OYSTER HARBOUR
ALBANY

OYSTER HARBOUR VILLAGE CENTRE

This Detailed Area Plan (DAP) applies to the Oyster Harbour Local Centre shown on the Bayonet Head Outline Development Plan.

It responds to the City of Albany's Detailed Area Plan Policy and seeks to facilitate its aims and objectives to the extent that these are applicable. It is to be read in conjunction with the Oyster Harbour Village Centre Design Guidelines.

The following provisions apply in supplement and, in some cases, in variance to the 'Acceptable Development' provisions of the R-Codes and the Planning Scheme. Development which complies with the provisions of the LDP is deemed 'Acceptable' and is not subject to consultation requirements which may otherwise apply under the Codes for that element.

PROVISIONS

Land Use

The maximum retail floorspace permitted in the Centre shall be in accordance with the City's Activity Centres Strategy and the Oyster Harbour Centre Design Guidelines to be adopted as Policy by Council.

The 'Commercial' land is to be developed in accordance with the 'Neighbourhood Centre' zone in the City of Albany Local Planning Scheme No. 1.

Setbacks and Building Envelope

Buildings shall orient to and address the street or public open space they abut, and shall provide surveillance of all such spaces through the location of doors and windows. Surveillance of parking areas shall also be provided.

A maximum building height of 2 storeys (plus roof space) shall apply except at 'Landmark Element' locations where a maximum building height of 3 storeys (plus roof space) shall apply.

Vehicular & Pedestrian Access

Vehicular access points and cross easements are indicative only and shall be subject to detailed design and approval.

Any development shall also be required to demonstrate how access and easement provisions facilitate implementation of the plan and coordinated access for abutting sites.

Pedestrian access shall generally be provided in accordance with the DAP. Exact location and design shall be subject to detailed design and approval. External pedestrian access shall be provided to all buildings and tenancies from the street.
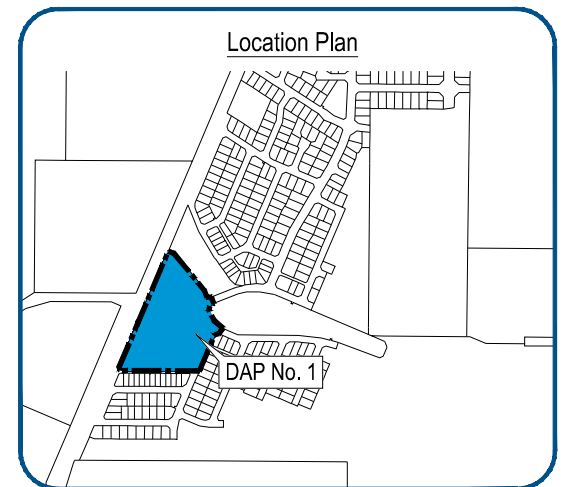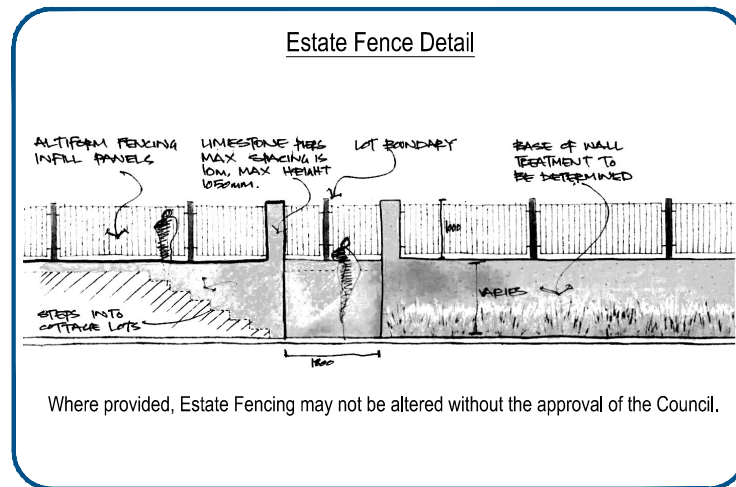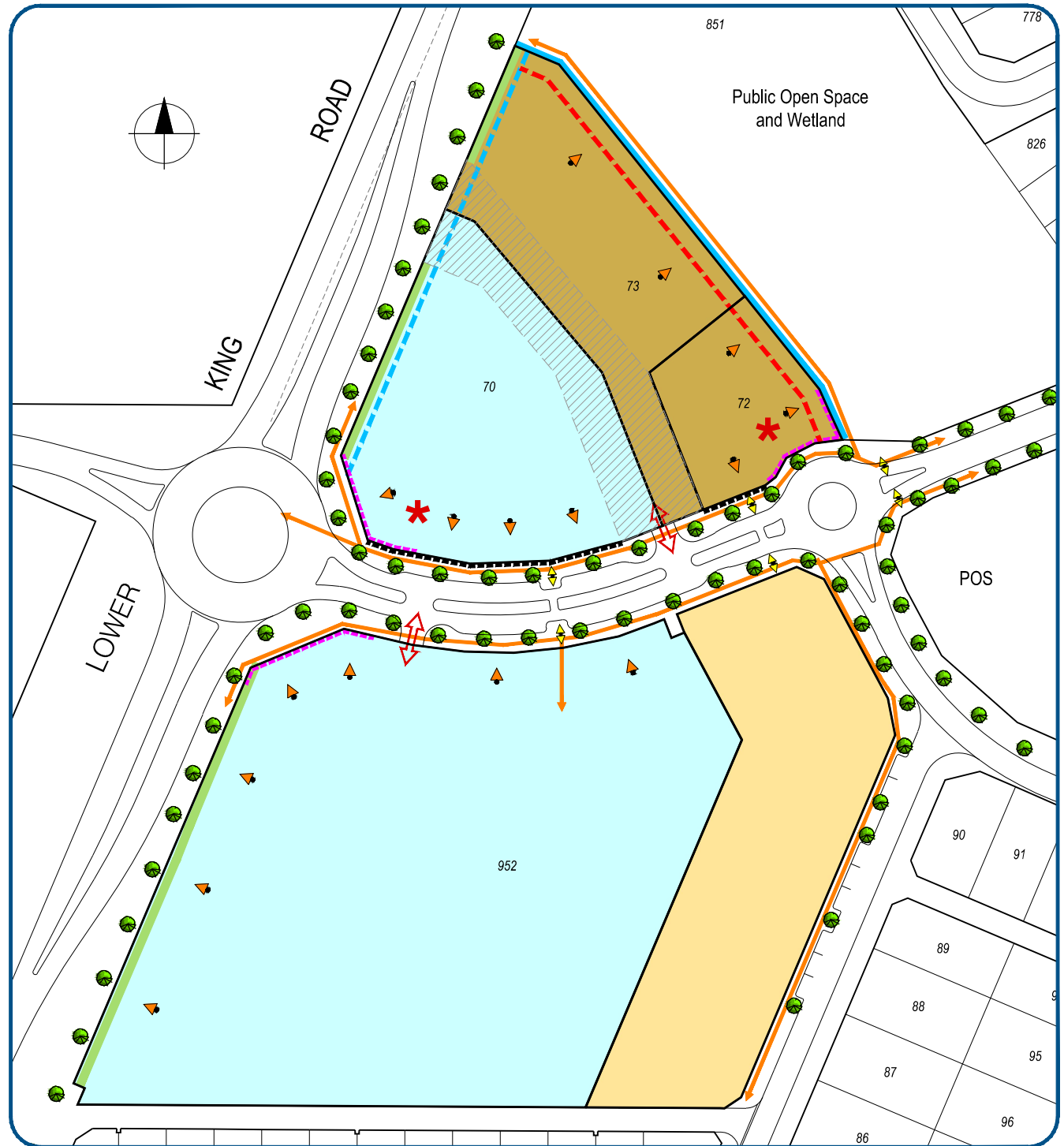
Built Form & Services

Buildings fronting the street, Public Open Space and built within 1.5m of this boundary shall provide a canopy or verandah of a minimum depth of 2.5m along that frontage.

For secondary street boundaries, fencing shall be visually permeable above 1.2m behind the primary street setback, for a minimum length of 5m behind the dwelling alignment.

Service areas, bin enclosures, storage areas and drying courts are screened from view from the adjacent street.

Any development on the 'Commercial' land shall be supported by an Environmental Noise Assessment to demonstrate acoustic implications to the adjacent residential areas, along with identifying possible mitigation measures.

Landmark features may include towers, additional storey heights, raised parapet features, projecting wall planes, projecting roof elements, double height fenestration or other architectural elements to mark the corner.

Public Open Space and Wetland

POS

Estate Fence Detail

Where provided, Estate Fencing may not be altered without the approval of the Council.

Location Plan

DAP No. 1

Legend

Notional Lot Boundary	Mandatory Nil Setback to street or green space where provided, Requires surveillance, primary access, articulated, continous facade, awning over footpath	Preferred Access Point
Commercial	Nil - 4m Setback to street or green space where provided, Requires surveillance, primary access, articulated, continous facade, awning over footpath	Designated Crossing Points
Residential - R25	Secondary Street Setback; minimum 3m no blank walls, Requires surveillance, articulation required, services to be screened,.	Landmark Element
Residential - R60	Pedestrian connection	Indicative street trees locations (Subject to detailed design)
Notional Cross Easement	Building to address corner	Indicative street parking (Subject to detailed design)
Primary Building Orientation Surveillance Required		Elevation 0.5-1.5m required above park Open style estate fencing only - not to be altered without approval of the Council.

CLE Town Planning + Design

2036-56D-01   27.09.2022   NTS

This Detailed Area Plan has been adopted by Council and signed by the Manager of Planning Services.

Manager, Planning Services.. Date..................................

City of Albany