the area's flora and fauna values.

Drainage

Storm-water management systems shall be designed in accordance with the objectives, principles and delivery approach outlined in the *Storm-water Management Manual for Western Australia*.

Drainage management plans are required on application for development and subdivision.

Prior to design, developers shall consult with the Department of Water (DoW), local government authorities and other relevant stakeholders.

As a means to manage nutrient inputs, subdivision and development is required to retain the post development hydrology as close as possible to the pre-development hydrology. Adequate field investigations shall be undertaken to determine the appropriate hydrological regime for the site.

Runoff from constructed impervious areas (e.g. roofs and paved areas) is to be retained or detained on site through the use of tanks, soak wells, pervious paving, vegetated swales and/or native gardens.

The creation of artificial lakes or permanent open water bodies will not be supported when they involve the exposure of the groundwater.

Earthworks

The maximum height of a standalone retaining wall above natural ground level is to be no higher than 1.5m from natural ground level, except where the walls of a building are being used to retain material.

Where a proposed retaining wall is to be constructed on the outer boundary of a lot, and it abuts an existing developed land parcel, the proponent shall consult with the adjoining landowner to ensure the amenity of the neighbour's property is not compromised, that any drainage issues are resolved prior to the construction of the retaining wall, and any overlooking of the neighbouring property is adequately addressed.

Buildings

Buildings are to be developed within a building envelope allocated as part of an approved Detailed Area Plan or Planning Scheme Consent.

Where limitations on cutting and filling produce a building located on a podium, the exposed underside of the building is to be screened utilising materials that compliment the remainder of the building and demonstrate connectivity of the building to the site.

Development needs to be setback 6 metres from the front boundary of a lot and located off the dominant ridgelines, as depicted on the structure plan.

Fencing

Non visually permeable fencing is not supported within the front 6m of a lot/strata lot/building envelope boundary.

Fencing is generally not supported on the ridge lines or where it dissects significant stands of vegetation. The purpose being to protect the vegetation and to allow the movement of fauna.

Residential Design Codes

Unless stated otherwise in the plan, all development within the plan area shall comply with the adopted Residential Design Codes (2008) or any Act/order/document revoking or re-enacting the Residential Design Codes 2008.

Bushfire Protection

Building development and subdivisions in the area must comply with the requirements of 'Planning for Bush Fire Protection'.

The design of developments and subdivisions within the Structure Plan Area must consider the siting of buildings in relation to bush fire protection. Appropriate Hazard Separation Zones must be incorporated into the design of developments/subdivisions and all buildings must be surrounded by a Building Protection Zone. Where the desirable Hazard Separation Zone distance cannot be achieved, buildings must be constructed to the Australian Standard for the Construction of Buildings in Bushfire-Prone Areas (Australian Standard 3959). Buildings must not be constructed within 15m of an Extreme Bush Fire Hazard.

Figure 17

