



ATTACHMENTS

DEVELOPMENT AND INFRASTRUCTURE SERVICES COMMITTEE MEETING

10 July 2024

6.00pm

City of Albany Council Chambers

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Planning Report to support a Planning Application *for A Proposed Mobile Telecommunications Facility*

February 2024

Address: 322 Lancaster Road, MCKAIL WA 6330

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Executive Summary

Proposal	<p>Key elements of the proposed telecommunications facility are as follows:</p> <ul style="list-style-type: none"> • Establishment of a 120m² (12m x 10m) fenced lease area; • Excavation of the footing for the monopole; • The installation of a new 40m monopole with a triangular headframe; • The installation of six (6) new Telstra panel and six (6) AIR antennas for the provision of 4G and 5G technologies to be mounted on the headframe at a maximum height of 41.3m elevation; • The installation of an equipment shelter to accommodate internal Telstra equipment; and • The installation of ancillary equipment including transceivers, remote radio units, amplifiers, antenna mounts, cable trays, feeders, cabling, combiners, diplexers, splitters, couplers, jumpers, filters, electrical equipment, signage, and other associated equipment. <p>The facility will accommodate the immediate and future coverage and capacity requirements of Telstra's network and improve coverage in the locality.</p>
Site Description / Location	<p>Address: 322 Lancaster Road, MCKAIL WA 6330</p> <p>Legal Address: Lot 200 on P424596</p> <p>Total Area of Site: ~4.17Ha</p>
Planning Scheme	<p>Council Area: Albany Council</p> <p>Planning Scheme: Albany Planning Scheme</p> <p>Zoning: General Agriculture Zone</p> <p>Existing Use: Cleared Agriculture Land</p> <p>Proposed Use: Telecommunications Infrastructure (Telecommunications Facility)</p>
Application Details	<p>Development permit sought for the development of Telecommunications Infrastructure (Telecommunications Facility)</p>

1.0 Introduction

1.1 Overview of the Report

BMM Group Pty Ltd acts as Project Manager to Amplitel Pty Ltd, a subsidiary of Telstra that deploys telecommunications infrastructure. This Planning Report has been prepared by BMM Group, on behalf of Amplitel to support Telstra's wireless network with the development of a new telecommunications facility at 322 Lancaster Road, MCKAIL 6330. The proposed facility is a new standalone monopole structure (telecommunications facility) to improve Telstra coverage to the local McKail area.

The report and appendices address the merits of the proposed development with regards to the provisions of the WA Planning and Development Act 2005 and the provisions of the Albany Scheme No. 2. It is considered that the development is appropriate and justified; therefore, Council's approval of the application is sought, subject to reasonable and relevant conditions. The telecommunications facility will operate within all current and relevant standards regulated by the Australian Communications and Media Authority (ACMA).

The report supports a development permit application for the development of a new telecommunications facility.

1.2 Objectives of the Proposal

Telstra (The Carrier) regularly undertakes detailed assessment and review of the performance and coverage of their digital mobile telecommunications networks to ensure they are achieving the required objectives and servicing demand within defined areas. The review also provides an indication of areas of poor performance or where coverage does not exist. For the subject location, the immediate objective of the facility is to deliver improved Telstra coverage to the local area. Customer demand for access to high quality telecommunications networks is continually growing with the increased uptake of mobile devices. The proposed facility will fulfill each of these priorities.

The proposed telecommunications facility will provide essential telecommunications infrastructure to the locality and maintain an important and necessary link to Telstra's existing telecommunications networks. The facility will deliver overall mobile and mobile broadband performance in the area and provide a high-quality service which enhances the depth of coverage and call capacity within the area. The facility will also provide capacity for other telecommunications carriers to co-locate on the facility.

1.3 Objectives of the Report

This report provides an assessment relevant to a Development Application for the development of a 'Telecommunications Facility'. The purpose of this planning report is to assess and describe:

- The need for the proposal (Section 2)
- The site selection process and potential candidates (Section 2)
- Site description and locality (Section 3)
- The proposed mobile telecommunications facility and consultation (Sections 4,5)
- How the proposed development meets the planning objectives of the various applicable Commonwealth, State and Local laws (Sections 6,7)
- Other environmental planning implications associated with the proposed facility (Section 8)

2.0 Telecommunications Objective and Site Selection

2.1 Telstra's Network

The proposed telecommunications facility will deliver improved Telstra coverage to the local area.

2.2 Mobile Base Station Information

A Mobile Base Station is essentially a radio transmitter / transceiver and an antenna, which transmits and receives radio frequency (RF) or electromagnetic energy (EME) signals from mobile phones. The base stations are linked to the rest of the mobile and fixed phone network and pass the signal/call on into those networks.

A base station typically consists of an Equipment Cabin (which houses all the electronics required to send and receive mobile phone calls), a series of Panel Antennas (which transmit and receive signals to and from the handset) and a Radio Transmission (RT) Dish or optical fibre cable which links the base station to the rest of the network. It is essential that when a call is made, coverage is available within the area. A base station establishes the call connection, holding the call as long as the phone user remains on the call and in the range of that base station.

The location of the base station is determined by a number of factors, including topography and other physical constraints such as trees and buildings, the immediate network 'capacity' or number of calls expected to be made in the area, and the radio frequency at which the base station will operate. Antennas need to be located clear of obstructions like trees and geographical features such as hills, in order to provide a clear line of uninterrupted sight and ensure good signal quality.

2.3 Need for the proposed telecommunications facility

Mobile telecommunications connectivity has grown significantly since the introduction of smart phones and tablets. These devices, with increased mobile broadband speeds, capacity and capability, are changing the way we live and operate our day to day lives and businesses. The availability of high-speed, reliable, mobile telecommunications services is becoming an expectation of Australia's population.

The nearest Telstra telecommunications facility is located approximately 4.44km to the south east of the proposed facility at **9 Locke St, Orana WA 6330** (RFNSA site number 6330014). The closest telecommunications facility with no Telstra antennas is located approximately 3.09km to the south east at **43 Bottlebrush Road GLEDHOW WA 6330** (RFNSA site number 6330022).

This distance to existing mobile telecommunications facilities means that a new facility is required to enhance coverage to the local area. The proposed site will service the current and increasing demand for mobile services by existing customers, and by the growing residential population in McKail and the higher volume of commuters using the local road network.

To accommodate improved coverage and an increase in customers, the subscriber service area must be divided into multiple sub-areas creating an interlinked network of sub-areas or radio cells. All the available radio spectrum is able to be re-used within each individual radio cell.

The proposal will maintain and improve "depth of coverage". This term refers to the level of coverage received by a mobile phone user in the urban and rural environment, such as inside residential and commercial buildings. The performance objective for the proposed site is therefore to improve the call quality, network capacity and overall performance in the target area.

Failure to provide a suitably located and correctly configured replacement radio facility in this location will have a detrimental effect on network operation and performance. This includes radio cell sizes being geographically larger than the desired optimal size for the amount of demand being serviced by that existing radio facility, leading to increased demand on that radio cell and ultimately in its underperformance and redundancy.

2.4 Site Selection

In areas where the deployment of a new site is required, a “search ring” is identified by Telstra's radiofrequency engineers describing where a facility is required in order to deliver improved network coverage and improvement to the local network.

There are many competing factors to be considered in determining possible suitable locations to site a telecommunications facility. These include the availability of land, requirements of the landowner, visual effect, cost, access for maintenance purposes, construction issues, planning objectives and radio frequency requirements such as coverage objectives, capacity, network design constraints, line of sight and height of surrounding buildings, trees, hills and other structures. An in-depth site selection process was undertaken in the area prior to confirming the preferred candidate location.

Carriers are required to apply a precautionary approach when designing their radio communications networks. A number of candidates were therefore identified through this selection process and evaluated against the criteria within Table 1. N.B. the criteria may not represent an exhaustive list of issues that need to be addressed when designing mobile network infrastructure.

Table 1: Site Selection Criteria

Key Factors	Key Criteria
Planning	Compliance with the Albany Planning Scheme
	Acceptability to the local Council and community
	Suitable location with regard to sensitive land uses and environmental factors
	Minimal potential visual impacts
	Compliance with the EME standards mandated by the Australian Communications and Media Authority (ACMA), and the Australian Radiation Protection and Nuclear Safety Agency (ARPANSA)
	Minimal environmental impact on the subject site and surrounding area
	Potential co-siting with another existing telecommunications facility
Property	Willingness by the owner to enter into a lease agreement and provide access during construction and operation
Engineering	Feasibility of construction, availability of infrastructure such as power, and access to the facility for construction and maintenance
Radio Frequency and Coverage	Ability to be linked to the existing telecommunications networks and meet the radio frequency coverage objectives for the area

These considerations are applied to the site selection process with differing weight. Firstly, the applicant

cannot locate a facility on a site without the landowners willing consent. There is also no point in locating a facility where radio frequency requirements are not met. Generally, greater coverage is achieved with an elevated base station combined with a taller base station structure. Additional base stations may be required if height is restricted. The best location to build base stations to maximise network performance efficiency is closest to where those services are required.

Mobile telecommunication facilities provide coverage to an area with three sectors of antennas that cover approximately 120 degrees each. By locating within the search area, the telecommunications facility is able to provide coverage and capacity to customers on all three sectors.

The nature of any base stations is such that reliable communication is limited mainly to "line of sight" of the mobile. Whilst some buildings and foliage can be penetrated to a limited extent, radio signals cannot penetrate more substantial objects, such as hills. Accordingly, in order to achieve Telstra's network performance and quality requirements for the area, the base station must be located in an elevated location and have antennas above the treeline. The subject site, which is located near to the highest point in the search area, is suitable to achieve Telstra's coverage objectives.

To establish criteria for site selection, an assessment of the immediate area was undertaken to determine the best long-term plan for the design and configuration of the network. The proposed standalone facility provides for the most effective and sustainable long-term plan for Telstra's network and is deemed to satisfy the requirements of the Albany Planning Scheme, contributes to the local area and broader success as a sustainable and connected community, and has been appropriately sited and designed to ensure that the amenity of the locality will not be compromised.

2.4 Opportunities to Collocate

State, Federal and Local government legislation encourages the use of existing telecommunication facilities for the collocation of antennas. When it was determined that a new facility was required in the area to improve network coverage to the area, Amplitel explored potential collocation options.

Figure 1 below shows the proposed site and the closest existing telecommunications facilities in the area.

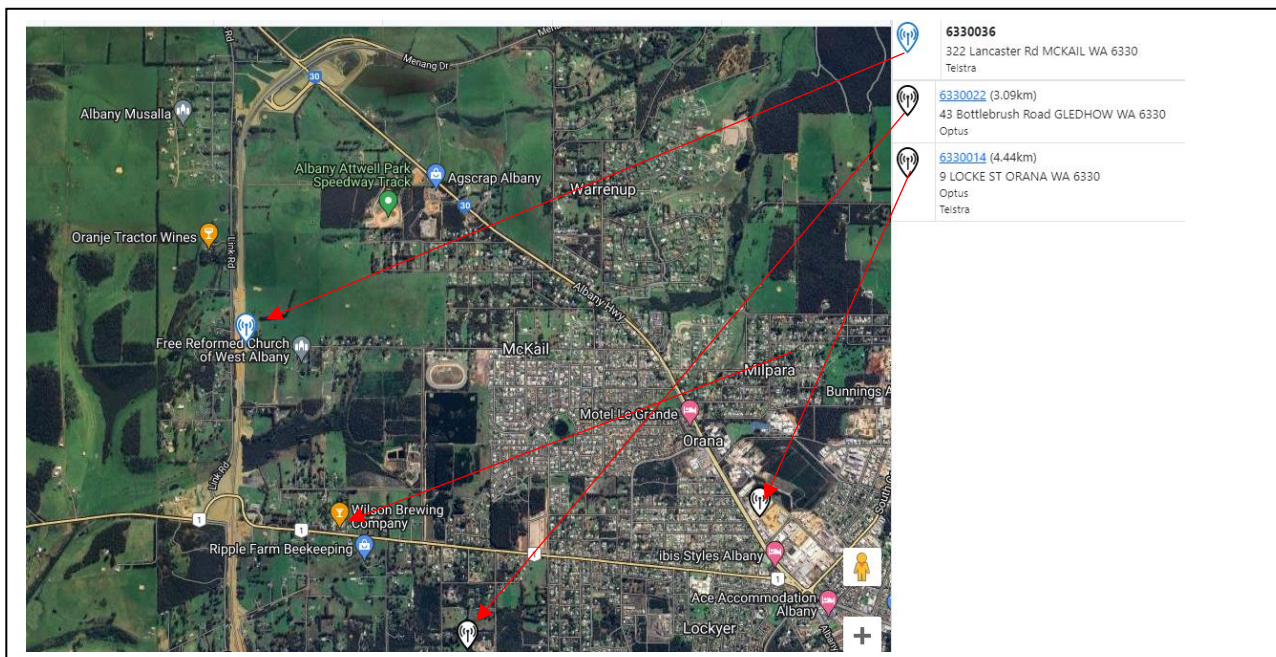


Figure 1: RFNSA Map demonstrating that there are no other existing sites within the immediate McKail area (Source: RFNSA)

As can be seen, there is a paucity of telecommunications facilities in the area with no existing mobile telecommunications facilities within a 3.09km radius. The nearest telecommunications facility is located at 43 Buttlebrush Road, Gledhow. The facility is located too far from the targeted coverage area at McKail to effectively provide coverage.

2.5 Candidate Sites

Following the identification of the search area, a total of 4 candidate sites were examined. Each candidate was assessed based on the ability to meet the coverage objectives and site considerations detailed above. The search area is comprised of a number of different land uses that are to be serviced by the proposed facility.

Figure 2 below indicates the location of the candidates considered within the site selection process. A summary of the candidate assessment is set out in Table 2 below.



Figure 2: Location of potential candidate sites (Source: Google Earth)

Table 2: Candidate Site Details

Candidate	Address	Facility Type	Description
A (Proposed Candidate)	322 Lancaster Road, MCKAIL 6330	Monopole	<p>The site is suitable from an engineering and radio frequency perspective. The location will deliver a suitable coverage solution.</p> <p>The proposed location can be established without compromising the existing and future use of the land within the General Agriculture Zone. The facility location is well located to service the highway and is not in close proximity to any residences or sensitive uses.</p> <p>The landowner is willing to proceed with a proposal along the south western boundary corner of the lot.</p> <p>Proposed site location does not require clearance of any vegetation and access and power can be provided to the site with little or no disturbance.</p>
B	291 LANCASTER ROAD MCKAIL WA 6330	Monopole	<p>Amplitel investigated the installation of a new monopole at this location.</p> <p>This site is General Agriculture Zone.</p> <p>The landowner was not interested in accommodating the facility. This candidate was therefore eliminated.</p>
C	303 LANCASTER ROAD MCKAIL, WA, 6330	Monopole	<p>Amplitel investigated the installation of a new monopole at this location.</p> <p>This site is General Agriculture Zone.</p> <p>The landowner was not interested in accommodating the facility. This candidate was therefore eliminated.</p>
D	277 LANCASTER RD, MCKAIL, WA, 6330	Monopole	<p>Amplitel investigated the installation of a new monopole at this location.</p> <p>This site is General Agriculture Zone.</p> <p>The landowner was not interested in accommodating the facility. This candidate was therefore eliminated.</p>

The site selection process also incorporates mandatory Deployment Code (C564:2020) activities which are undertaken in order to justify the proposed location of the subject site. This is inclusive of a "traffic light model" system which determines community-based sensitivities, within both social and legislative based frameworks.

2.7 Preferred Site

The candidate at 322 Lancaster Road was selected as the preferred site for the following reasons:

- The proposed site location is within an already cleared area,
- The availability of viable connections to the power and transmission networks in the area,
- No clearing is required to establish a power supply, or access. The proposed development footprint does not contain significant biodiversity value and will not impact upon the general biodiversity value,
- Visual impact – As the proposal involves the provision of a new monopole set in a rural area that is surrounded by mature vegetation, it is considered that the proposed site location will not result in unacceptable loss of amenity or the obstruction of any significant viewing corridors. In particular, the adjacency to the new Albany Ring Road upgrade and associated road light poles ensures that the facility will integrate well in the locality,
- The proposal is considered to be consistent with and provides acceptable solutions in relation to local and state environmental planning requirements. The proposal is not expected to have an adverse impact on the environment during construction and operation of the facility. Town planning considerations (such as zoning, design codes, surrounding land uses, environmental significance, compliance with the planning scheme and visual impact),
- The proposed facility will be unstaffed on a continuous basis (other than occasional access for maintenance) and will have no measurable impact on traffic, and
- The proposed location will enable superior RF coverage and capacity to the surrounding residential and farming precincts.

As a result of the extensive selection process for this site, Amplitel has decided to proceed with the proposed facility at 322 Lancaster Road. There are no existing telecommunications facilities capable of providing the desired coverage. The proposed new 40m facility will meet Telstra's radio frequency objectives whilst satisfying construction feasibility, town planning considerations, environmental impacts, visual amenities, and engineering factors. In addition, the new site will meet strict government regulations on electromagnetic energy (EME) ensuring the safety of the general public.

Section 8 provides a detailed assessment of these potential environmental impacts and describes proposed mitigations. The assessment concludes that the development is unlikely to have a detrimental impact on the environment or the locality.

3.0 Facility Location Description and Surrounding Locality

3.1 Facility Location and Surrounds

The subject site is located on a large allotment adjacent to Lancaster Road at MCKAIL. The exact location of the proposal is at GDA94 coordinates -34.98489, 117.81522 on Lot 200 on P424596. The land is zoned as General Agriculture Zone under the Albany Planning Scheme.

The proposed facility is located in the south western corner of the subject property on an existing cleared area of land adjacent to the intersection of Lancaster Road and the new Albany Ring Road. The facility location is surrounded by mature vegetation along the property driveway and southern boundary. The site is located approximately 105m north west from the nearest residential dwelling and there are no sensitive uses within the immediate area. None of the existing vegetation is proposed for removal as part of the proposal.



Figure 3: Site location. (Source: Google Earth)

The general area is cleared and primarily used as a paddock for agricultural use. Located to the north, east and south of the proposal are large paddocks for agricultural use. To the west of the proposed site is a freeway, which is part of the Albany Ring Road upgrade. The proposed location is approximately 2.3km west of the McKail town and contains a variety of land uses including rural, educational and horticultural. The area is undulating and has been substantially cleared with corridors of vegetation generally along roadways and property boundaries.

The Local Government Authority for the proposal is the Albany City Council and the principal planning instrument at the location is the *Albany Planning Scheme No. 2* (Scheme). Table 3 provides a summary of the site details. **Figure 3** illustrates the location of the site and the proposed facility.

Table 3: Proposed Site Details

Details	Comment
Street Address	322 Lancaster Road, MCKAIL WA 6330
Legal Description	Lot 200 on P424596
Total Site Area	~4.17ha
Zone	General Agriculture Zone
Planning instrument	Albany Planning Scheme
Current Use	Rural
Access	Existing access track via Lancaster Road



Figure 4: View of proposed monopole location looking north west from Lancaster Road (Source BMM)



Figure 5: View looking west towards the proposed facility location from within the property (Source BMM)



Figure 6: View looking south west towards the proposed facility location from within the property (Source BMM)



Figure 7: View looking north towards the proposed facility from Lancaster Road (Source BMM)

4.0 Proposed Development

4.1 Proposal Summary and Construction

A summary of the proposed development is as follows:

- Establishment of a 120m² (12m x 10m) fenced lease area;
- Excavation of the footing for the monopole;
- The installation of a new 40m monopole with a triangular headframe;
- The installation of six (6) new Telstra panel and six (6) AIR antennas for the provision of 4G and 5G technologies to be mounted on the headframe at a maximum height of 41.3m;
- The installation of an equipment shelter to accommodate internal Telstra equipment; and
- The installation of ancillary equipment including transceivers, remote radio units, amplifiers, antenna mounts, cable trays, feeders, cabling, combiners, diplexers, splitters, couplers, jumpers, filters, electrical equipment, signage, and other associated equipment.

A diagram of the proposed telecommunications facility is displayed below in **Figure 8**. The full design drawings are available in the appendix to this report. Refer to **Appendix A** – Proposal Plans.

Given the unique nature of the proposed development, the development and construction of the mobile phone base station primarily consists of the following processes:

- Pre-construction – ensuring that the land is suitable for construction. This is inclusive of confirming existing structural assessments and the provisioning of cabling;
- Installation of new equipment – reflective of the scope of works outlined within this Development Application; and
- Network Integration – Ensuring that the mobile phone base station can connect with both end users and other sites within the Telstra network.

Throughout the construction phase of the proposed development, any construction works will not disturb existing traffic flows. If a road closure is required for the erection and installation of equipment, the appropriate approvals will be obtained from the relevant authorities.

A total construction period of approximately six weeks (including civil works and network integration and equipment commissioning) is anticipated. Construction activities will involve four basic stages:

- Stage 1 (Week 1) – Site preparation works, including field testing, ground preparation and construction of foundations and footings;
- Stage 2 (Week 2) – Installation of the pole;
- Stage 3 (Week3) – Construction of the equipment shelter and fences;
- Stage 4 (Weeks 4 – 6) – Installation of antennas and radio equipment, as well as equipment testing.

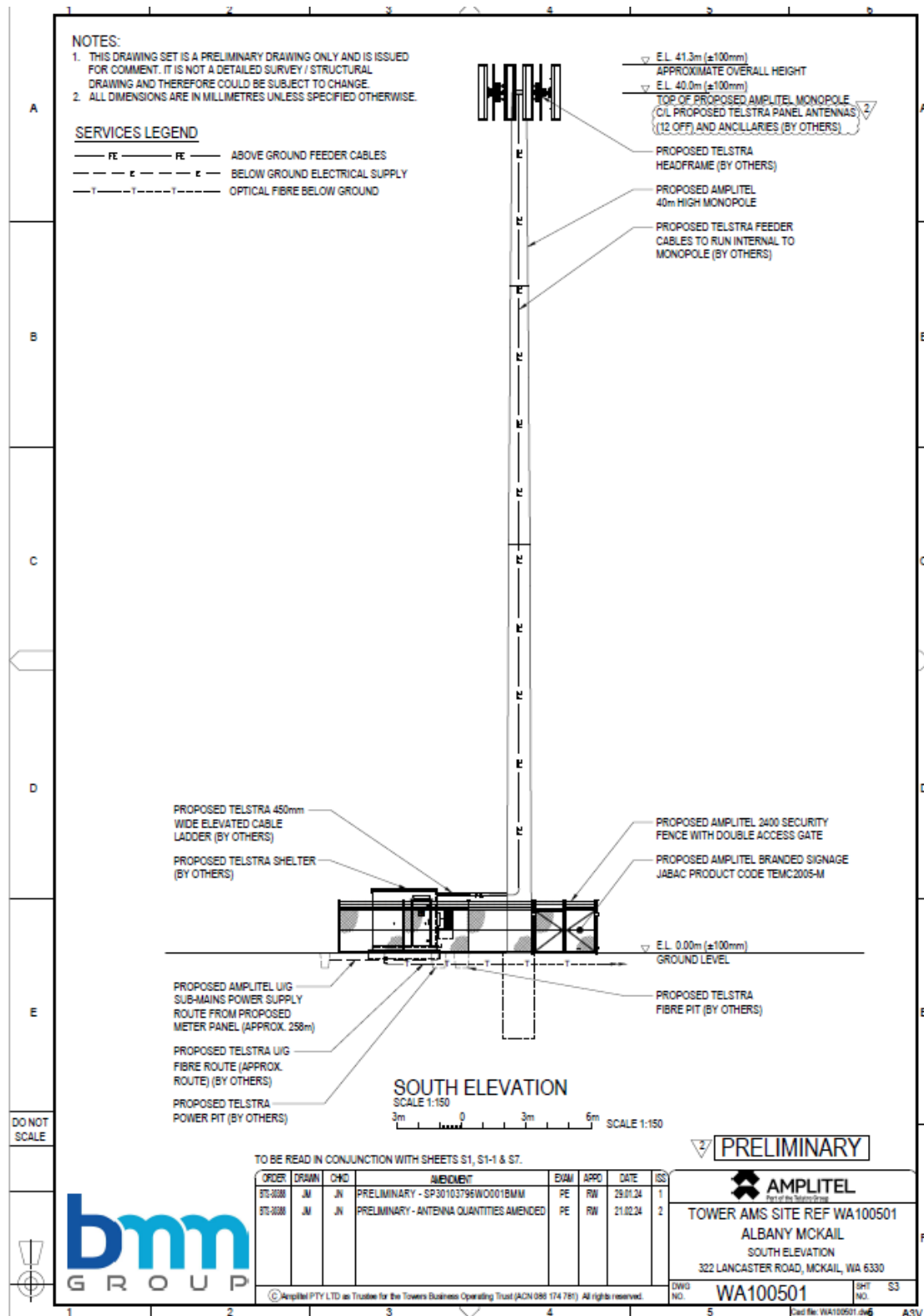


Figure 8: Elevation of the proposed facility

4.2 Traffic, access and parking

Access to the proposed facility location will be via Lancaster Road and existing internal access roads. Once operational there will be no measurable impact on the road network. The facility will not compromise the safety, efficiency, function or convenience of use or capacity of the operation of the existing and future road hierarchy. The facility will be unstaffed and operated remotely. Only occasional access is required for maintenance up to approximately three times per year by one passenger vehicle for approximately one day. Traffic management will be utilised if required to facilitate occasional heavy vehicle (EWP) access when upgrading or replacing equipment on the monopole.

4.3 Construction and noise

There will be minimal noise and vibration emissions associated with construction of the proposed facility. Noise generated during the construction phase is anticipated to be of short duration and accord with the standards outlined in the relevant EPA guidelines. Construction works are planned only to occur between the hours of 7.00am and 5.00pm or otherwise in accordance with Council's conditions.

4.4 Utility services

Power to the proposed structure will be sourced from the existing power supply. No tree clearing is anticipated for establishment of the power and fibre alignments.

4.5 Maintenance

Once operational, the facility is designed to function on a continuously unstaffed basis and will typically only require maintenance works up to three times per year, for approximately one day.

5.0 Consultation

5.1 Council

A discussion was held with Council's planning team at Albany City Council on 11th August 2023 to review Amplitel's intentions to install a new facility at the proposed site. Council provided development application planning advice and a summary of the relevant codes and policies applicable to the proposed development on 7th September 2023. These codes have been addressed within this Planning Report.

5.2 Community Notification

As the proposed land use for the 'telecommunications Infrastructure' (facility) falls under the 'D' symbol and under the General Agriculture Zone in Section 3.4 (Interpretation of the Zoning Table) of the Albany Planning Scheme, public notification is at the discretion of the Albany Council by way of Clause 64 of the deemed provision.

As part of any Council public notification process, a sign would be placed on the land and adjoining landowners would be notified directly via letter. BMM Group will review any submissions made available by Council and where required provide additional information or clarification.

5.3 Other Stakeholders

A local community may often have concerns about particularly sensitive locations in the vicinity of the proposal e.g. schools, childcare centres and aged care facilities. During the facility location selection process community sensitive locations are identified and avoided wherever possible. A key criteria for selection of the proposed facility location was that it is not within close proximity to any sensitive land uses. As such, no additional stakeholders were identified.

6.0 Relevant Local, State and Federal Legislation

The following legislation is relevant to assessment of the proposed telecommunications facility;

- Telecommunications Act 1997 (the Act);
- Telecommunications (Low-impact Facilities) Determination 2018 (the Determination) and Telecommunications (Low Impact Facilities) Determination 2021 (Amendment);
- Telecommunications Code of Practice 2021 (the Code);
- Industry Code C564:2020 - Mobile Phone Base Station Deployment (the Deployment Code);
- Planning and Development Act 2005;
- State Planning Policy 5.2 (Telecommunications Infrastructure 2015);
- Albany Planning Scheme.

6.1 Federal Government Legislation

6.1.1 Telecommunications Act 1997

The installation of certain telecommunications facilities (as defined in the *Telecommunications Act 1997*) is regulated by the Australian Communications and Media Authority (ACMA) under the *Telecommunications Act 1997*. The legislative requirements are discussed below in further detail.

The *Telecommunications Act 1997 (TA)* came into operation in July 1997. This legislation establishes the criteria for 'low impact' telecommunication facilities. If a proposed facility satisfies the requirements of a 'low impact' facility, the development is exempt from the planning approval process.

Part 1 of Schedule 3 of the *TA* authorises a carrier to enter on land and exercise any of the following powers:

- Inspect the land;
- Install a facility; and to
- Maintain a facility.

A Carrier's power to install a facility is contingent upon:

- the Carrier being authorised to do so by a Facility Installation Permit, or the facility being a low-impact facility (as defined by the *Telecommunications (Low-Impact Facilities) Determination 1997* (as amended)), or
- the facility being temporary and used for a defence organisation for defence purposes, or
- if other conditions are satisfied in relation to the facility concerned.

As the proposal involves the installation of a 40-metre monopole, it does not constitute a low-impact facility under the *Telecommunications (Low-Impact Facilities) Determination 1997* (as amended).

As the proposed facility does not meet the criteria mentioned above, the applicant is not empowered to undertake the proposed works without approval under Western Australian legislation and must obtain development consent from Albany Council.

6.1.2 Telecommunications Code of Practice 2021

The Telecommunications Code of Practice 2021 (TCP) is made under Schedule 3 of the Telecommunications Act 1997. The TCP ensures good practice measures under which a Carrier must operate and outlines conditions which carrier conduct must adhere to.

This proposal has taken into consideration the requirements of carriers in the best practice conditions of the TCP and thus includes the best design, planning and location measurements to ensure the development is in accordance with sections 2.11 and 3.11 of the Act.

6.1.3 Telecommunications (Low-Impact Facilities) Determination 2018

The Telecommunications (Low-impact Facilities) Determination 2018 was made under subclause 6 (3) of Schedule 3 of the TA. The Act outlines under subclauses 6 (4), (5) and (7), that certain facilities cannot be low-impact facilities, these include the following:

- Designated overhead lines;
- A tower that is not attached to a building;
- A tower attached to a building and more than 5 metres high;
- An extension to a tower that has previously been extended; and
- An extension to a tower, if the extension is more than 5 metres high.

The proposal is not classed as a low-impact facility under the Determination as it involves the installation of a 40-metre monopole and is therefore subject to the assessment under the *Planning Scheme*.

6.1.4 Deployment Code

The 'Mobile Phone Base Station Deployment Code' Communications Alliance Ltd Industry Code (C564:2020) is a code developed by a working committee with representatives from carriers, various levels of government, an industry group and a community action group. The Code is designed to:

- Allow the community and councils to have greater participation in decisions made by carriers when deploying mobile phone base stations; and
- Provide greater transparency to local community and councils when a carrier is planning, selecting sites for, installing and operating Mobile Phone Radiocommunications Infrastructure.

The carriers' activities are published on the internet based Radio Frequency National Site Archive (RFNSA) as well as information relevant to each site such as EME Reports.

In the site selection and design stages of this proposal, the precautionary approach outlined in the Deployment Code has been considered.

6.1.5 Environment Protection and Biodiversity Conservation Act 1999

The Environment Protection and Biodiversity Conservation (EPBC) Act 1999 obliges telecommunications carriers to consider 'matters of national environmental significance'. Under this legislation, an action will require approval from the Minister of Environment if the action has or is likely to have an impact on a matter of 'national environmental significance'. According to the EPBC Act 1999, there are seven matters of national significance which must be considered.

All relevant EPBC matters have been considered and it is not anticipated that the proposal will have a significant impact on any matters of national environmental significance. Accordingly, approval from the Minister of Environment is not deemed necessary in this instance.

6.1.6 Native Title Act 1993

The Native Title Act 1993 (the Native Title Act) was given effect on 1 January 1994 and recognises

the rights and interests of Aboriginal and Torres Strait Islander people in land and waters according to their traditional laws and customs. The Native Title Act also sets out processes through which development as a Future Act can proceed with regards to the rights and interests of Traditional Owners.

The subject site is identified on a site that has no Native Title claim (Figure 9).

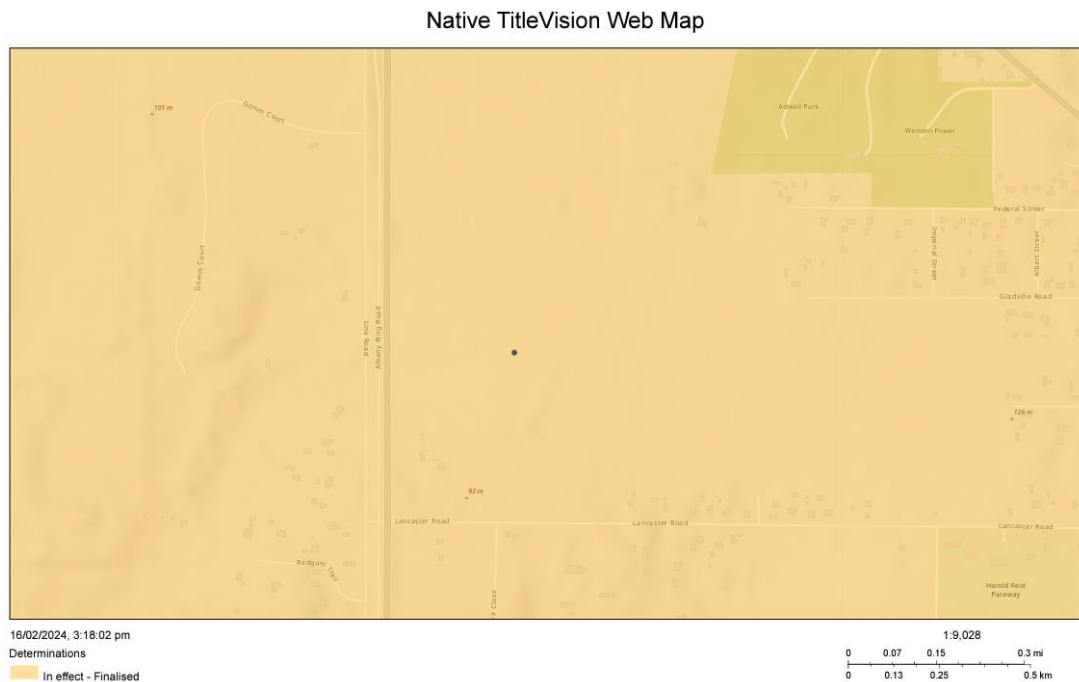


Figure 9 - Excerpt of Native Title Tribunal Vision showing no Native Title area on or surrounding subject site Source: Native Title Tribunal Vision, 2024

6.2 State Government Legislation

The following information provides a summary of the State legislation/guidelines relevant to the proposed telecommunications facility.

6.2.1 Aboriginal Heritage Act 2021

The subject property at 322 Lancaster Road, MCKAIL is not impacted by a Cultural Heritage Place. The proposed facility location is approximately 3.2km north of the closest Heritage Place, number: 21837. Figure 13 below shows the location of the proposed facility in relation to the Heritage Place.



Figure 10 – Cultural Heritage Place 21837 (DPLH – Aboriginal Cultural Heritage Enquiry System)

6.2.2 Planning and Development Act 2005

The proposed facility is subject to assessment under the Planning and Development Act 2005. The Minister of Planning and Infrastructure has ultimate authority for town planning in Western Australia. Development within Western Australia is controlled by the Planning and Development Act 2005 through the application of environmental planning instruments.

Under the Planning and Development Act 2005, the Western Australian Planning Commission (WAPC) is the responsible authority for land use planning and development matters and this report seeks to demonstrate compliance with the WAPC and other items of relevant legislation which pertain to the subject application.

6.2.3 State Planning Policy for Telecommunications Infrastructure (SPP 5.2)

The *State Planning Policy for Telecommunications Infrastructure* (SPP 5.2) in Western Australia is a State Planning Policy prepared under Part 3 of the *Planning and Development Act 2005*.

The aim of this policy is to 'balance the need for effective telecommunications services and effective roll-out of networks, with the community interest in protecting the visual character of local areas. Using a set of land use planning policy measures, the policy intends to provide clear guidance pertaining to the siting, location and design of telecommunications infrastructure.'

Under section 5.1.1 of the State Planning Policy 5.2: Telecommunications Infrastructure Policy the West Australian Planning Commission provides a set of measures in assessing the visual impact of a proposed telecommunications facility.

The assessment has found that the proposed telecommunications facility has been located and designed to comply with the intent and requirements of the State Planning Policy 5.2: Telecommunication Infrastructure Policy. Section 5.2 of the Policy establishes policy measures to be

applied where relevant to guide the visual impact, location, siting, and design of the telecommunications facility structure. These policy measures are addressed in Table 5 below:

Table 5 – Assessment against State Planning Policy 5.2, Policy Measure 5.1.1	
Policy Measures	Proposal Assessment
Be located where it will not be prominently visible from significant viewing locations such as scenic routes, lookouts and recreation sites;	<p>A critical criterion for the preferred site location was based on maximising the setback of the facility from residential areas and any sensitive uses. The proposed location will not adversely impact on the amenity of nearby residential, community or other sensitive uses. Key factors in achieving this outcome are as follows:</p> <p>Whilst undertaking site selection for a new base station facility in the locality, BMM Group considered the nature of existing land uses, visual impact and aesthetics of its facility on the surrounding environment. The facility has been sited and designed to maximise visual integration in the locality and ensure that the existing and future amenity of the locality is not compromised.</p> <p>Matters such as viewing distance, number of viewers and period of view are key factors taken into consideration in the siting and design of the facility and the mitigation of visual impact. The proposed facility is well located to mitigate any potential visual impact. The immediate adjoining land is characterised by large rural and rural residential allotments and the newly constructed Albany Ring Road. The nearest residence is located approximately 105m south east. There are no sensitive uses in close proximity.</p> <p>A slimline monopole design has been utilised at this location in place of a lattice tower design in order to minimise any potentially adverse visual effects. This slimline design creates a minimal profile in the landscape, significantly reducing the bulk of the facility. The setback of the facility from the road frontage also ensures that it will not be highly visible to road users as it avoids the dominant sight lines from surrounding roads and is set behind mature vegetation.</p> <p>The monopole is proposed to be finished in a recessive colour in order to blend the facility into the sky so it is not a dominant feature.</p> <p>The design and location of the facility will achieve a high level of visual absorption of the facility into the landscape associated with the setback, colour and design of the facility. Other vertical elements in the landscape such as existing mature vegetation and light poles along the Ring Road also ensures that the facility will integrate well and have a low level of visual impact.</p> <p>The proposed location of the facility is setback approximately 5m from Lancaster Road and approximately 20m from the Albany Ring Road Upgrade to the west. The setback ensures that the dominant sight lines, views and vistas from adjoining and surrounding residential areas and from surrounding roads, will not be materially impacted by the development.</p> <p>In terms of the potential visual effects of the upper section of the proposed facility, it is important to note that the antennas need to have "line of sight" to the area that they are servicing (i.e. they</p>

	<p>need to be visible to the devices in the area they service) in order to function effectively – this is an inherent feature of cellular technology. Antennas cannot be placed below a topographical line, or surrounded by trees or tall buildings, otherwise they will not be effective in providing the service to the user. It is a result of the technology that telecommunications facilities must be visible in order that they operate effectively. In this case, any views of the facility are considered to be a low level of visual impact.</p> <p>The proposed facility location and design demonstrate a successful balance between the provision of essential infrastructure and a low-level impact on amenity.</p>
Be located to avoid detracting from a significant view of a heritage item or place, a landmark, a streetscape, vista or a panorama, whether viewed from public or private land;	<p>Amplitel has selected a site and location that seeks to minimise perceived negative impacts on the visual amenity of the area. The facility is not located in close proximity to a heritage item or place and will not detract from the significance of any heritage item or place.</p> <p>The proposed location of the facility is well setback from the road frontage which ensures that the dominant sight lines, views and vistas from adjoining and surrounding residential areas and from surrounding roads, will not be materially impacted by the development. While the proposed facility will introduce a visible element in the landscape, any adverse impacts are substantially mitigated through the site location and slim line profile of the proposed pole and the screening of the lower sections by existing mature vegetation.</p>
Not be located on sites where environmental, cultural heritage, social and visual landscape values may be compromised;	<p>There are no known items of environmental, cultural, social significance located on the proposed site of the facility. A cultural heritage search shows that a place of cultural significance is registered approximately 3.2km north of the facility location.</p> <p>The visual landscape of the area will not be compromised as the area is predominantly rural and agricultural use.</p>
Display design features, including scale, materials, external colours and finishes that are sympathetic to the surrounding landscape;	<p>This slimline design creates a minimal profile in the landscape, significantly reducing the bulk of the facility. The monopole is proposed to be finished in a non-reflective recessive colour (concrete or steel grey) in order to blend the facility into the sky so it is not a dominant feature. These design features combined with the backdrop and screening of mature vegetation ensures that the facility will integrate well in the locality.</p>
Be located where it will facilitate continuous network coverage and/or improved telecommunications services to the community;	<p>The proposed telecommunications facility located at McKail is integral to Telstra's ability to deliver mobile network coverage through the delivery of a high quality and reliable service to the area. Delivering on this objective is vital in order to enhance connectivity, economic development and safety in McKail and surrounding communities. The proposed location satisfies the coverage objectives for the area.</p>

<p>Telecommunications infrastructure should be co-located and whenever possible: Cables and lines should be located within an existing underground conduit or duct; and</p> <p>Overhead lines and towers should be co-located with existing infrastructure and/or within an existing infrastructure corridor and/or mounted on existing or proposed buildings.</p>	<p>No suitable opportunities for co-location at alternative sites were identified. The proposed structure will also allow for other service providers co-locate their infrastructure on the facility.</p> <p>Overhead lines are not applicable to the design of the facility.</p>
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Overall, the proposed development application is consistent with the intent and requirements of the Statement 5.2

6.3 Local Government Legislation

The following information provides a summary of the local provisions relevant to telecommunications development proposal.

6.3.1 Strategic Community Plan 2032

The Strategic Community Plan 2023 aims to ensure the Albany LGA is a thriving city with an abundance of opportunities.

The strategic outcomes and objectives of the plan for the LGA are as below:

Outcomes	Objectives
4.1 A strong, diverse and resilient economy with work opportunities for everyone.	<p>4.1.1 Attract, retain and support a diverse range of businesses and industries to grow the economy and create more local jobs.</p> <p>4.1.2 Facilitate access to quality education, training and work opportunities.</p>
4.2 A highly sought-after tourist destination.	4.2.1 Create a competitive and sustainable tourism offer.

The provision of modern and efficient telecommunications infrastructure in this location aligns well with the above objectives as it will support resilience and diversity in the community and promote economic development. The proposed facility will achieve these objectives without negatively impacting on the environment. The proposal accords with the Council Plan as the telecommunications facility is an essential form of infrastructure which will significantly increase access to wireless communications in the area and allow the community to connect and communicate more effectively.

The proposed facility will enable the delivery of a telecommunications service for rural and business customers within the immediate area. Additionally, customers operating small or home-based businesses within the locality will benefit from the proposed facility. Key benefits are:

- Greater business accessibility and flexibility for locals, commuters and home-based businesses. Reliable personal safety through maintaining a mobile phone for critical communications and emergencies.
- Increased physical capacity for improving telecommunications infrastructure, resulting in improved customer connectivity, and rapid delivery of technology improvements.

The proposed development will enable carriers to remain competitive and increase the choice of mobile telephone services available to consumers. Increased competition in the market brings direct economic benefits for individual consumers and the community as a whole.

Telstra are also responsive to public safety issues. High quality telecommunications services significantly benefit community safety by providing a vital 'first response' tool for emergency services. A strong mobile network is highly beneficial in an emergency situation, as well as more general public safety.

Telstra believe that it is in the public interest to provide a strong, resilient mobile network that, in turn, provides a high quality of service to local communities across Australia. Given the demand for the service, and the benefits noted above, we believe there is a strong justification for the telecommunications facility to be constructed at this location.

The proposed facility will maintain quality communication infrastructure, enhancing mobile phone and broadband coverage within the area. The proposed facility will thus have a positive impact on social and economic development of the locality.

6.3.2 City of Albany Local Planning Scheme No. 2

The City of Albany Local Planning Scheme No. 1 provides the basis for planning in the local government area.

6.3.2.1 Zoning

The proposed structure is within the General Agriculture Zone (Figure 11). Telecommunications infrastructure is a permitted use in the zone.

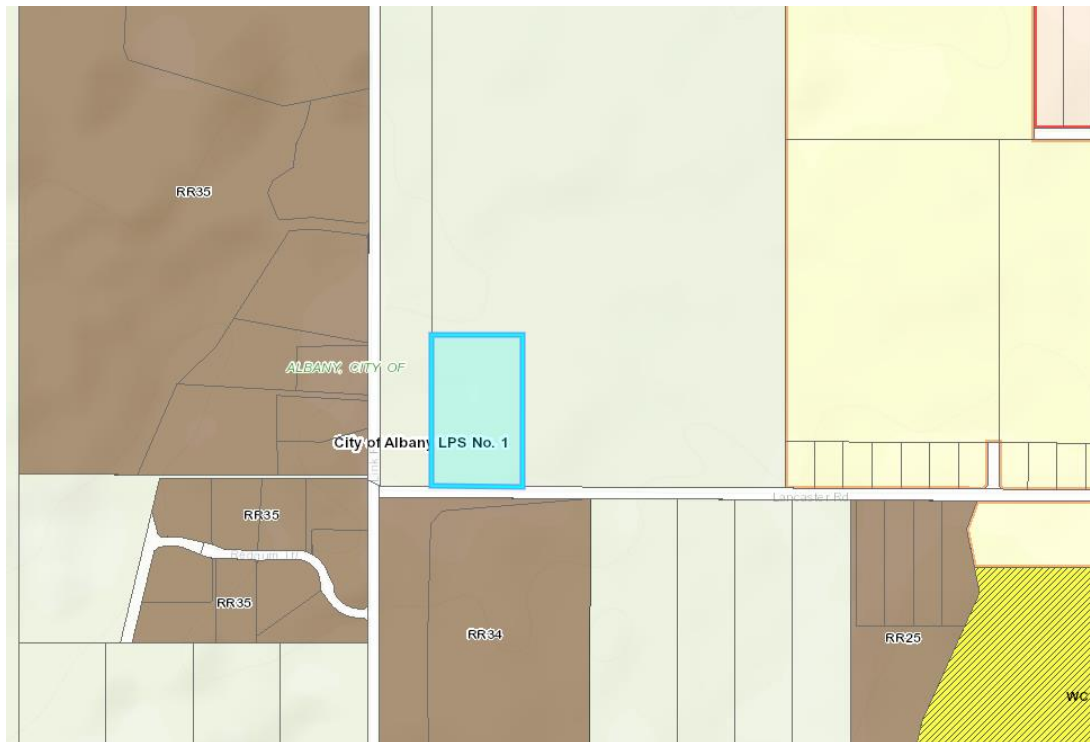


Figure 11: Zoning Map Source: PlanWA (Albany Local Planning Scheme No. 1)

Telecommunications Infrastructure is defined in the planning scheme as a:

'premises used to accommodate the infrastructure used by or in connection with a telecommunications network including any line, equipment, apparatus, tower, antenna, tunnel, duct, hole, pit or other structure related to the network.'

The planning scheme does not contain any specific requirements for telecommunications infrastructure, so the requirements of the State Policy Section 5.2 (refer Section 6) are addressed in this report.

The stated objectives of the General Agriculture Zone are as follows:

The objectives of the General Agriculture zone are to:

- a) Provide for the sustainable use of land for agricultural and rural activities;
- b) Support complementary land uses where those land uses do not detract from adjoining agricultural and rural activities and are compatible with the character and amenity of the area;
- c) Prevent land uses and development within the zone that may adversely impact on the continued use of the zone for agricultural and rural purposes;
- d) Provide for value-adding opportunities to agricultural and rural products onsite; and
- e) Provide for tourism experiences where those developments do not impact upon adjoining agricultural and rural land uses.

The proposed telecommunications facility is considered an appropriate and compatible use within the zone. The proposed facility will support residents, local business, agricultural and rural industries, and tourism. The facility will also improve safety for residents/businesses during emergencies.

The telecommunications service is an enabler for the use of advanced technologies to improve efficiencies and enhance productivity in a rural setting through improved monitoring, tracking, and analysis.

The proposed facility will occupy a small footprint and will not diminish the rural productivity of the land. The facility can be established without the need for clearing of any mature vegetation.

6.3.2.2 Planning in Special Control Area - Albany speedway noise special control area

The facility will not impact on or be impacted by the Albany speedway noise special controls. The facility is operated remotely and will be unstaffed on a continuous basis.

8.0 Other Environmental Constraints and Opportunities

8.1 Visual Impact

Mobile base stations are relatively commonplace in today's landscape – thousands of telecommunications facilities are in operation across Australia, over a variety of land uses and environments.

Mobile telecommunications facilities are required to protrude above the surrounding landscape in order to function correctly, and at this site, a 40m facility is required. The proposal adopts the lowest height necessary to achieve the Radio Frequency (RF) objectives of Telstra and to mitigate the impact of the topography of the area on signal propagation.

In terms of the potential visual effects of the upper section of the proposed facility, it is important to note that the antennas need to have "line of sight" to the area that they are servicing (i.e. they need to be visible to the devices in the area they service) in order to function effectively – this is an inherent feature of cellular technology. Antennas cannot be placed below a topographical line, or surrounded by trees or tall buildings, otherwise they will not be effective in providing the service to the user. It is a result of the technology that telecommunications facilities must be visible in order that they operate effectively. In this case, any views of the facility are considered to be a moderate level of visual impact and the facility has been designed to the minimum height necessary to deliver the targeted coverage and overcome any constraints associated with surrounding topography and vegetation.

Several steps have been taken to reduce the visual impact of the proposed facility. The proposed location is surrounded by some mature vegetation which will screen the lower parts of the monopole. The monopole maintains a minimum of 100m setback from the nearest residence on adjoining land and will not impact on the amenity of the location. The proximity of the Albany Ring Road will also assist in the integration of the facility by providing a substantial buffer to the residential allotments to the west..

A slimline monopole design has been utilised at this location in order to minimise any potentially adverse visual effects. This slimline design creates a minimal profile in the landscape, significantly reducing the bulk of the facility.

The monopole is proposed to be finished in a recessive colour in order to blend the facility into the background, so it is not a dominant feature in the landscape.

8.2 Social and Economic Benefits

Expansion of mobile infrastructure is a reflection of required utility services in modern society. As new technologies arise and the demand for this service grows exponentially, so does the demand for improved telecommunications infrastructure and reliable services.

According to the Australian Communication and Media Authority (ACMA), the number of mobile service (voice and data) subscriptions in Australia exceeds the Australian population, with 35.9 million voice and data service subscriptions current as at June 2020 – and over the last 6 years, the number of subscriptions (those using only a mobile phone to make calls) has doubled from 29% in the 12 months to June 2015, to 60% in 2020, against a reduction of fixed line telephone subscriptions of -4.9% over the same period. These Australian Government statistics demonstrate that consumers have an increasing expectation for reliable, fast and cost-effective mobile phone network services across all areas of Australia. <https://www.acma.gov.au/publications/2020-12/report/mobile-only-australia-living-without-fixed-line-home>

Usage of mobile services continues to widen as new technologies become progressively more affordable and accessible for the wider community. The previous decade has also seen a significant rise in use of the wireless network for smart devices. Australia has one of the highest penetrations of "smartphone" usage in the world, with reliance on this technology increasing – the abovementioned ACMA study estimates 83% of Australian adults were using smartphones at June 2019, against 79% in May 2018.

According to the Australian Competition and Consumer Commission (ACCC), the COVID-19 pandemic has led to a greater demand for data driven by working and schooling from home as well as increased usage of video and gaming streaming services. The total volume of data downloaded in 2020 in the three months to 30 June 2020 was 8.2 million Terabytes. This reflects a 38 per cent increase from the same period last year (6 million Terabytes).

<https://www.accc.gov.au/regulated-infrastructure/communications/monitoring-reporting/internet-activity-record-keeping-rule-rkr/june-2020-report>

8.3 The Suitability of the Site for Development

The proposal is considered suitable for the following reasons:

- The proposal is technically feasible in this location achieving Telstra's network objectives for the area, resulting in significantly improved telecommunications services benefitting the McKail community, residents, businesses and as well as promoting the primary industries within the area.
- The facility has been sited to minimise impacts on the surrounding area. The site has been located in an area where there is no public access and on a land parcel that will not interfere with current or future lawful activities of the site and adjoining land parcels. There are no specific sensitive uses, such as schools, childcare centres or aged care facilities close to the proposed facility.
- The site is within a General Agriculture Zone and is considered to be an appropriate land use within this zone.
- Ecological impacts as a result of the proposal will be very minor. The site is on a predominantly cleared area and will not require removal of any significant mature vegetation.
- The site is not on land retaining heritage or cultural significance.

Based on an assessment of relevant planning constraints, this site was considered most appropriate for establishment of a new telecommunications facility in McKail. The compatibility between the proposed development and the guiding policies of the Planning Policy Framework are in general terms well met, in that there is a demonstrated need for the facility. The facility will be constructed so that other carriers may co-locate and improve mobile services in the area. Any proposed upgraded telecommunications will complement local rural and home based businesses, and will provide improved safety and security for residents, businesses and road users in the event of an emergency.

8.4 Health and Safety

Telstra understands that some people have genuine concerns about the levels of electromagnetic fields (EMF) that the proposed facility will emit and is committed to addressing those concerns responsibly. EMF is sometimes known as electromagnetic radiation (EMR) or electromagnetic energy (EME). Often, there is a misconception regarding the perceived health risks surrounding mobile phone base stations and Electromagnetic Energy (EME).

Electromagnetic fields are present everywhere in our environment – the earth, sun and ionosphere are all natural sources of EMF. Telstra rely on the expert advice of international and national health authorities including the World Health Organization (WHO) and the Australian Radiation Protection and Nuclear Safety Agency (ARPANSA) for overall assessments of health and safety impacts. The International Commission on Non-Ionizing Radiation Protection (ICNIRP) has issued guidelines on levels of allowable public exposure to Radio Frequency (RF) fields, including guidelines on RF from mobile phones and base stations, which Telstra adheres to. These guidelines have a large safety margin built into them.

EME is non-ionising radiation, meaning that it has insufficient energy to break chemical bonds or remove electrons (ionisation). In contrast, ionising radiation (such as X-rays) can remove electrons from atoms and molecules thus leading to damage in biological tissue (Source: ARPANSA).

In addition, further information is available at: www.telstra.com.au/eme and EMF Explained Series www.emfexplained.info.

There has been extensive research (over 25,000 studies) which spans decades into health impacts of radio frequency exposure. This research has been conducted by numerous health authorities and experts around the world, including the WHO, ICNIRP and ARPANSA. We note that ARPANSA issued a statement noting there is a lot of concerning misinformation circulating, urging the public to be cautious of campaigns generating unfounded fear and concern within the community about health effects of 5G or radio waves generally.

Any proposed 5G technology will produce similar EME as the current 3G and 4G base stations and will also operate well below the maximum safety limit. Whilst 3G and 4G antennas typically send signals in a range of directions, 5G antennas will focus the signal only to where they are needed, when they are needed. 5G technology will use higher spectrum frequencies than previous technologies, which means that it will carry more data but won't travel as far as 4G. ARPANSA notes that:

"higher frequencies do not mean higher or more intense exposure. Higher frequencies are already used in security screening units at airports, police radar guns to check speed, remote sensors and in medicine and these uses have been thoroughly tested and found to have no negative impacts on human health."

It is Telstra's obligation to comply with the mandated standard (RPS3) for EMF set by ARPANSA, which is based on the safety guidelines recommended by the WHO. The safety standard works by limiting the network signal to a level which will protect all people, in all environments, 24 hours a day.

To demonstrate compliance with the safety standard, an Environmental EME Report is available in **Appendix B – Environmental EME Report** or via the RFNSA website www.rfnsa.com.au (search site number 6330036). The maximum cumulative EME level at 1.5m above ground level is estimated to be **1.97%** (out of a 100% of the public exposure limit) as mandated by ACMA.

The EME Report predicts the maximum signal strength from the proposed facility at 1.5m above ground level is well within the allowable limit. This is typical of Telstra's responsible approach to network performance and environmental compliance. However, in reality, base stations are designed to operate at the lowest possible power level to accommodate only the number of customers using the facility at any one time. This design function is called "adaptive power control" and ensures that the base station operates at minimum, not maximum, power levels at all times. This means that the actual EME level at this site will be even lower than the predicted EME level.

Furthermore, the ARPANSA Fact sheet "Mobile Base Stations and Health" March 2015 states "Health authorities around the world, including ARPANSA and the WHO have examined the scientific evidence regarding possible health effects from base stations. Current research indicates that there are no established health effects from the low exposure to the RF EME exposure from mobile phone base station antennas."

Telstra undertakes further measures when designing the facility, to minimise the EME exposure to the general public, by installing the facility in accordance with the Australian Mobile Telecommunications Association (AMTA) Radio frequency (RF) Safety Compliance Program – Base Station Design Guidelines Engineering for Access Control to minimise EME.

Other preventative measures also include:

Power Control network feature that automatically adjusts the power of the network transmission based on consumer demand.

Varying the facility's transmit power to the minimal required level in order to save electricity and lower RF emissions from the facility.

Further information about EMF can be obtained from:

Commonwealth Department of Health (ARPANSA): www.arpansa.gov.au

Australian Communications and Media Authority (ACMA): www.acma.gov.au

World Health Organisation (WHO): www.who.int/en/

9.0 Conclusion

The proposed telecommunication facility located at 322 Lancaster Road, MCKAIL is essential to deliver improved network coverage in the area. The proposal will deliver high quality and reliable service to the benefit of residents, businesses and travellers in the area. Delivering on this objective is vital in order to enhance connectivity, economic development and opportunities for growth in the region.

The proposed development is considered permissible with consent within the General Agriculture Zone under the provisions of the Albany Planning Scheme. Furthermore, it is generally compliant with the relevant planning considerations and the aims of objectives of the Planning Scheme and will operate within the regulatory framework of Commonwealth, State Governments and will operate within all current and relevant Australian Standards. The proposed facility will also comply with all Government health standards outlined by ARPANSA.

BMM Group has undertaken a thorough analysis of potential site alternatives and during this process has selected the most appropriate location for the facility. Factors such as the ability to meet the required coverage and technical objectives, opportunities for co-location by other carriers, the surrounding landscape and community needs have all been carefully considered as part of this selection process.


The report demonstrates that the proposed facility has been designed and sited in the most appropriate location in response to coverage objectives and in the context of adjacent and surrounding land uses. The facility location, setbacks, screening, colour and design of the proposed facility ensure that the natural environment and ecological processes are not compromised, and any potential visual impacts are mitigated so that the amenity of the locality and wellbeing of the community will not be detrimentally affected.

It is requested that Council grant a Development Permit to support this development application, subject to relevant and appropriate conditions.

Appendix A – Proposal Plans

Appendix B – ARPANSA EME Report

A	1	2	3	4	5	6	DRAWING STATUS					
							CANCELLED	PRELIMINARY	FOR CONSTRUCTION	AS BUILT	REFERENCE ONLY	
B		DRAWING DESCRIPTION	DRAWING NUMBER	SHEET NO.	ISSUE NO.	ISSUE DATE						
		SITE LAYOUT AND ACCESS	WA100501	S1	2	21/06/24		✓				
		SITE SETOUT PLAN	WA100501	S1-1	3	21/06/24		✓				
		SOUTH ELEVATION	WA100501	S3	3	21/06/24		✓				
C		AERIAL PHOTO LOCALITY PLAN	WA100501	S7	1	29/01/24		✓				
D												
E												
F												




AMPLITEL
Part of the Telstra Group

ALBANY MCKAIL


TOWER AMS SITE: WA100501

ADDRESS: 322 LANCASTER ROAD
MCKAIL
WA 6330



UNAPPROVED
DRAWING

ORDER	DRAWN	CHKD	AMENDMENT	EXAM	APPD	DATE	ISS
BTS-30388	JM	JN	PRELIMINARY - SP30103796WO001BMM	PE	RW	29.01.24	1
BTS-30388	JM	JN	PRELIMINARY - ANTENNA QUANTITIES AMENDED	PE	RW	21.02.24	2
BTS-30388	JM	JN	PRELIMINARY - SITE LOCATION REVISED	PE	RW	21.06.24	3

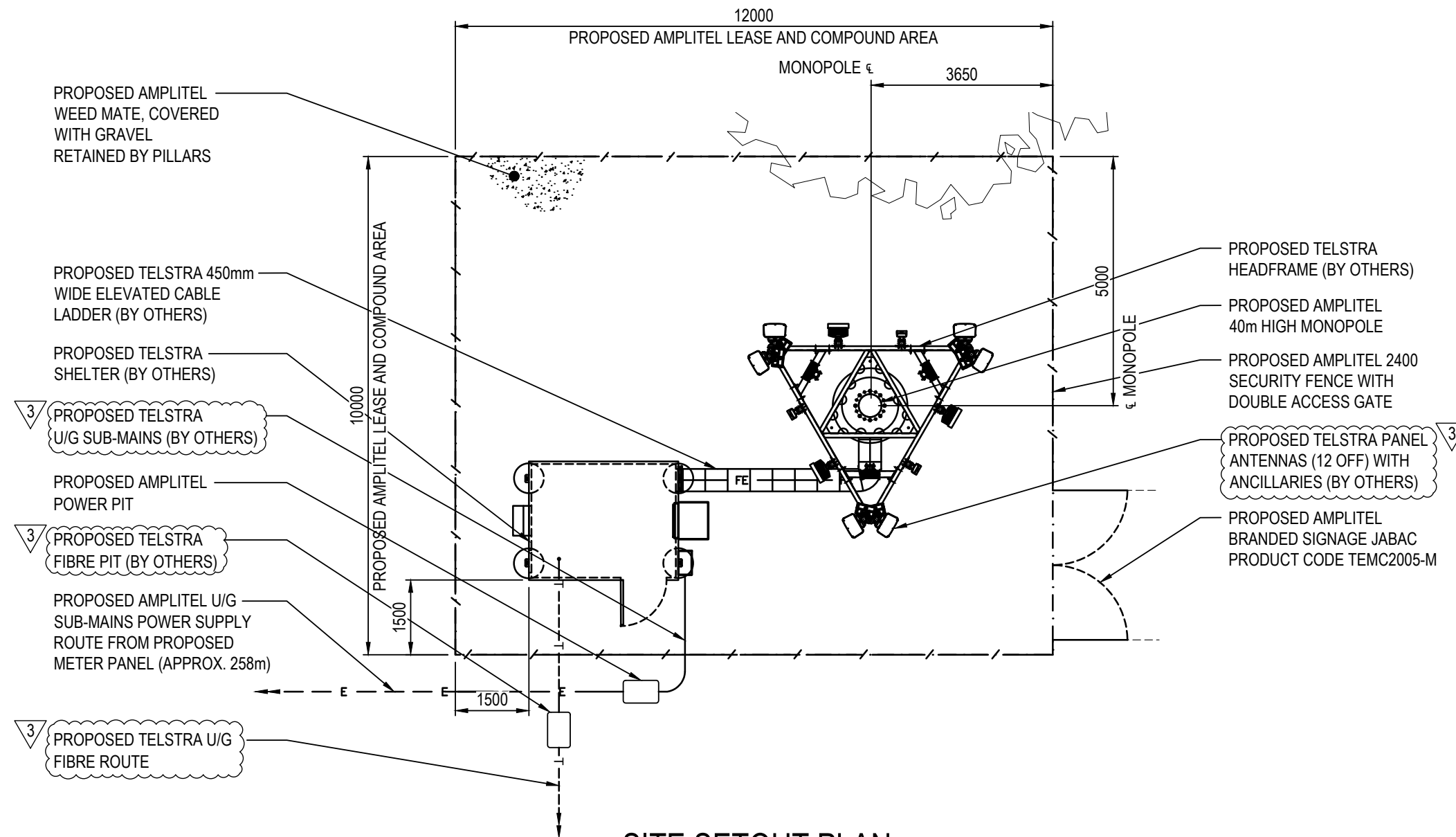


AMPLITEL
Part of the Telstra Group

TOWER AMS SITE REF WA100501
ALBANY MCKAIL
DRAWING INDEX AND DOCUMENT CONTROL
322 LANCASTER ROAD, MCKAIL, WA 6330

DWG NO. **WA100501** SHT NO. DC

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SITE SETOUT PLAN

SCALE 1:100

1m 0 1m 2m 3m 4m 5m SCALE 1:100

SERVICES LEGEND

— FE — FE — ABOVE GROUND FEEDER CABLES
 — — E — — E — BELOW GROUND ELECTRICAL SUPPLY
 — T — — T — — T — — OPTICAL FIBRE BELOW GROUND

NOTES:

1. THIS DRAWING SET IS A PRELIMINARY DRAWING ONLY AND IS ISSUED FOR COMMENT. IT IS NOT A DETAILED SURVEY / STRUCTURAL DRAWING AND THEREFORE COULD BE SUBJECT TO CHANGE.
2. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS SPECIFIED OTHERWISE.

bmm
GROUP

TO BE READ IN CONJUNCTION WITH SHEETS S1, S3 & S7.

ORDER	DRAWN	CHKD	AMENDMENT	EXAM	APPD	DATE	ISS
BTS-30388	JM	JN	PRELIMINARY - SP30103796WO001BMM	PE	RW	29.01.24	1
BTS-30388	JM	JN	PRELIMINARY - ANTENNA QUANTITIES AMENDED	PE	RW	21.02.24	2
BTS-30388	JM	JN	PRELIMINARY - SITE LOCATION REVISED	PE	RW	21.06.24	3

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UNAPPROVED
DRAWING

PRELIMINARY

AMPLITEL
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TOWER AMS SITE REF WA100501
ALBANY MCKAIL
SITE SETOUT PLAN
322 LANCASTER ROAD, MCKAIL, WA 6330

DWG
NO.

WA100501

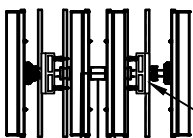
SHT
NO. S1-1

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SERVICES LEGEND

- FE — FE — ABOVE GROUND FEEDER CABLES
- — — E — — — E — BELOW GROUND ELECTRICAL SUPPLY
- T — — — T — — — T — — — OPTICAL FIBRE BELOW GROUND



- ▽ E.L. 41.3m (±100mm)
APPROXIMATE OVERALL HEIGHT
- ▽ E.L. 40.0m (±100mm)
TOP OF PROPOSED AMPLITEL MONOPOLE
C/L PROPOSED TELSTRA PANEL ANTENNAS
(12 OFF) AND ANCILLARIES (BY OTHERS)

PROPOSED TELSTRA
HEADFRAME (BY OTHERS)

PROPOSED AMPLITEL
40m HIGH MONOPOLE

PROPOSED TELSTRA FEEDER
CABLES TO RUN INTERNAL TO
MONOPOLE (BY OTHERS)

PROPOSED TELSTRA 450mm
WIDE ELEVATED CABLE
LADDER (BY OTHERS)

PROPOSED TELSTRA SHELTER
(BY OTHERS)

PROPOSED AMPLITEL U/G
SUB-MAINS POWER SUPPLY
ROUTE FROM PROPOSED
METER PANEL (APPROX. 258m)

PROPOSED AMPLITEL 2400 SECURITY
FENCE WITH DOUBLE ACCESS GATE

PROPOSED AMPLITEL BRANDED SIGNAGE
JABAC PRODUCT CODE TEMC2005-M

3 PROPOSED TELSTRA
FIBRE PIT (BY OTHERS)

3 PROPOSED TELSTRA
U/G SUB-MAINS (BY OTHERS)

PROPOSED AMPLITEL
POWER PIT

3 PROPOSED TELSTRA U/G
FIBRE ROUTE (APPROX.
ROUTE) (BY OTHERS)

SOUTH ELEVATION

SCALE 1:150

3m 0 3m 6m SCALE 1:150

UNAPPROVED
DRAWING

3 PRELIMINARY

TO BE READ IN CONJUNCTION WITH SHEETS S1, S1-1 & S7.

ORDER	DRAWN	CHKD	AMENDMENT	EXAM	APPD	DATE	ISS
BTS-30388	JM	JN	PRELIMINARY - SP30103796WO001BMM	PE	RW	29.01.24	1
BTS-30388	JM	JN	PRELIMINARY - ANTENNA QUANTITIES AMENDED	PE	RW	21.02.24	2
BTS-30388	JM	JN	PRELIMINARY - SITE LOCATION REVISED	PE	RW	21.06.24	3



TOWER AMS SITE REF WA100501
ALBANY MCKAIL

SOUTH ELEVATION
322 LANCASTER ROAD, MCKAIL, WA 6330

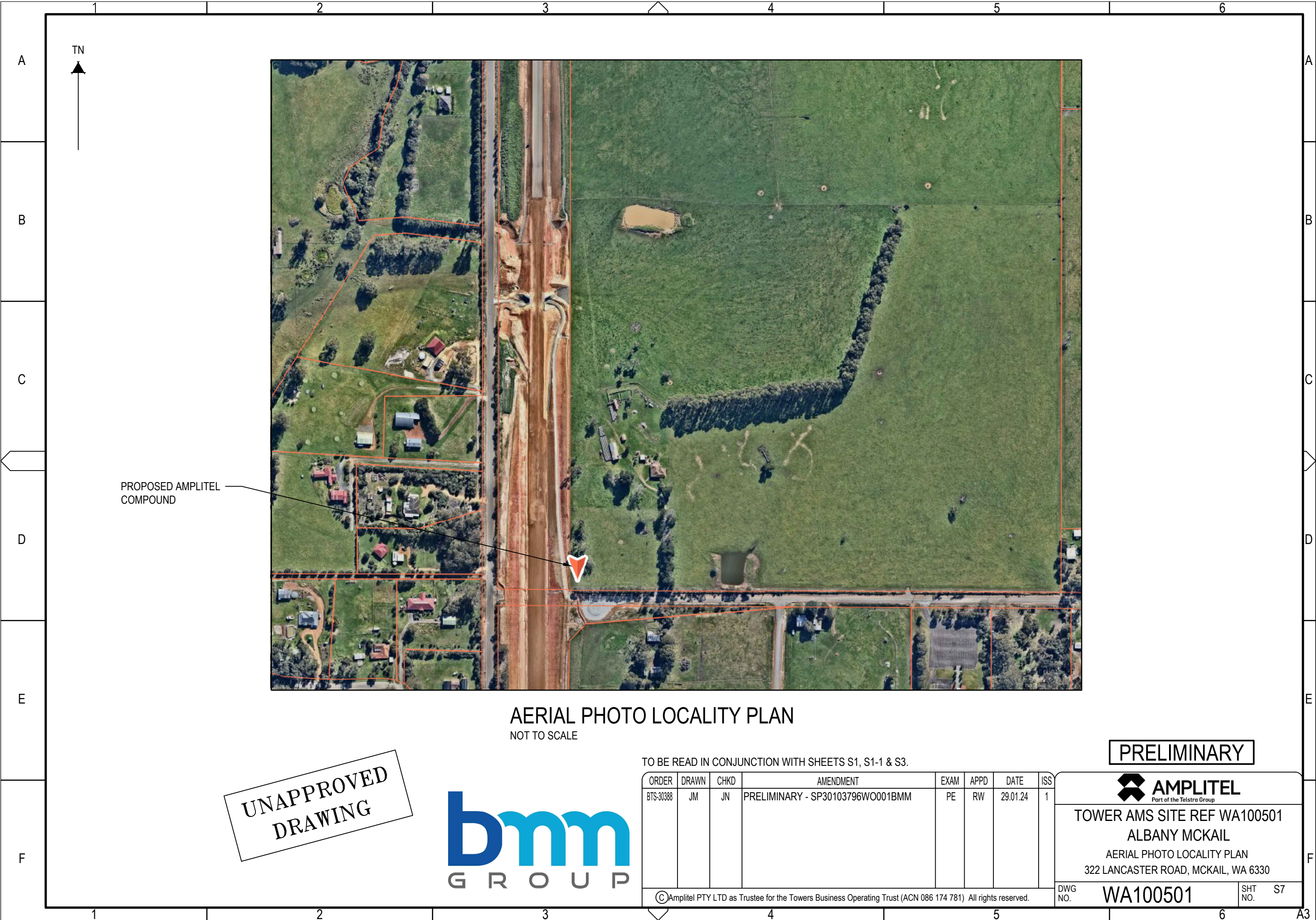
DWG
NO.

WA100501

SHT
NO.

S3

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TO BE READ IN CONJUNCTION WITH SHEETS S1, S1-1 & S3.

ORDER	DRAWN	CHKD	AMENDMENT	EXAM	APPD	DATE	ISS
BTS-30388	JM	JN	PRELIMINARY - SP30103796WO001BMM	PE	RW	29.01.24	1

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PRELIMINARY



TOWER AMS SITE REF WA100501
ALBANY MCKAIL
AERIAL PHOTO LOCALITY PLAN
322 LANCASTER ROAD, MCKAIL, WA 6330

DWG NO. **WA100501** SHT NO. **S7**

Environmental EME Report

Location	322 Lancaster Rd, MCKAIL WA 6330		
Date	16/02/2024	RFNSA No.	6330036

How does this report work?

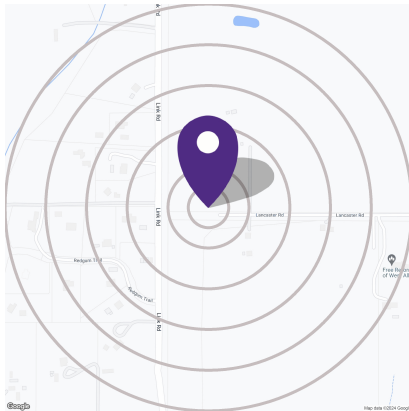
This report provides a summary of levels of radiofrequency (RF) electromagnetic energy (EME) around the wireless base station at 322 Lancaster Rd, MCKAIL WA 6330. These levels have been calculated by BMM Group using methodology developed by the Australian Radiation Protection and Nuclear Safety Agency (ARPANSA).

A document describing how to interpret this report is available at ARPANSA's website:

[A Guide to the Environmental Report.](#)

A snapshot of calculated EME levels at this site

There are currently no existing radio systems for this site.



The maximum EME level calculated for the **proposed** changes at this site is

1.97%

out of 100% of the public exposure limit, 127 m from the location.

EME levels with the proposed changes

Distance from the site	Percentage of the public exposure limit
0-50 m	0.95%
50-100 m	1.33%
100-200 m	1.97%
200-300 m	1.27%
300-400 m	0.76%
400-500 m	0.41%

For additional information please refer to the EME ARPANSA Report annexure for this site which can be found at <http://www.rfnsa.com.au/6330036>.

Radio systems at the site

This base station currently has equipment for transmitting the services listed under the existing configuration. The proposal would modify the base station to include all the services listed under the proposed configuration.

Carrier	Existing		Proposed	
	Systems	Configuration	Systems	Configuration
Telstra			4G, 5G	LTE700 (proposed), LTE1800 (proposed), NR3500 (proposed), NR26000 (proposed), NR850 (proposed), LTE2100 (proposed), NR/LTE2600 (proposed)

An in-depth look at calculated EME levels at this site

This table provides calculations of RF EME at different distances from the base station for emissions from existing equipment alone and for emissions from existing equipment and proposed equipment combined. All EME levels are relative to 1.5 m above ground and all distances from the site are in 360° circular bands.

Distance from the site	Existing configuration			Proposed configuration		
	Electric field (V/m)	Power density (mW/m ²)	Percentage of the public exposure limit	Electric field (V/m)	Power density (mW/m ²)	Percentage of the public exposure limit
0-50m				5.96	94.36	0.95%
50-100m				7.05	131.84	1.33%
100-200m				8.58	195.33	1.97%
200-300m				6.55	113.90	1.27%
300-400m				4.92	64.32	0.76%
400-500m				3.59	34.24	0.41%

Calculated EME levels at other areas of interest

This table contains calculations of the maximum EME levels at selected areas of interest, identified through consultation requirements of the [Communications Alliance Ltd Deployment Code C564:2020](#) or other means. Calculations are performed over the indicated height range and include all existing and any proposed radio systems for this site.

Maximum cumulative EME level for the proposed configuration

Location	Height range	Electric field (V/m)	Power density (mW/m ²)	Percentage of the public exposure limit
No locations identified				

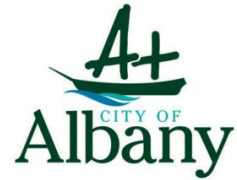
<p align="center">CITY OF ALBANY LOCAL PLANNING SCHEME No. 2</p> <p align="center">P2240018 – Proposed Telecommunications Infrastructure</p> <p align="center">SUMMARY OF SUBMISSIONS</p> <p align="center"><i>Note: This is a broad summary of submissions only</i></p>		
<p align="center">7 submissions received objecting to the proposed works. Submissions addressed the following areas.</p>		
Summary of Submissions	Applicant Response	Officer Comment
<p><u>Location & Amenity</u></p> <ul style="list-style-type: none"> • The tower is too close to neighbouring properties. • Unhappy that the tower is closer to neighbouring houses than the house on the development site given the amount of land that could potentially be used. • The height and proximity will create a visual eyesore and disrupt the pleasantness of the panorama. • The proximity of the tower to houses may lead to a devaluing of properties and reduce resale potential. • Suggestions that a better location would be on the eastern boundary and as far north as possible to 	<p>The siting of a new mobile base station facility is primarily guided by the radio frequency coverage target area. Based on this a 'search area' is provided by the carrier to the contractor which guides where a new mobile base station must be sited to deliver the required coverage. In determining the exact location, consideration is given to property (the ability to find a willing owner and suitable location), engineering (the constraints of constructing the facility and availability of power and fibre) and town planning.</p> <p>In this case, a key aspect of determining a suitable location for the facility was to ensure that the use of the allotment would not be adversely affected by the proposed facility. To this end, the proposed location on the property at 322 Lancaster Road was agreed in close consultation with the landowner as it represents the most practical solution from a property, engineering, and town planning perspective, and would not adversely impact on the future plans to develop the property.</p> <p>The proposal was also strategically positioned close to the new Albany Ring Road which is considered grouping of infrastructure. Whilst we appreciate the proposed location may be visible from neighbouring properties, mobile telecommunications facilities must have line of site to the devices they are servicing. This means they must protrude over surrounding vegetation and the topography. In this instance a slim line monopole design has been preferred to a lattice tower structure to reduce</p>	<p>The proposed site is not located in a prominent topographical location (such as on a ridge line). The applicant has also proposed to use a monopole design in a grey tone to assist in reducing the visual impact of the proposed development.</p> <p>The development has been located to take advantage of existing vegetation around the property to act as screening at ground level.</p>

increase the separation distance.	the visual profile. As a result, we consider the proposal to be the most suitable and practical given the constraints.	
<p><u>Quality of Supporting Report</u></p> <ul style="list-style-type: none"> • The report included with the application references a fact sheet from ARPANSA dated March 2015 which would have been conducted based on 3G technology. • Wanting clarification on how the adjoining rig road will act as a buffer from the radiation. • Questions on the validity of the reference to “25000 studies being done on the health impacts”, stating instead that these were just opinion papers reviewed by WHO. • Refuting the claim that 5G will produce a similar amount of EME as 3G and 4G technologies. • The need for the tower has not been established with any supporting data or review. 	<p>EME levels, which are based on safety guidelines recommended by the International Commission on Non-Ionizing Radiation Protection (ICNIRP), are set by the Australian Radiation Protection and Nuclear Safety Agency (ARPANSA) and regulated by the Federal Government’s, Australian Communications and Media Authority (ACMA).</p> <p>The ACMA’s regulatory arrangements require base stations to comply with the exposure limits set in the relevant Australian safety standard; the Radiation Protection Standard for Limiting Exposure to Radiofrequency Fields – 100 kHz to 300 GHz (2021), known as RPS S-1 or the ARPANSA Standard. The RPS S-1 series was adopted in 2021 and includes 4G and 5G frequency fields. The new standard was introduced to align with updated ICNIRP guidelines published in 2020.</p> <p>Prior to the adoption of the RPS S-1, the relevant standard was the Radiation Protection Standard for Maximum Exposure Levels to Radiofrequency Fields - 3 kHz to 300 GHz (2002). This standard included the frequencies utilised in 3G, 4G and 5G technologies.</p> <p>All Telstra mobile base stations are designed to comply with the relevant Australian safety standard. The EME report provided with the application provides a calculation of the maximum EME associated with the proposed facility measured in accordance with the ARPANSA methodology.</p> <p>The Australian Media and Communications Authority (ACMA) has recently undertaken 5G Audits on EME level across 129 base stations in NSW. The audit found the average EME levels from all technologies including 3G, 4G and 5G across 129 base stations was less than 1.2% of the public safety limits and the majority of sites were under 1%.</p>	<p>The City is not the regulatory body for this component of the development and therefore facts and figures presented regarding EME to not influence this decision.</p>

	<p>The ACMA audit also compared the measured values to those reported by Carriers in the ARPANSA EME Report prepared for all mobile base station sites in Australia and available on the Radiofrequency National Site Archive (RFNSA). In all cases the measured values from the ACMA audit were below the Carriers' predictions and in the vast majority of cases were less than half the levels reported on the RFNSA at: https://amta.org.au/acma-audit-reassures-5g-is-safe-2/.</p> <p>With regards to the need for the tower, this is informed by Telstra Radiofrequency engineers who regularly undertake detailed assessments and reviews of the performance and coverage of their mobile telecommunications networks. The proposal is intended to improve mobile services in particular depth of coverage in the areas of McKail, Marbelup and major connecting roads in the area.</p>	
<p><u>Health Effects</u></p> <ul style="list-style-type: none"> • The effects of long term exposure to EMR has yet to be proven and this could put people at risk. • Owner is sensitive to EMF's and therefore her health will be compromised. 	<p>Over 50 years of scientific research has already been conducted into the possible health effects of the radio signals used for mobile phones, base stations and other wireless services, including the frequency bands now being redeployed for 5G. We agree that it is important that scientists perform long term studies on possible adverse effects of mobile-phone type exposure. There are a number of studies underway (e.g. COSMOS, see http://www.thecosmosproject.org/) and it is important to monitor the outcomes of these. The ARPANSA website describes that Electromagnetic hypersensitivity (EHS) is a wide range of non-specific health problems that are attributed to low-level exposure of electromagnetic fields (EMF) and "... EHS has no clear diagnostic criteria and the science so far has not provided evidence that EMF exposure is the cause."</p> <p>ARPANSA advises: On the basis of current scientific information, there is no established evidence that EHS is caused by EMF at levels below exposure guidelines. ARPANSA acknowledges that the health symptoms experienced by the affected individuals are real and can be a disabling</p>	<p>The City is not a regulatory body in respect to electromagnetic energy (EME). The Federally established Australian Protection and Nuclear Safety Agency (ARPANSA) enforce the Radiation Protection Standard for Maximum Exposure Levels to Radiofrequency Fields – 3kHz to 300GHz. The EME report submitted by the applicant states that the maximum EME level from the site will be 1.97% of the maximum public exposure level.</p>

	<p>problem, and advise those affected to seek medical advice from a qualified medical specialist.</p> <p>ARPANSA remains actively engaged with the EHS community, researchers and medical specialists in this area. ARPANSA will continue to review the research into potential health effects of exposure to EMF in order to provide accurate and up-to-date advice.</p> <p>See https://www.arpansa.gov.au/understanding-radiation/radiation-sources/moreradiation-sources/electromagnetic-hypersensitivity</p> <p>The scientific foundation of the ARPANSA Safety Standard (RPS S-1) is based on the ICNIRP 2020 RF Safety Guidelines. See 'Appendix B – Health Risk Assessment Literature' in the Guidelines and in particular the section 'Symptoms and Wellbeing' for further discussion on scientific studies related to EHS. ICNIRP concludes that "... no reports of adverse effects of radiofrequency EMF exposures on symptoms and wellbeing have been substantiated, ..." at exposure levels that satisfy the safety limits.</p>	
<p><u>Environmental</u></p> <ul style="list-style-type: none"> • Research has found that bee's are affected by EMF's which cause them to get disorientated and lose their way causing Colony Collapse Disorder. • Potential loss of bees will have negative impacts on fruit trees and vegetable patch. 	<p>With respect to possible effects of RF EME on flora and fauna, in 2019 Telstra asked ARPANSA for their response on the issue of possible effects on flora and fauna. They replied, "There is no established evidence that EME exposure from wireless telecommunications sources is harmful to flora or fauna. It should be remembered that many of the studies investigating human health are performed in the laboratory on animals and plant cells."</p> <p>In regard to the ARPANSA 2020 Safety Standard RPS S-1, ARPANSA has written "... existing studies on the effects of low-level RF EME exposure on plants and animals indicate that the exposure limits set within the Standard are adequate in providing protection to the environment." See</p>	<p>The City is not the regulatory body for health concerns whether that be human or environmental. The development will be required to comply with the relevant environmental regulations.</p>

	<p>https://www.arpana.gov.au/regulation-and-licensing/regulatorypublications/radiation-protection-series/codes-and-standards/rpss-1-qa</p> <p>In 2019, the German Federal Office for Radiation Protection (BfS) organized an international workshop titled “Environmental effects of electric, magnetic and electromagnetic fields: flora and fauna”. Leading international researchers were invited and the outcomes for frequencies as used by Telstra’s infrastructure and devices were published in a paper available at https://journals.lww.com/healthphysics/Fulltext/9900/Biological_Effects_of_Radiofrequency.47.aspx. The working group ‘concluded “The results presented at the workshop did not show any sound scientific evidence of adverse effects of low-level anthropogenic RF-EMFs at frequencies exceeding 100 MHz on animals or plants under realistic environmental conditions.”</p> <p>ARPANSA and Swinburne University of Technology have conducted a systematic ‘map’ that has collated the available evidence on the effect of RF EME on flora and fauna. The paper is available at:</p> <p>https://environmentalevidencejournal.biomedcentral.com/articles/10.1186/s13750-023-00304-3</p> <p>ARPANSA also discusses their systematic map at their website https://www.arpana.gov.au/arpana-reviews-radio-wave-effects-plants-andanimals</p> <p>An ICNIRP working group has commenced a systematic review of studies that consider effects on flora and fauna (‘Environment and EMFs’). See https://www.icnirp.org/en/about-icnirp/project-groups/index.html</p> <p>As ARPANSA wrote on their website, their systematic map will help inform the ICNIRP review.</p>	
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City of Albany

Local Planning Policy

Local Planning Policy 1.1

Domestic Wind Turbines

Document Approval			
Document Development Officer:		Document Owner:	
Manager Development Services (MPBS) Coordinator Planning Services (CPS) Planning Officer (PO)		Chief Executive Officer (CEO) Executive Director Infrastructure, Development and Environment (EDIDE)	
Document Control			
File Number - Document Type:	CM.STD.7 – Policy		
Synergy Reference Number:	NP1542244		
Status of Document:	Council decision: Adopted		
Distribution:	Public Document		
Document Revision History			
Version	Author	Version Description	Date Completed
1.1	Senior Project Planner	Updated to align with Local Planning Scheme No. 1. OCM 27 May 2014 Item: PD031	27/5/2014
2.0	Coordinator Planning Services	Minor Administrative changes - Use of new policy template. Updated to align with Local Planning Scheme No.2 OCM: ## Month ### Item: DIS###	#####

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Objectives

1. To encourage installation of domestic wind turbines for residential developments.
2. To ensure that streetscape and local amenity values of the local area are not adversely affected through unacceptable visual or acoustic impacts from the operation of wind turbines.
3. To introduce standards for the siting and development of renewable energy systems.

Scope

4. This policy applies to all land within the Residential, Rural Residential, Rural, Priority Agriculture, Light Industry, General Industry and Conservation zones.

Policy Statement

Acceptable Development

5. Proposals that meet the acceptable criteria within Table 1 will not require planning scheme consent to be issued, as they are deemed acceptable, however a building licence will be required to be submitted.

Requirement for Planning Scheme Consent

6. Proposals that do not meet all the acceptable development provisions as set out in Table 1, require planning scheme consent and including referral to neighbours for comment.

Information and Justification to be provided

7. The following information is to be submitted as part of a planning approval process:
 - a) Site plan showing all boundaries, proposed position and setbacks of the turbine, lot number, dimensions, contours, north point and street names.
 - b) Details of all buildings on any adjoining properties.
 - c) Details of the turbine including purpose for the system, capacities/volumes, information on noise and visual impacts on adjoining properties and public roads, streetscape etc.
 - d) Except in Rural, Priority Agriculture and Conservation zones, a photomontage image being provided, providing a visual perspective of the turbine from the streetscape.

Compliance with Environmental Protection (Noise) Regulations 1997

8. Proponents must ensure that the installation, maintenance and operation of the turbine effectively minimises any impacts, particularly visual and/or noise generation and does not exceed the prescribed limits in the *Environmental Protection (Noise) Regulations* or other relevant legislation.
9. If in the opinion of Council, the system or its use is causing nuisance or annoyance to neighbours or owner/occupiers of the land in the vicinity of the approved use, Council may under its planning scheme controls require the turbine to be modified to remove the nuisance or annoyance.

Legislative and Strategic Context

10. The policy operates within the following framework of legislation.
 - *Planning and Development Act 2005*
 - *Planning and Development (Local Planning Schemes) Regulations 2015*
 - *City of Albany Local Planning Scheme No.2.*
 - *Albany Local Planning Strategy 2019*

Review

11. This policy should be reviewed every two years, or earlier if required.

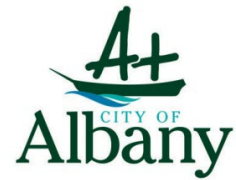
Definitions

“Domestic Wind Turbine” - shall mean any wind energy system that is used to generate electricity for domestic energy consumption.

Attachment 1:

TABLE 1 – ACCEPTABLE DEVELOPMENT CRITERIA

Size, Siting and Amenity	Total Height	Noise	Setbacks
<ul style="list-style-type: none"> Is a domestic wind energy system. Is not located between front of building and street or is within the approved building envelope. The turbine is fitted with an automatic and/or manual braking system or over speed protection device. The generator, blades and tower structure shall be made of non-reflective materials or coloured, toned or painted to reduce reflection into adjoining properties. Electrical components and wiring shall not be visible from adjoining properties or public road etc. Any system that connects to the electricity or water supply shall comply with the requirements of the relevant government agency. In the Rural and Priority Agriculture zones, has a capacity of 5kW or less. 	<p><u>Pole or Tower Mounted:</u></p> <ul style="list-style-type: none"> 6m (maximum) in Residential zone; 12m (maximum) in the Rural, Priority Agriculture and Conservation zones. 15m (maximum) on Rural and Priority Agriculture lots over 2 hectares. <p><u>Roof Mounted:</u> 2m above roof (maximum).</p>	<p>Comply with <i>Environmental Protection (Noise) Regulations 1997</i>.</p> <p>(Note: In the event of Council receiving neighbourhood noise complaints, the applicant will be responsible for providing evidence from a suitably qualified acoustic consultant to prove the system's compliance with the EP Noise Regulations).</p>	<p><u>Pole or Tower Mounted:</u> To be setback from side and rear boundaries equal to the total height of the system as a minimum, and must be within allocated building envelope where applicable.</p> <p><u>Roof Mounted:</u> To be setback a minimum of 7.5m from any major opening of any building.</p>



City of Albany
Policy

Local Planning Policy 1.3 Signs

Document Approval			
Document Development Officer:		Document Owner:	
Manager Development Services (MPBS) Coordinator Planning Services (CPS) Planning Officer (PO)		Chief Executive Officer (CEO) Executive Director Infrastructure, Development and Environment (EDIDE)	
Document Control			
File Number - Document Type:		CM.STD.7 – Policy	
Synergy Reference Number:		NP1542238	
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Document Revision History			
Version	Author	Version Description	Date Completed
1.0	Planning Officer	Version adopted by Council at OCM 23/06/2006 Adoption Reference: 11.3.1	23/06/2006
2.0	Planning Officer	Version adopted by Council at OCM 18/07/2006 Adoption Reference: 11.3.2	18/07/2006
3.0	Senior Project Planner	Updated to align with Local Planning Scheme No. 1. OCM 27 May 2014 Item: PD031	27/5/2014
4.0	Coordinator Planning Services	Minor Administrative changes - Use of new policy template. Updated to align with Local Planning Scheme No.2 OCM: ## Month ### Item: DIS###	####/####/####

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Objectives

1. To ensure that signs are appropriate for their location;
2. To minimise the proliferation of signs;
3. To ensure that signs do not adversely impact on traffic circulation and management, or pedestrian safety;
4. To protect the amenity of residential areas, townscape areas and areas of environmental significance;
5. To protect the significance of heritage places or buildings;
6. To ensure that signs are constructed with quality materials;
7. To ensure signs are generally erected on land where the advertised business, sale of goods or service is being carried out;
8. To ensure that signs are maintained to a high standard.

Policy Scope

9. This policy applies to all development applications for signage under the City of Albany Local Planning Scheme No.2.

Policy Statement

10. The Table 1 of this policy provides minimum standards for the size of a sign and the number of signs per property.
11. In addition to the specifications contained in Table 1, the specifications and requirements for each category of advertisement are stipulated below.

Development signs

12. A development sign is to be removed from the site within 2 years of the grant of planning approval for the sign or when all of the lots or units, by number, in the subdivision/development have been sold, whichever is the sooner.
13. A development sign located within an existing residential area and directly opposite established houses is to be reduced in size to a maximum area of 12m. Where the sign is located internally of a new subdivisional area, or is located on land used for commercial purposes a maximum area of 18m² applies.

Illuminated Signs

14. An illuminated sign shall –
 - a) have any boxing or casing in which it is enclosed constructed of combustible material;
 - b) not have a light of such intensity or colour as to cause annoyance to the general public or to owners and patrons of adjacent land;
 - c) not comprise flashing, intermittent or running lights.
 - d) have a minimum clearance of 2.75 metres from finished ground level.
 - e) not be located in a heritage precinct, if stipulated by a more specific planning policy, where illuminated signage is prohibited.

Information panel

15. A wall panel should comprise a framework surround with a lockable transparent cover behind which separate notices may be pinned affixed or painted.

Monolith sign

16. All monolith signs shall have infills, either translucent or opaque, filling the complete width and height of the sign. The monolith sign on a lot with multiple tenancies should be designed to allow all tenants to advertise in compliance with this Policy, and should not incorporate 'brand' advertising.

Projection sign

17. An application for approval for a projection sign should not be approved if, upon the sign being projected onto a structure, exceeds the specifications stated in Columns 2 & 3 of Table 1.

Property transaction sign

18. A property transaction sign advertising an auction shall, if approved –

- a) not be erected more than 28 days before the proposed date of the auction;
- b) be removed no later than 14 days after the auction, subject property has been sold, or at the direction of the local government whichever is the sooner; and
- c) where such a sign is erected on land having a frontage to a road that is a main road within the meaning of the Main Roads Act 1982, consists of letters not less than 150 mm in height.

19. A property transaction sign advertising grouped dwellings/commercial or industrial units in a building erected, or to be erected, are, or will be available for letting or for purchase shall, if approved –

- a) not be erected before the issue of a planning scheme consent for any such building; and
- b) not be erected or maintained for a period exceeding three months following completion of any such building, without the prior approval of the local government.

20. Any property transaction sign of any description shall be erected on the land to which it relates and not elsewhere.

Pylon sign

21. The pylon sign on a lot with multiple tenancies should be designed to allow all tenants to advertise in compliance with this Policy, and should not incorporate 'brand' advertising.

Roof sign

22. A roof sign shall –

- a) not extend laterally beyond the external wall of the structure or building on which it is erected or displayed.
- b) only be permitted where it can be demonstrated that, having regard to the character of the area in which they are to be situated, they do not adversely affect its amenities or those of other areas.
- c) not protrude above the highest ridge of the roof line.

General Agriculture and Priority Agriculture Producer's sign

23. A General Agriculture and Priority Agriculture producer's sign should not advertise anything other than the sale of produce grown on the land on which the sign is erected.

Semaphore sign

24. A semaphore sign should be fixed –

- a) at right angles to the wall or structure to which it is to be attached; and
- b) over or adjacent to the entrance to a building.

25. No more than one semaphore sign should be fixed over or adjacent to any one entrance to a building.

Tower Sign

26. A tower sign shall not extend laterally beyond the structure on which it is placed.

Verandah sign – verandah fascia

27. A verandah sign fixed to the outer or facia of a verandah shall not project beyond the outer frame or surround of the facia.

Verandah sign – under verandah

28. An under verandah sign should be fixed at right-angles to the front wall of the building to which it is to be affixed, except at the corner of a building at a thoroughfare intersection, where the sign may be placed at an angle with the wall so as to be visible from both thoroughfares.

Vertical sign

29. A vertical sign where placed on a corner of a building at a thoroughfare intersection, may be placed at an angle with the wall so as to be visible from both thoroughfares.

Wall signs

30. Wall signs should not –

- a) be displayed on the front façade of a building;
- b) be closer than 1 metre from the front façade of the building to which it is attached.
- c) In aggregate cover more than 25% of the wall's area up to a maximum of 15m²

General Policy Provisions

Overall Signage

30. No more than four (4) signs shall be located on each building, or in the case of a multitenanted building no more than three (3) signs per tenancy up to an overall maximum of twelve (12) signs, inclusive of signage attached to a building's roof, verandah or other architectural feature (does not include pylon signs or any other sign not attached to building).
31. Within the Residential zone no signage up to 0.2m² shall be permitted for approved home based businesses, and signs no greater than 1m² shall apply to approved consulting rooms, day care centres, medical centres or holiday accommodation units located in this zone

Acceptable deviation

32. Council may exercise its discretion to approve a deviation from the specific standards subject to the applicant demonstrating that the likely affect of the location, height, bulk, scale, orientation and appearance of the advertisement will not:
- a) conflict with or detrimentally affect the amenity of the locality;
 - b) interfere with traffic safety.

Signs Not Permitted

33. The following signs shall not be permitted, where:
- a) it would detract from the aesthetic environment of a park or other land used by the public for recreation;
 - b) in the case of an internally illuminated advertisement, its display would cause glare or dazzle or would otherwise distract the driver of a vehicle;
 - c) in the case of an externally illuminated advertisement, the light would not be directed solely onto the device and its structural surround and the light source be so shielded that glare would not occur or extend beyond the advertisement and cause the driver of any vehicle to be distracted;
 - d) it would be likely to interfere with, or cause risk or danger to traffic on a thoroughfare by virtue of the fact that it:
 - i. may be mistaken or confused with, or obstruct or reduce the effectiveness of any traffic control device;

- ii. would invite traffic to turn and would be sited so close to the turning point that there would not be reasonable time for a driver of a vehicle to signal and turn safely;
- iii. would invite traffic to move contrary to any traffic control device;
- iv. would invite traffic to turn where there is fast moving traffic and no turning lane;
- v. may obscure the vision of a person driving a vehicle;
- e) in the case of an illuminated advertisement, it may confuse with or be mistaken for the stop or tail light of a vehicle or vehicles;
- f) it significantly obstructs or obscures the view of a river, the sea or any other natural feature of beauty; or
- g) any sign which, in the opinion of Council is objectionable, dangerous or offensive
- h) any sign painted the roof of any building;
- i) any sign is sited within a road reserve during normal business hours (except signage approved in accordance with Council's Activities in Thoroughfares and Public Places and Trading Local Law).
- j) any sign is located in the centre of any roundabout;
- k) it is Fly Posting;
- l) it is Third Party Signage, notwithstanding the placement of a such a sign in a public place where the advertisement in the absolute discretion of Council, is for the benefit or credit of the municipality.
- m) it would detrimentally affect the amenity of the area.
- n) it would detrimentally affect the significance and aesthetics of a Heritage Area or a place on the Heritage List.

Contents of Signage

34. A sign shall generally not contain any information other than:-

- a) The name of any occupiers;
- b) Details of the business name or business carried-out on the land;
- c) Telephone or contact details;
- d) Details of the goods sold or services provided;
- e) The trademark or logo of the business or products for sale;

Exempted Signage

35. The following signage is exempt from gaining Planning Scheme Consent:

- a) a sign erected or maintained in accordance with an Act;
- b) a property disposal sign not exceeding the specifications in Table 1 erected on private property or immediately adjacent to the front boundary, where it is not possible to erect it on private property;
- c) a plate not exceeding 0.6m² in area erected or affixed on the street alignment or between that alignment and the building line to indicate the name and occupation or profession of the occupier of the premises;
- d) a sign used solely for the direction and control of people, animals or vehicles or to indicate the name or street number of a premises, if the area of the sign does not exceed 0.2m²
- e) an advertisement affixed to or painted on a shop window by the occupier thereof and relating to the business carried on therein;
- f) a sign displaying solely the name and occupation of any occupier of business premises painted on a wall of those premises;;
- g) a sign within a building;
- h) a sign not larger than 0.7m x 0.9m on an advertising pillar or panel approved by or with the consent of the local government for the purpose of displaying public notices for information (also includes parking signs on private property where Council has consented to patrolling the car park);
- i) a building name sign on any building, where it is of a single line of letters not exceeding 600mm in height, fixed to the facade of the building;

- j) newspaper or magazine posters, provided they are displayed against the outside wall of the business premises from which the newspapers or magazines are sold so as to cause no obstruction to pedestrian traffic;
- k) a General Agriculture and Priority Agriculture producer's sign less than 2m² in area, which is the only sign on the lot on which it is erected;
- l) a sign erected by the local government, or with the approval of the local government, on land under the care, control and management of the local government;
- m) a sign erected and maintained on street furniture, bus shelters or seats in accordance with the terms and conditions of a contract between the local government and the company responsible for those signs;
- n) a maximum of 4 garage sale signs, each not greater than 0.25m² advertising the sale of second hand domestic goods in domestic quantities, not being part of a business, trade or profession and only being displayed on the day of the sale and on no more than 2 occasions for the same lot in each 6 month period;
- o) a sign erected by the local government for the purpose of:
- p) 16) encouraging participation in voting (but not in favour of any candidate, political party, group or thing) at a local government election, provided that the signs are erected no more than 28 days prior to the
 - i. election; or
 - ii. advertising a planning proposal; or
 - iii. indicating the name and location of a polling place for an election.
 - iv. an election sign which is:
 - v. erected on private property with the approval of the owner of that property, where such approval has been obtained prior to the erection of a election sign;
 - vi. not in excess of 0.75m² in area per property, except a corner property which may display one sign facing each thoroughfare of the corner;
 - vii. erected not more than 28 days prior to the date of the election to which it relates;
 - viii. erected in accordance with the restriction provisions of clause 14;
 - ix. removed within 7 days of the date of the election.
- q) a sign permanently affixed or painted on a vehicle to identify a company, business, service or product supplied or sold by that company.
- r) Except for a roof sign, tower sign, projection sign, development sign (opposite an established residential area only) or hoarding, all other signs which comply with Table 1 of this Policy and are not excluded under the Signs Not Permitted section of this Policy.

Legislative and Strategic Context

33. The policy operates within the following framework of legislation.
- *Planning and Development Act 2005*
 - *Planning and Development (Local Planning Schemes) Regulations 2015*
 - *City of Albany Local Planning Scheme No.2.*

Review

This policy should be reviewed every two years, or earlier if required.

Definitions

An advertisement is to be classified according to the following categories:

Development sign – an advertisement displayed on a lot advertising units or lots for sale that complies with one of the following criteria:

- 1) The lot has been approved by the Department of Planning for subdivision into 10 lots or more.

- 2) The lot has been approved via planning scheme consent for residential development and involves 25 units or more.

Display Home sign – means an advertisement sign which is displayed on a lot advertising a building company and inviting members of the public to inspect their dwelling on display.

Election notice – means a notice declaring a forthcoming election of public interest and/or calling for nominations of such election or a notice declaring the results of any such election.

Fly posting – means advertising by means of posters placed on fences, walls, trees, rocks and any like places, or things without authority, and “fly-post” has a like meaning.

Horizontal sign – an advertisement attached to a building with its largest dimension horizontal.

Illuminated sign – an advertisement that is so arranged as to be capable of being lighted either from within or without the advertisement by artificial light provided, or mainly provided, for that purpose.

Information pane – a panel used for displaying a posted or painted advertisement.

Institutional sign – an advertisement displayed on any land or building used as a surgery, clinic, hospital, rest home, home for the aged, or other place of a similar nature.

Monolith Sign - means an advertisement sign which is not attached to a building or any other structure and with it's largest dimension being vertical. Such a sign may consist of a number of modules and is generally uniform in shape from ground level to the top of the sign.

Other advertisement – an advertisement, which is not described by any other category of advertisement referred to in this Policy.

Projection sign – an advertisement that is made by projection of artificial light on a structure.

Property transaction sign – an advertisement indicating that the premises on which it is displayed are for sale or for lease or are to be auctioned.

Pylon sign – an advertisement supported by one or more piers and which is not attached to a building and includes a detached sign framework supported on one or more piers to which sign infills may be added.

Roof sign – an advertisement displayed on the roof of a building.

General Agriculture and Priority Agriculture producer's sign – an advertisement displayed on land used for horticultural purposes and which advertises products produced or manufactured upon the land and includes the property owner's or occupier's name.

Semaphore sign – A sign, which is at right angles to the adjacent street and which projects more than 300mm from the face of a building.

Sign infill – a panel, which can be fitted into a pylon sign framework.

Third Party Sign – a sign on any building or site or premises where the services or goods so advertised are not available to the public within that building or site.

Tower sign – an advertisement displayed on a mast, tower, chimneystack or similar structure.

Verandah sign – an advertisement above, on or under a verandah, cantilever awning, cantilever verandah and balcony whether over a public thoroughfare or private land.

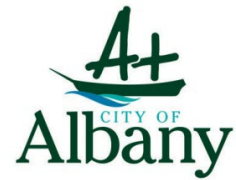
Vertical sign – an advertisement attached to a building with its largest dimension vertical.

Wall sign – a sign affixed to an exposed sidewall of a building at right angles to the street.

TABLE 1: SIGNS SPECIFICATIONS									
Sign	Max height of device (m) – sign face only	Max width of device (m) – sign face only	Max area of sign face (sqm)	Min distance to bottom of sign (m)	Max height above NGL (m)	Max projection from building (m)	Min Setbacks to front boundary (m)	Setbacks to side boundary (m)	Other Requirements
Development sign									
Established Areas	4.0	4.0	12.0		4.0		1.0	5.0	<ul style="list-style-type: none"> Only (1) development sign per lot.
New Estates	4.0	6.0	18.0		5.0		1.0	5.0	<ul style="list-style-type: none"> Only (1) development sign per lot.
Display Home sign	4.0	2.0	8.0		4.0		1.0	2.0	<ul style="list-style-type: none"> Only 1 sign per display home. A display home sign is to be approved for a period not exceeding 12 months.
Horizontal sign									
	<ul style="list-style-type: none"> 1.2m where sign up to 7.5m from ground level. 1.6m where over 7.5m from ground level. 	Shall not extend beyond either end of wall, except in the case of land in Central Area Zone the sign shall not be within 600mm of either end of the wall.	12.0			0.6			<ul style="list-style-type: none"> Only one (1) horizontal sign per building façade (does not include second horizontal sign on veranda fascia). In the case of a stand-alone shopping centre development a maximum of six (6) horizontal signs are permitted. A company's logo/symbol (non-word) as part of a horizontal sign can extend to 2.0 metres where the sign is up to 7.5 metres from ground level and 2.5 metres where over 7.5 metres from ground level.
Information panel									
	1.8	3.0	4.0	1.2	5.0				

TABLE 1: SIGNS SPECIFICATIONS									
Sign	Max height of device (m) – sign face only	Max width of device (m) – sign face only	Max area of sign face (sqm)	Min distance to bottom of sign (m)	Max height above NGL (m)	Max projection from building (m)	Min Setbacks to front boundary (m)	Setbacks to side boundary (m)	Other Requirements
Institutional sign									
	1.2	2.0	2.4		4.0		1.0	1.5	
Monolith Sign									
	6.0	3.0	15.0		6.0		0.5	1.0	<ul style="list-style-type: none"> Only 1 monolith/pylon sign per lot.
Projection sign									
	10.0	10.0	50.0		12.0				<ul style="list-style-type: none"> Only 1 projection sign per lot.
Property transaction signs									
Dwellings	1.8	1.5	2.0		2.0				<ul style="list-style-type: none"> No more than two (2) property transaction signs in total are to be permitted on each lot.
Multiple Dwellings / Commercial / Industrial	2.2	1.5	3.0		3.0				
Pylon sign									
	4.0	3.0	10.0	2.75 (*)	6.0	0.9 into public place	0.5 to post/s	1.0	<ul style="list-style-type: none"> Only 1 pylon /monolith sign per lot. (*) Min. distance to bottom of sign can be reduced if sign located wholly within landscaped area.
Roof sign									
	2.5		4.5	4.0				1.0	

TABLE 1: SIGNS SPECIFICATIONS									
Sign	Max height of device (m) – sign face only	Max width of device (m) – sign face only	Max area of sign face (sqm)	Min distance to bottom of sign (m)	Max height above NGL (m)	Max projection from building (m)	Min Setbacks to front boundary (m)	Setbacks to side boundary (m)	Other Requirements
Producers Sign - Rural and Priority Ag areas									
	2.0	1.5	2.5		3.0		1.0	1.0	
Semaphore sign									
	1.8	1.0	1.5	2.75	5.0	1.0		1.0	
Tower sign									
	20% of structure's height	Width of structure.		3.0		0.8			
Verandah signs									
On or Above Facia	0.8	2.5	3.0		5.0				
Under Verandah	0.6	2.4	0.75	2.4					
Vertical sign									
	2.0	Shall not be within 1800mm of either end of wall to which it is attached.	4.0	2.5		0.6		0.9	<ul style="list-style-type: none"> The sign should not project by more than 1200mm above top of wall to which it is attached, and a second vertical sign may be only approved where a 6m separation between vertical signs can be achieved.
Wall sign									
	3.0	7.0	15.0	1.5					



City of Albany
Policy

Local Planning Policy 1.4 Heritage Protection

Document Approval			
Document Development Officer:		Document Owner:	
Manager Development Services (MPBS) Coordinator Planning Services (CPS) Planning Officer (PO)		Chief Executive Officer (CEO) Executive Director Infrastructure, Development and Environment (EDIDE)	
Document Control			
File Number - Document Type:		CM.STD.7 – Policy	
Synergy Reference Number:		NP23161179	
Status of Document:		Council decision: Adopted.	
Distribution:		Public Document	
Document Revision History			
Version	Author	Version Description	Date Completed
1.0	ED Planning & Development Services	Adopted by Council on 19/04/2011 Report Item 1.1 Minor administrative amendments: updated to reflect changes to legislation, formatting, table of contents updated, document control page, position title changes.	9/11/2022
1.1	Coordinator Planning Services	Amended under delegation, noting the planned substantive review and update planned for 2023, in consultation with the: _Coordinator Planning Services _Manger Planning & Building Services _Manager Governance & Risk _Executive Management Team <ul style="list-style-type: none">Policy objectives: _Updated objectives to align to current legislated and industry used terminology, refined from 4 to 3 objectives.Scope: _ Policy appended with “Scope” to reflect current policy template requirements and is based on state recommendations for heritage local planning policies.Policy Statement: _ Content predominantly retained from previous version, with updates reflecting changes in terminology / legislation.Strategic & Legislative & Associated Documents sections: _Reviewed and updated to include missing items and / or reflect recent changes to legislation / documents.Definitions: _ Updated definitions to match current legislation and state direction. Expanded from 2 to 5 definitions. <p>Note: No changes were applied to the content of the following policy positions, being:</p> <ul style="list-style-type: none">Development adjoining properties of Heritage and cultural SignificanceDemolition of Heritage BuildingsRelaxation of scheme or policy provisions Considerations in assessing proposals affecting heritage places	25/11/2022
1.0	ED Planning & Development Services	Adopted by Council on 19/04/2011 Report Item 1.1 Minor administrative amendments: updated to reflect changes to legislation, formatting, table of contents updated, document control page, position title changes.	9/11/2022
2.0	Coordinator Planning Services	Minor Administrative changes - Use of new policy template. Updated to align with Local Planning Scheme No.2 OCM: ## Month ### Item: DIS###	###/###/##

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Objective

- 1) The purpose of this policy is to:
 - Ensure that development does not adversely impact on the cultural heritage values of heritage- protected places.
 - Encourage the conservation and protection of places of historic heritage significance.
 - Define the criteria and method applied to the assessment of applications affecting heritage- protected places.

Scope

- 2) This policy applies to any heritage-protected place, as defined in clause 1A, Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

Policy Statement

- 3) A general presumption should apply in favour of retaining buildings that make a positive contribution to the significance of the area.

Policy Criteria

Development of heritage-protected places

- 4) The design of new buildings on sites adjacent to heritage-protected places and culturally significant sites shall respect the built character of the heritage-protected place in terms of scale, form, materials and external finishes.
- 5) Alterations and additions to heritage-protected places should not detract from the significance of the place, and should be compatible with the siting, scale, architectural style and form, materials and external finishes of the place.
- 6) Where conservation would be facilitated by a change of use, sympathetic adaptation of the place will be supported.

Demolition of Heritage-Protected Places

- 7) Approval for demolition will require the prior approval of an acceptable redevelopment proposal.
- 8) Demolition of heritage-protected places should be avoided whenever possible and any proposed demolition will require clear justification to be provided by the applicant, via the submission of a heritage impact statement.
- 9) Consideration of any proposed demolition will be based on the significance of the place, and the feasibility of restoring or adapting it, the possible incorporation of all or parts of the structure into a new development, and any potential incentives that can be provided to facilitate its retention, or relevant policy.

Relaxation of scheme or policy provisions

- 10) Where existing buildings are deemed by the Council to either have cultural heritage significance or contribute to the urban character of the locality the Council may, where practicable, seek the conservation or adaptation of such buildings in whole, or in part, by granting relaxations to development requirements under the provisions of Local Planning Scheme No. 2.

Considerations in assessing proposals affecting heritage-protected places

- 11) In assessing proposals affecting heritage-protected places, Council shall require the submission of a Heritage Impact Statement and shall broadly address:
- How the proposed works affect the significance of the place or area.
 - What measures (if any) are proposed to ameliorate any adverse impacts.
 - Will the proposal result in any heritage conservation benefits that might offset any adverse impacts.
 - The level of heritage significance of the place.
 - The structural condition of the place.
 - Whether the place is capable of adaptation to a new use which will facilitate its retention and conservation.
 - The impacts of any relaxations of scheme or policy provisions on the amenity of adjoining properties and the locality.

Legislative and Strategic Context

- 12) This policy operates within the following framework of legislation:

- *Planning and Development Act 2005.*
- *Planning and Development (Local Planning Schemes) 2015.*
- *Heritage Act 2018.*
- *Heritage Regulations 2019.*
- State Planning Policy 3.5 Historic Heritage Conservation.
- State Register of Heritage Places.
- City of Albany Local Planning Strategy 2019.
- City of Albany Local Planning Scheme No. 1.
- City of Albany Heritage List (Adopted 2020).

Review

- 13) This policy should be reviewed every two years, or earlier if required.

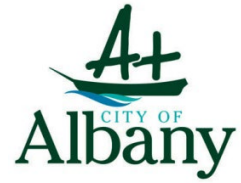
Associated Documents

- 14) Documents that have a bearing on this policy and that may be useful reference material for users of this policy, follow:
- The Burra Charter: the Australia ICOMOS Charter for Places of Cultural Significance 2013.
 - City of Albany Local Planning Policy Historic Town Design.
 - Heritage Council of WA - Heritage Impact Statements – A Guide (2020).
 - City of Albany Local Heritage Survey (Adopted 2020)

Definitions

- **Conservation** has the same meaning given to it under the *Heritage Act 2018*.
- **Cultural heritage significance** has the same meaning given to it under the *Heritage Act 2018*.
- **Heritage places** are those places that have cultural heritage significance, being aesthetic, historic, scientific or social value, for past, present and future generations.

- **Heritage-protected place** has the same meaning given to it under the *Planning and Development (Local Planning Schemes) Regulations 2015*.
- **Place** has the same meaning given to it under the *Heritage Act 2018*.



City of Albany
Policy

Local Planning Policy 1.5 Public Parkland

Document Approval			
Document Development Officer:		Document Owner:	
Manager Development Services (MPBS)		Chief Executive Officer (CEO) Executive Director Infrastructure, Development and Environment (EDIDE)	
Document Control			
File Number - Document Type:	CM.STD.7 – Policy		
Synergy Reference Number:	NP1118249		
Status of Document:	Council decision: Adopted		
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Document Revision History			
Version	Author	Version Description	Date Completed
0.1	Manager Development Services	Council adoption reference: OCM 27/05/2014, Report Item PD032.	27/05/2014
2.0	Coordinator Planning Services	Minor Administrative changes - Use of new policy template. Updated to align with Local Planning Scheme No.2 OCM: ## Month ### Item: DIS###	#####

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Objectives

1. This Policy has been developed to inform the community and to guide developers and planners on the appropriate type, location and amount of Public Parkland.
2. Key objectives are to:
 - a) Ensure POS is large enough, located within walking distance (400m) and has a variety of facilities (e.g. informal and formal) to attract people of all ages and aspirations;
 - b) Identify demand characteristics for recreation in Albany; and
 - c) Identify where public parkland is and should (in principle) be located within Albany.

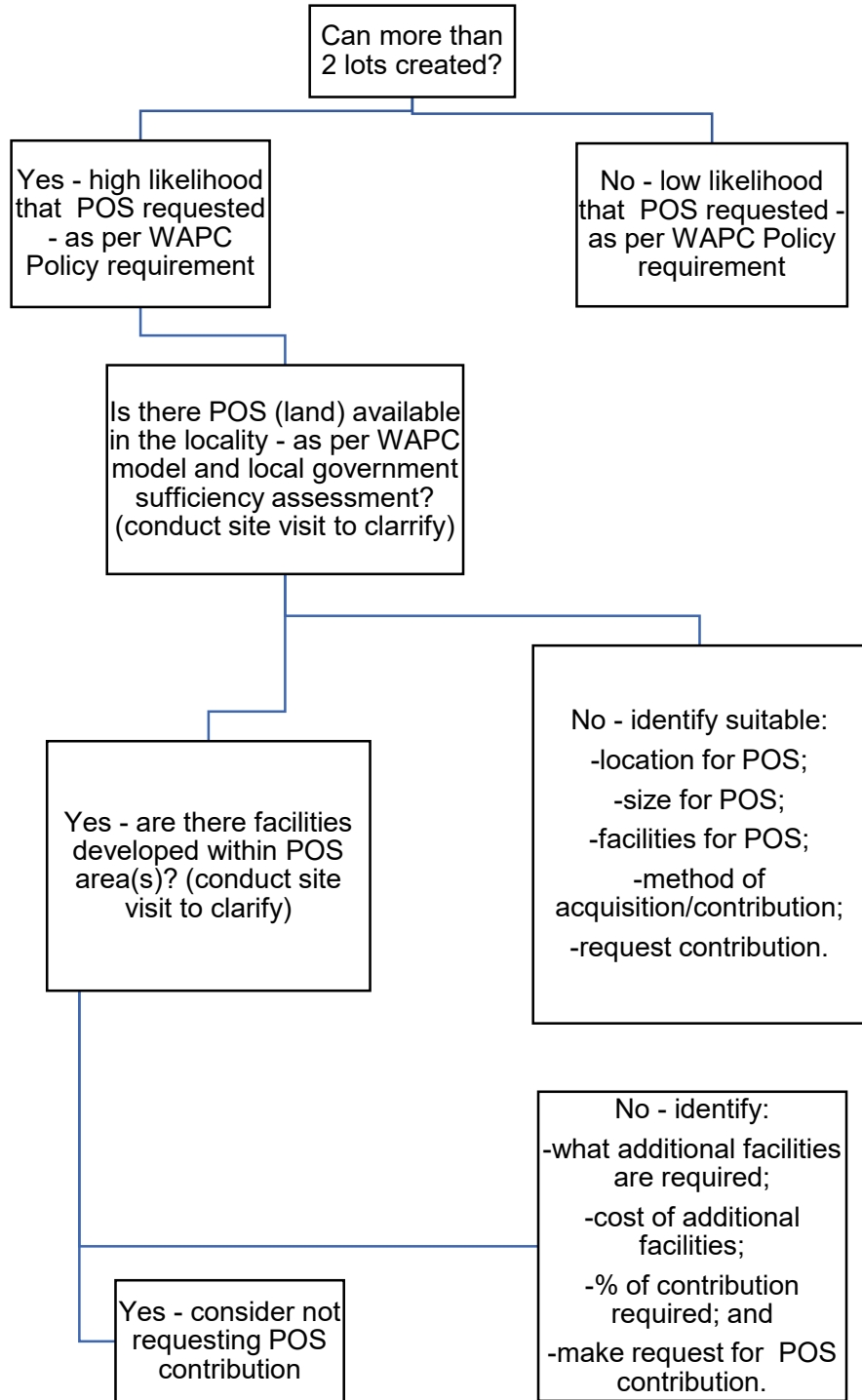
Scope

3. This Policy is to be used to provide guidance to the City of Albany and developers when looking at new structure plans and subdivisions.
4. The following factors are to be considered:
 - a) WAPC POS Policy requirements;
 - b) Community values (demand characteristics); and
 - c) Supply characteristics of POS in Albany.
5. This policy is not intended to include areas that have little or no recreational value such as conservation areas (remnant vegetation) and unusable foreshores (flood prone areas).
6. The provisions of this policy apply when considering subdivisions and structure plans:
 - a) On land zoned 'Residential' or 'Urban Development' in Local Planning Scheme 2; and
 - b) That have the potential to create more than 2 lots.

Policy Statement

7. When planning or assessing a subdivision or structure plan, consider the following steps for determining POS contribution requirements:

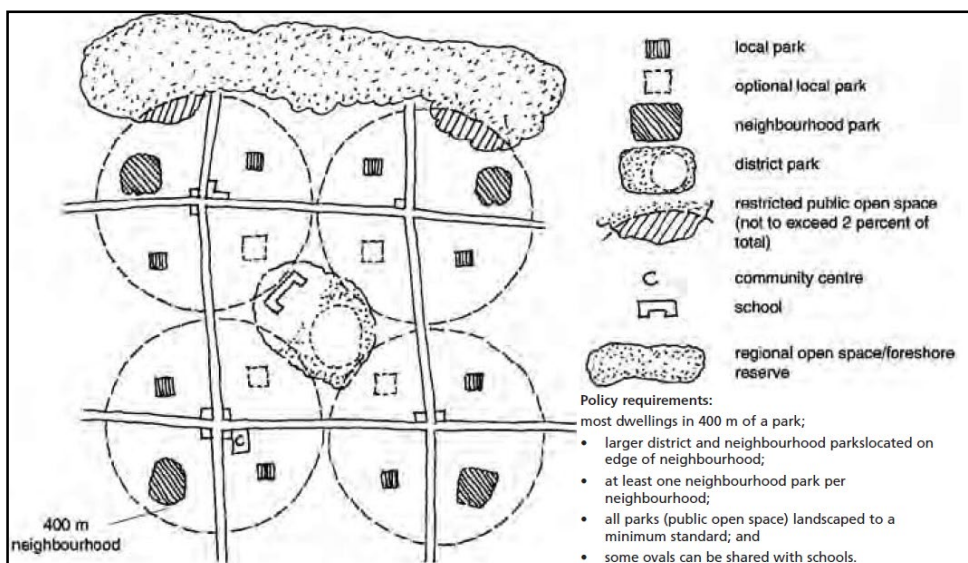
Table 1 Planning and Assessment Methodology



Policy Criteria

8. The Western Australian Planning Commission (WAPC) governs the subdivision process and therefore determines with the support of the local government where and what should be developed for Public Parkland. The WAPC has a number of guiding principles and policies including Policy No DC 2.3 Public Open Space in Residential Areas, Planning Bulletin No.21 Cash-in-Lieu of POS and Liveable Neighbourhoods. Key considerations of the WAPC include:
 - a) A minimum contribution of 10% of the gross subdivisible area must be given up free of cost by the subdivider for POS.
 - b) The commission will not normally require an open space contribution for 5 lots or less where the proposal is within a locality where the commission, on the advice of the local government, following an assessment of the locality, has concluded that there is sufficient open space in that locality.
 - c) *The Planning and Development Act 2005 states at s.153 (2):
"The Commission is not to impose a requirement...in respect of a plan of subdivision that creates less than 3 lots."*
 - d) A foreshore is to be provided free of cost where subdivision abuts a watercourse, such as a river or creek, or a body of water such as a lake, or the coast in accordance with State Planning Policy 2.6 State Coastal Planning Policy and State Planning Policy 2.9 Water Resources. A foreshore is to be generally given up in addition to the 10% POS contribution.
 - e) The WAPC will be guided by the local government that active and passive recreation needs of future residents will be adequately catered for before it will agree to the inclusion of natural or cultural areas in the 10% POS contribution.
 - f) All cash in lieu received by the local government should be recorded in a register and applied:
 - For the purchase of land for parks in the locality in which the land included in the plan of subdivision is situated;
 - In repaying any loans raised by the local government for the purchase of any such land; or
 - With the approval of the Minister for Planning, for the development of parks.
 - g) An open space schedule must be provided detailing the amount, distribution (refer to WAPC Model) and staging of the delivery of open space.
 - h) POS should be provided in keeping with the following WAPC Model:

Figure 1 WAPC Model



Local Government Sufficiency Assessment of POS for Albany

Demand

9. A community workshop and survey undertaken for Albany (2014) indicated the following demand characteristics in-terms of POS. The characteristics are to be considered when analysing if appropriate spaces and facilities are available within walking distance (400m) or within a locality:

Type

10. POS should be provided as a priority over cash in lieu.
11. Where cash in lieu is provided, the following use of the cash should apply (listed in priority of order):
 - To purchase land for POS;
 - To develop informal and formal recreation facilities within POS;
 - To compensate developers contributing in excess of the 10%;
 - To develop recreation facilities within foreshore areas;
 - To purchase areas for community recreation (e.g. library).

Size

12. Encourage the development of larger rather than smaller spaces to provide a combination of functions - drainage, active, passive and conservation, and to make more attractive/user friendly to community.
13. Consider developing Yakamia Creek (through to Oyster Harbour) as a future Regional facility.

Location

14. POS should be located adjacent to other high use facilities such as cafe, shops or a school.
15. POS should be located adjacent to foreshores.

Maintenance

16. Careful thought needs to be given towards cost of maintaining parks. The developer should maintain a park for the first few years. Drainage, vegetation and infrastructure should be developed with a view to minimise maintenance cost.

Foreshore Areas

17. Informal and formal recreation developed adjacent to foreshores is highly valued. Where a foreshore is located within walking distance, consider taking cash in lieu contribution and developing POS facilities within the foreshore.
18. Paths adjacent to foreshores (Yakamia Creek and Princess Royal Harbour) are highly valued and currently lacking. Paths should be designed as a circuit.

Vegetation

19. Native vegetation is a valuable component for informal recreation.
20. Areas of bushland that have little or no recreational value (conservation status) should not be ceded to the City of Albany as POS.

Drainage

21. Drainage management measures (e.g. Compensating basins) should be designed, developed and landscaped such that the public is able to use the open space for safe, passive and/or active recreation and amenity is not impaired. Where drainage is being accommodated within parkland, it should be developed as follows:
- Swales are not subject to any permanent inundation (i.e. only inundated in a storm event of greater than 1 in 10) and does not present a safety hazard;
 - The area of the swale is contoured, unfenced grassed/landscaped and is created as a fully functional play/recreation area;
 - Any permanent water body is integrated with an overflow dry basin system which is capable of being used as public open space; and
 - In accordance with Liveable Neighbourhoods and Water Sensitive Urban Design – best practice principles.

Design/Facilities

22. Parks should be developed with a variety of play equipment suitable for all age groups that provide interactive and imaginative components.
23. Important to consider safety associated with persons (kids) and roads adjacent to parks. Need to feel safe (surveillance) walking within a POS area.
24. Parks need to have flat areas for recreating.
25. Consider supporting the use of a park with community gardens. As long as the park can be used by a wide range of people living or working in urban areas and that contribute significantly to quality of life.
26. Linear parks are useful in connecting persons to high activity nodes such as schools and commercial areas.
27. The provision of POS and facilities should align with the City of Albany:
- Asset Management Policy and Strategy; and
 - Bike strategy.
28. Consider creating a theme for each park.
29. The following facilities are highly valued:
- Barbeque;
 - Shelter;
 - Reticulated grass;
 - Quiet places;
 - Seating;
 - Toilets;
 - Drinking water;
 - Paths, bush walk trails and multi use trails (e.g. mountain bikes);
 - Open space;
 - Parking;
 - Child play equipment;
 - Shade;
 - Waste disposal facilities and dog poo bags.

30. The following parks were nominated as being important for the following reasons:
 - Foreshore areas including the Kalgan and King Rivers (walking, pick-nick and fishing), Yakamia Creek (walking), Rushy Point (Little Grove-walking and bird watching), and Oyster Harbour;
 - Regional Parks including Centennial Park, Mount Clarence, Mount Melville and Mount Adelaide (walking around board walk-Ellen Cove, mountain-biking, walking dogs and viewing);
 - Mills Park (Little Grove-new facilities), Foundation Park (Albany – dog training), Coorinda Park (Albany-cliff walking), Eyre Park (Mira Mar-large space with range of facilities), Callistemon Park (Yakamia-for walking dog and nature), Willera Park (Lockyer-offers a range of facilities); Middleton Beach and Emu Point Parks (adjacent to beach).
31. The demographics of a locality should be considered when determining the design of POS (e.g. old age persons prefer informal recreation).
32. POS should to cater for the need to walk a dog.
33. Consider designing parks to accommodate events (e.g. develop with amphitheatre).

Supply

34. A review of existing Public Parkland within Albany was undertaken and is illustrated in the following Maps 1 - 6.
35. When designing or assessing structure plan and subdivision applications for Albany, officers and developers are to use the WAPC Model (refer to figure 1), the demand characteristics and the Maps 1-6, which illustrate the location and category of POS, to determine:
 - a) If there are enough parks of different categories within one (1) neighbourhood and within four (4) neighbourhoods;
 - b) If the parks are appropriately located (e.g. adjacent to foreshore, school or high density area and within 400m of dwellings); and
 - c) If the parks have necessary facilities to serve the category/purpose of park (for purpose of category – refer to 6.4).
36. Facilities should be developed as per demand characteristics identified in section 6.1 and the following principles listed under the different categories:
 - a) Local Parks act as:
 - Resting places;
 - Child play areas;
 - Links to other areas;
 - A sense of place.
 - b) Neighbourhood Parks act as:
 - Informal play areas; and
 - Passive use.
 - c) District Parks act as
 - Informal play areas; and
 - Formal playing fields.
37. Regional Parks and Foreshores areas are to be contributed in addition to the 10% POS contribution.

Legislative and Strategic Context

38. The policy operates within the following framework of legislation.
 - *Planning and Development Act 2005*
 - *Planning and Development (Local Planning Schemes) Regulations 2015*
 - *City of Albany Local Planning Scheme No.2.*

Review

39. This policy should be reviewed every two years, or earlier if required.

Definitions

Public Parkland: areas that can be used by a wide range of people living or working in urban areas and that contribute significantly to quality of life. Does not include school recreational facilities or recreation facilities that are not freely accessible (eg bowling club and golf course). May include land (not cash) for community purposes (e.g. meeting hall, library, kindergarten). Public parkland is broken down to include the following: 'Public Open Space', 'Regional Space' and 'Foreshore Space'.

Public Open Space (POS): public parkland contributed free of cost by the owner through the subdivision process (local park, neighbourhood park, district park, community purpose site-community centre, meeting hall). POS may also include '**Restricted Use**' areas' (remnant vegetation) where these areas can be demonstrated to provide a high level of public amenity, are appropriately located and are usable for informal recreation.

Regional Space: area (min 20ha) identified for acquisition for major playing fields, which cannot be dealt with as either foreshore space or as part of the subdividers 10% POS contribution.

Foreshore Space: land adjacent to a stream, river, lake or coast. Foreshore reserves are not included in the 10% POS contribution requirement.

Informal Recreation: spaces that provide a setting for play and physical activity, relaxing and social interaction.

Formal Recreation: spaces that provide a setting for formal structured sporting activities.

Local Park: small (up to 3000m²) spaces to allow pedestrian connectivity and a sense of place.

Neighbourhood Park: space of at least 5000m² serving the neighbourhood (700 dwellings). As a minimum, these areas provide informal recreation.

District Park: space of at least 2ha in area serving the district (2,800 dwellings). As a minimum, these spaces provide informal and formal recreation.

Swales: A low tract of land developed for the storage and transfer of stormwater.

Figure 2 Public Parkland - Overview

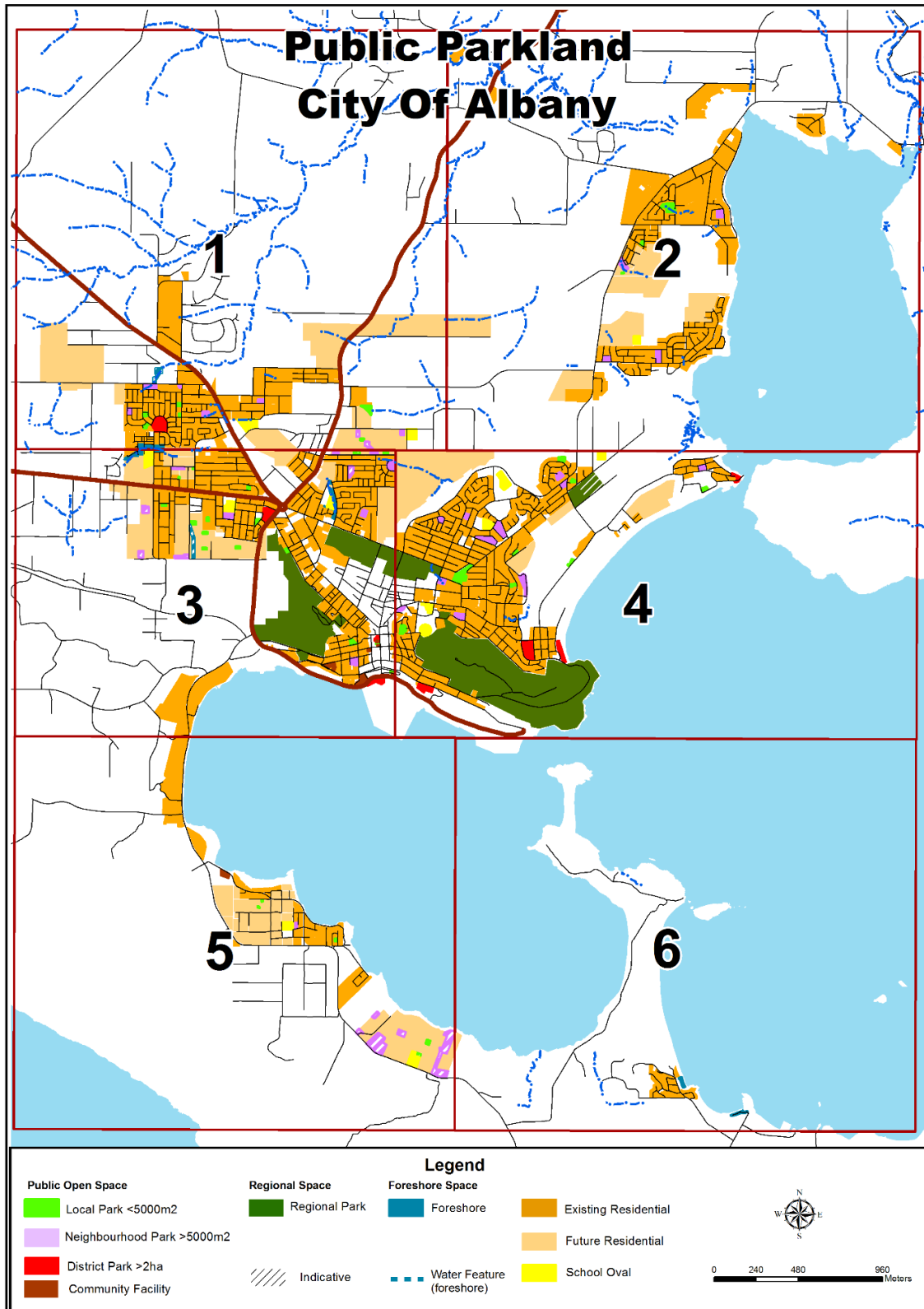


Figure 3 Public Parkland – Map 1

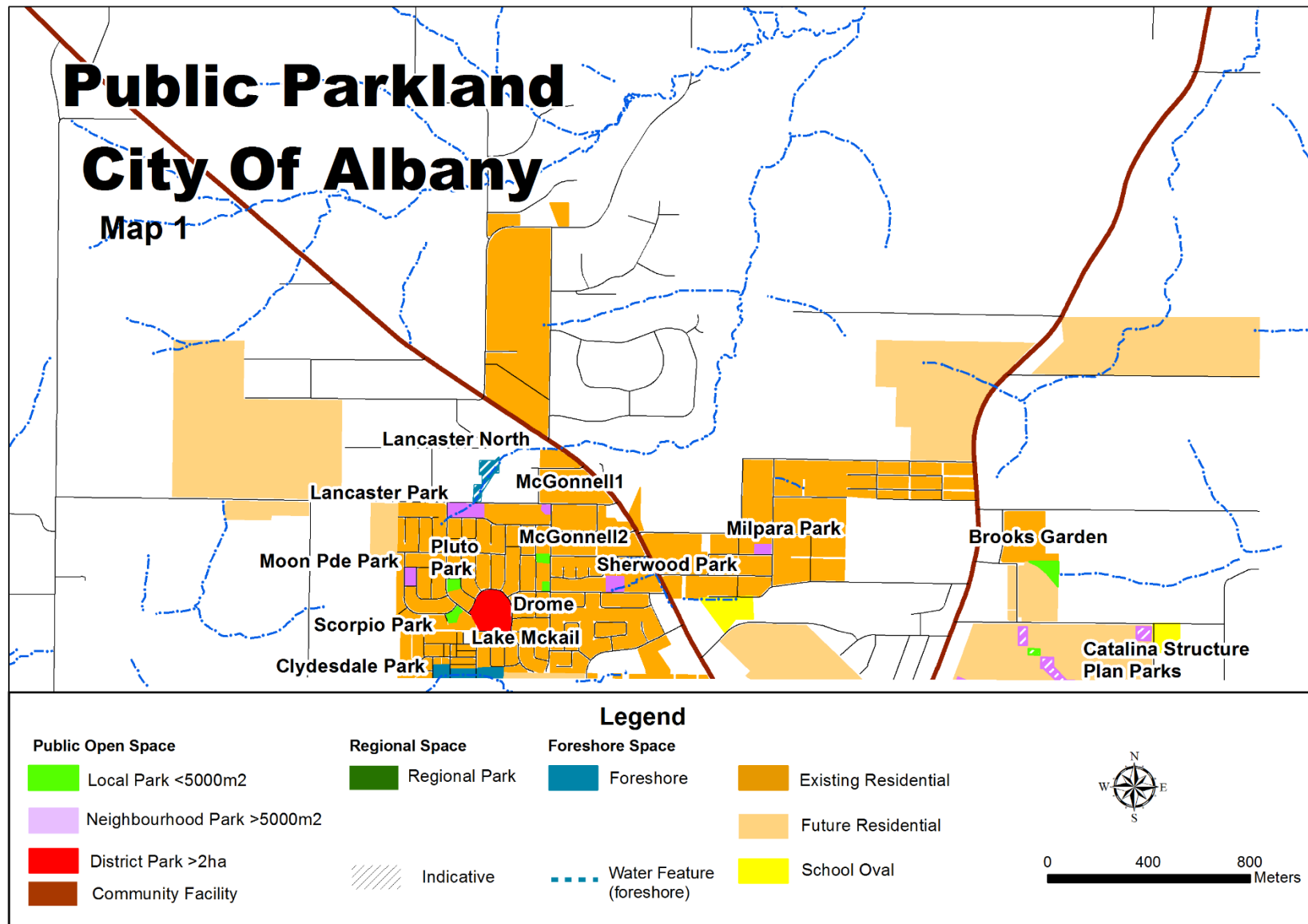


Figure 4 Public Parkland – Map 2

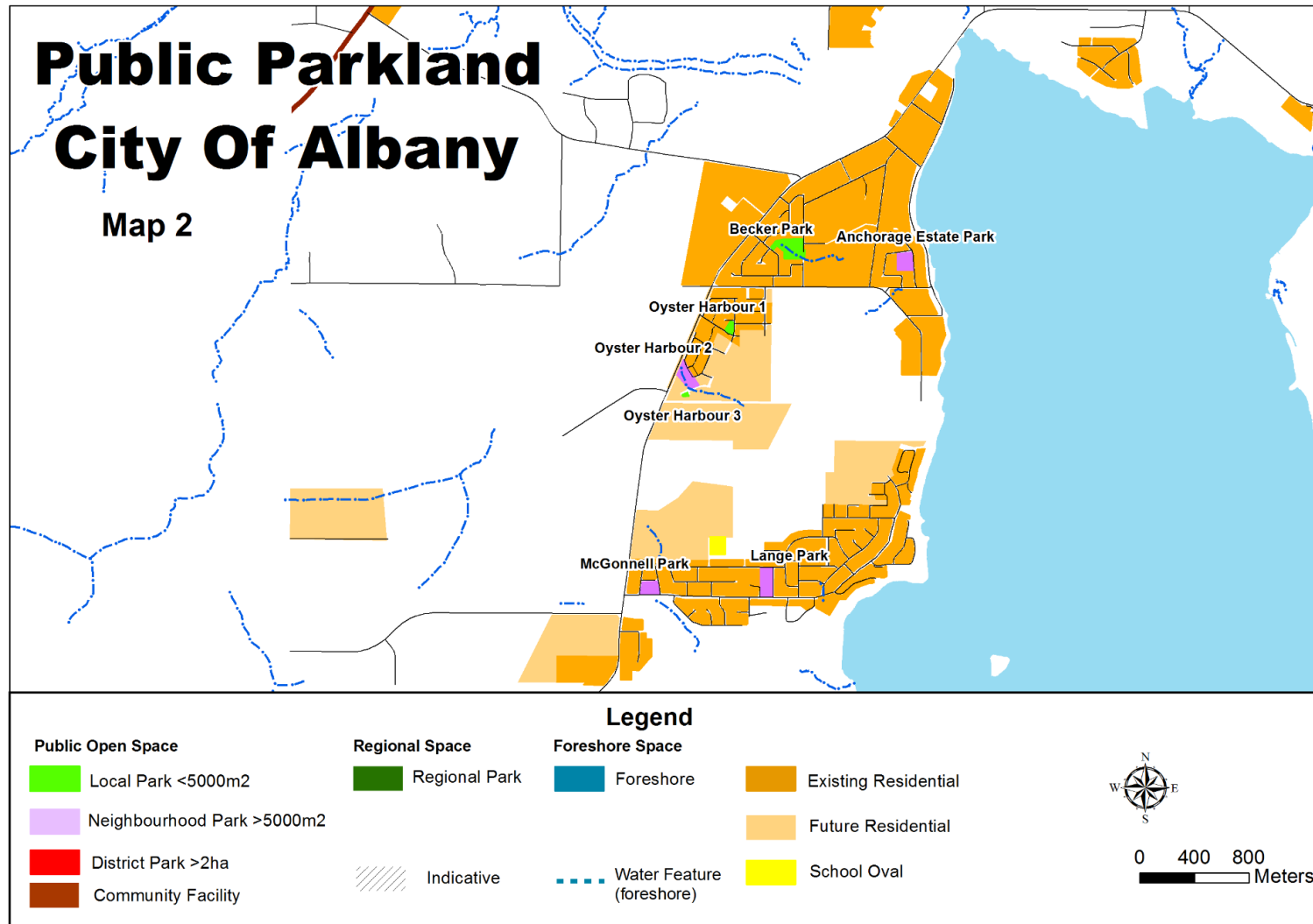


Figure 5 Public Parkland – Map 3

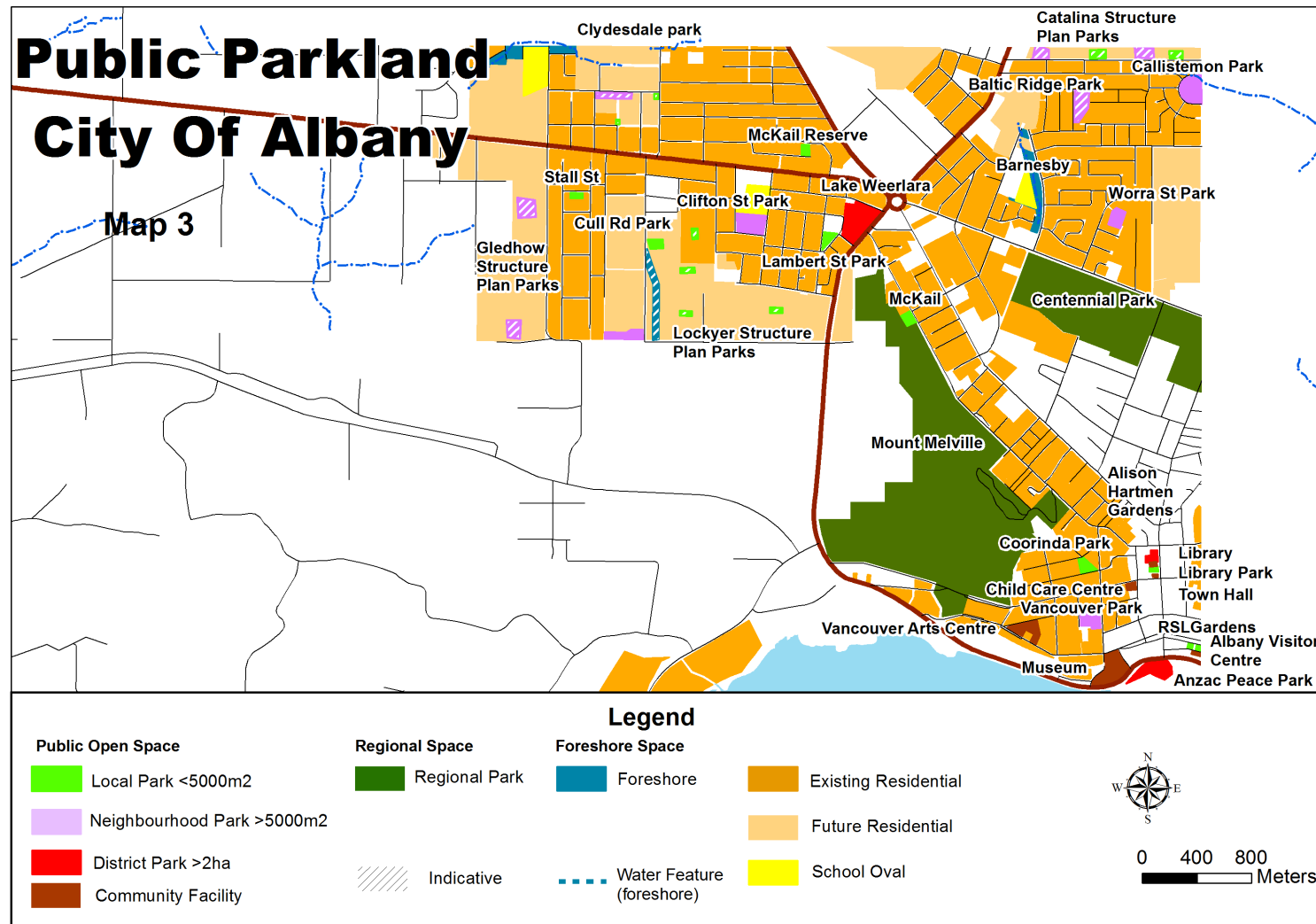


Figure 6 Public Parkland – Map 4

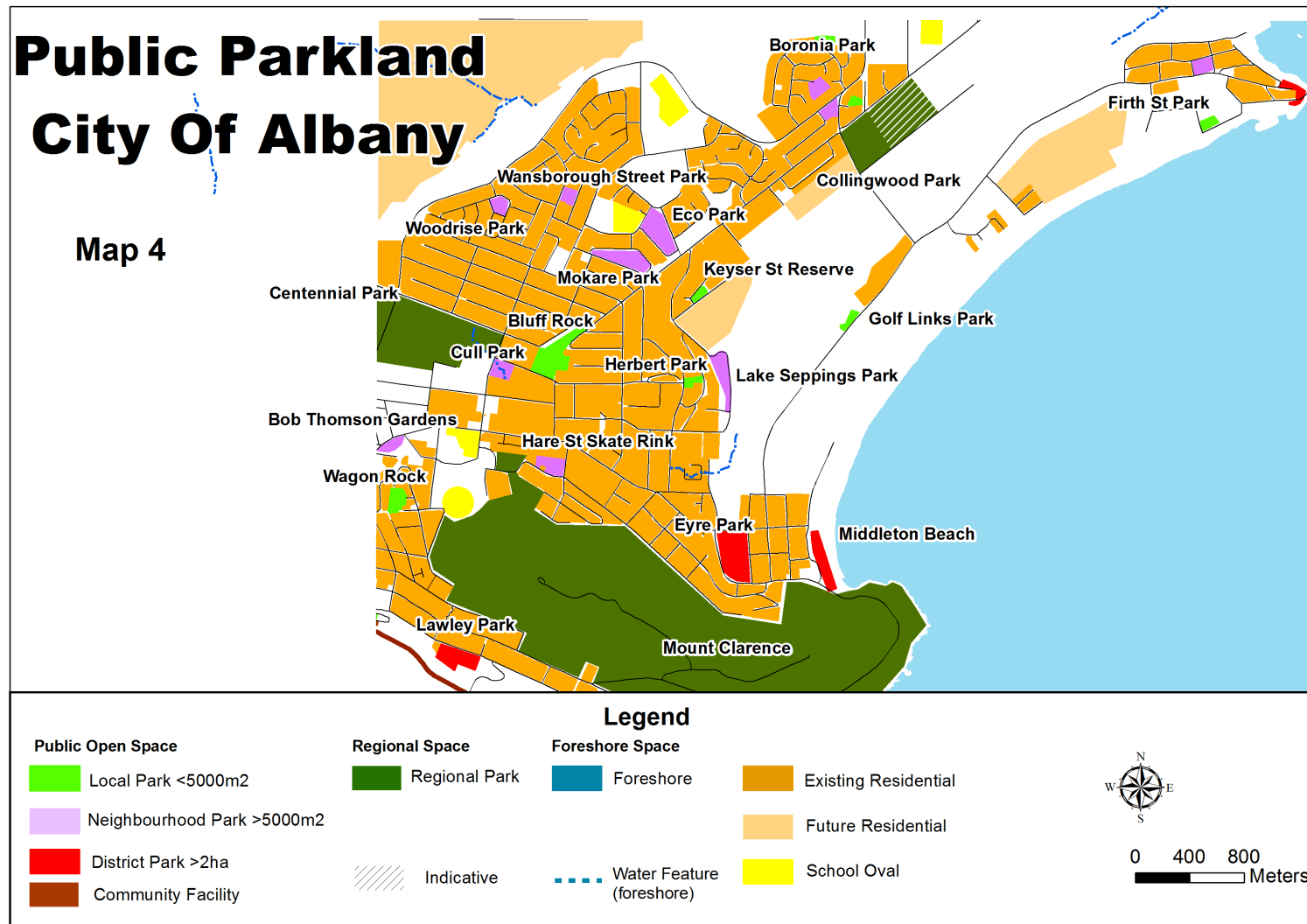


Figure 7 Public Parkland – Map 5

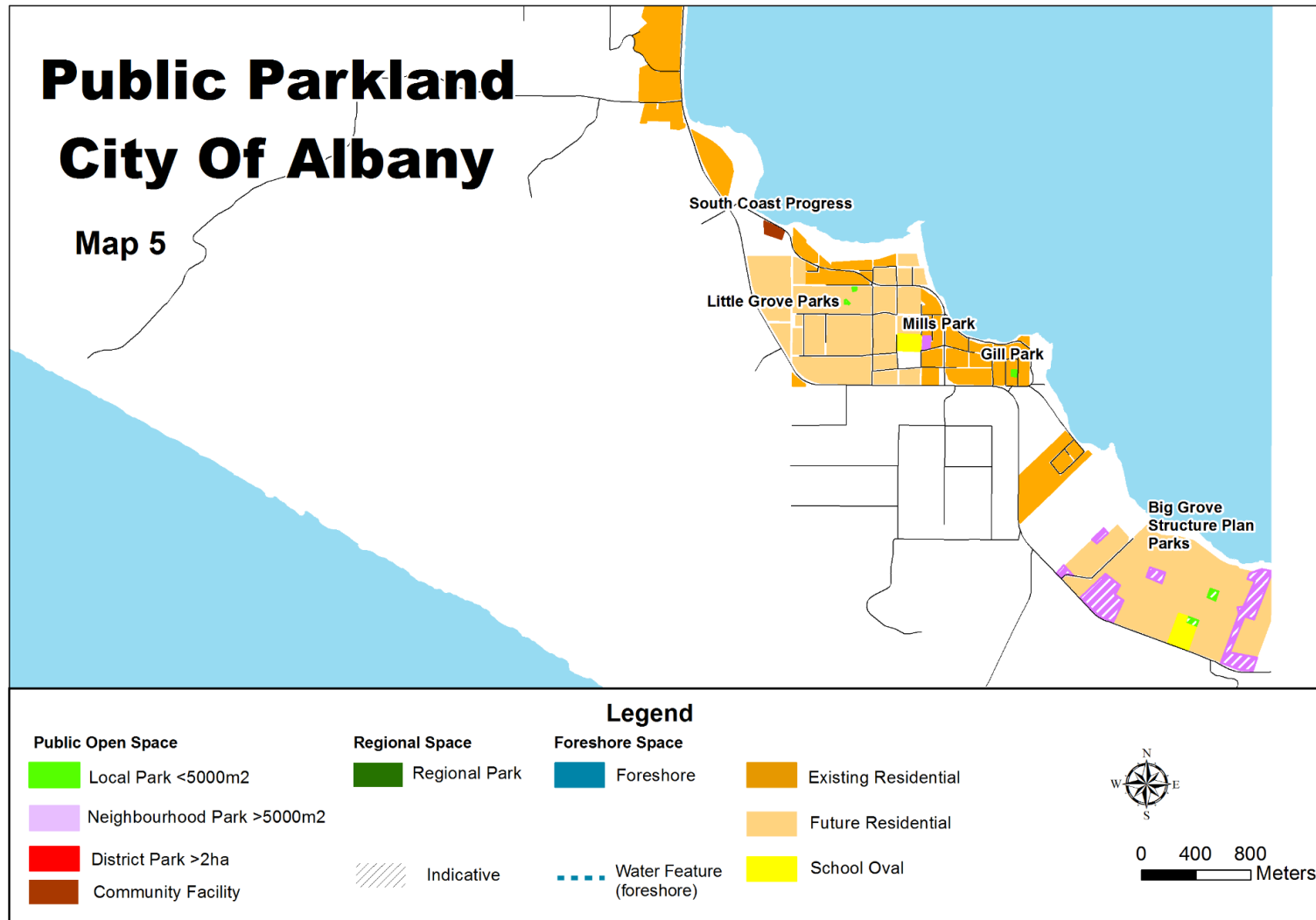
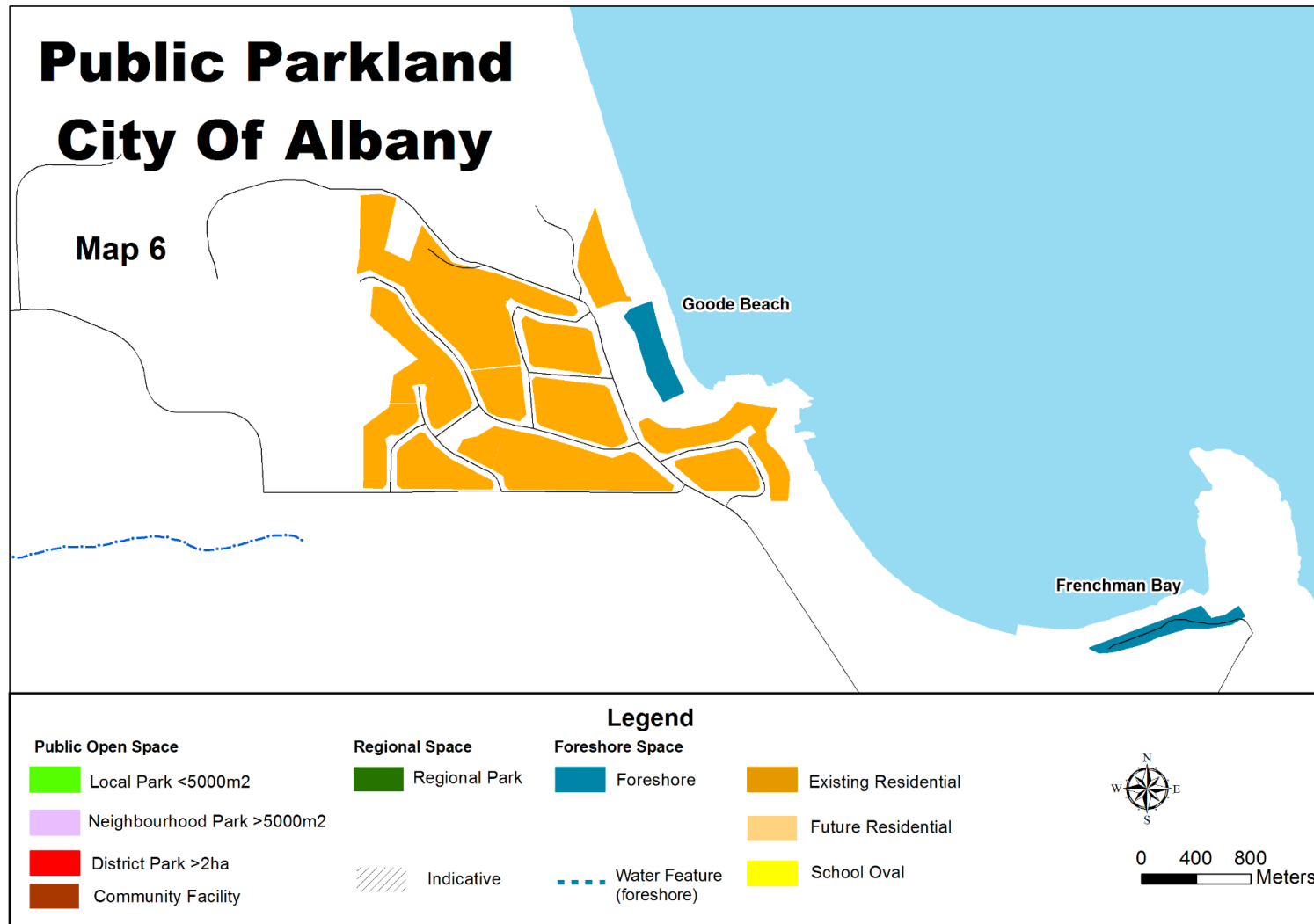


Figure 8 Public Parkland – Map 6





City of Albany
Policy

Local Planning Policy 1.6 Holiday Accommodation

Document Approval			
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Manager Development Services (MPBS) Coordinator Planning Services		Chief Executive Officer (CEO) Executive Director Infrastructure, Development and Environment	
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2.2	Coordinator Planning Services	Updated to align with Local Planning Scheme No.2 OCM: ## Month ### Item: DIS###	####/###/###

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Policy objectives

1. To encourage good quality, well managed holiday accommodation for use by short-term visitors generally in locations that will enhance the tourism experience while minimising potential impacts on adjoining residents.

Scope

2. This Policy applies to applications for Holiday Accommodation.

Policy statement

3. Local government is to have due regard to the provisions of this Policy and the objectives which the Policy is designed to achieve before making its determination.

Policy provisionsAssessment of Proposal

4. Where a neighbour objects to a proposal for Holiday Accommodation, the application is to be considered in view of the following:
 - The proximity of the holiday accommodation to key tourism attractions such as the beach or town centre/activity centre (typically a 5 minute walk – 400m); and/or
 - Location within a street(s) which facilitates safe, efficient and pleasant walking, cycling and driving; and/or
 - Location compatible with Figure A (refer to attachment - the areas illustrated are within close proximity to the town centre and popular swimming beaches); and
 - A management plan designed to facilitate community concerns.

Management Plan

5. On application for Holiday Accommodation, a Management Plan shall be submitted to address matters including:
 - a) Effective on-going management;
 - The responsibility for appropriate on-going management rests with the proponent to ensure that visitors are responsible and do not create inappropriate impacts (including noise) to adjoining/nearby properties. Suitable on-going management can be more difficult if owners live a considerable distance from the application site. Accordingly, as part of the development application, the local government will require the proponent to outline how the site will be managed, especially if the owners do not live nearby.
 - b) The amenity of adjoining/nearby land uses;
 - managing noise impacts of visitors;
 - the submission of a code of conduct for guests which shall, amongst others, list what is considered acceptable and unacceptable behavior;
 - outlining how the premises will be managed on a day-to-day basis (including how keys are easily available for late entry, providing onsite assistance and confirming arrangements for cleaning/waste management);
 - relevant site specific matters including fire management/emergency response plans for visitors and managing risks for visitors; and
 - the handling of complaints (it is expected that the tenant be contacted by phone immediately and the proponent or their representative visit the property, preferably within 12 hours).

Amount of Persons Residing

6. The amount of guests residing within holiday accommodation is to comply with the following standards:
 - a) 4 square metres per person in each bedroom utilising beds;
 - b) 2.5 square metres per person in each bedroom utilising bunks; and
 - c) Maximum of 12 persons within a 'Single House' at any time.

Note: Where more than 12 guests are proposed, the premise is classified under the Health Act 1911 as a "lodging house" and will require further approval (from Environmental Health). A development application for a lodging house shall be treated as a "use not listed" under the provisions of the Local Planning Scheme.

Period of Stay

7. The maximum stay for any one person within a building approved for holiday accommodation is 3 months within any 12 month period.

Register

8. Operators must provide and maintain a register of all people who utilise the holiday accommodation during the year to Council's satisfaction.

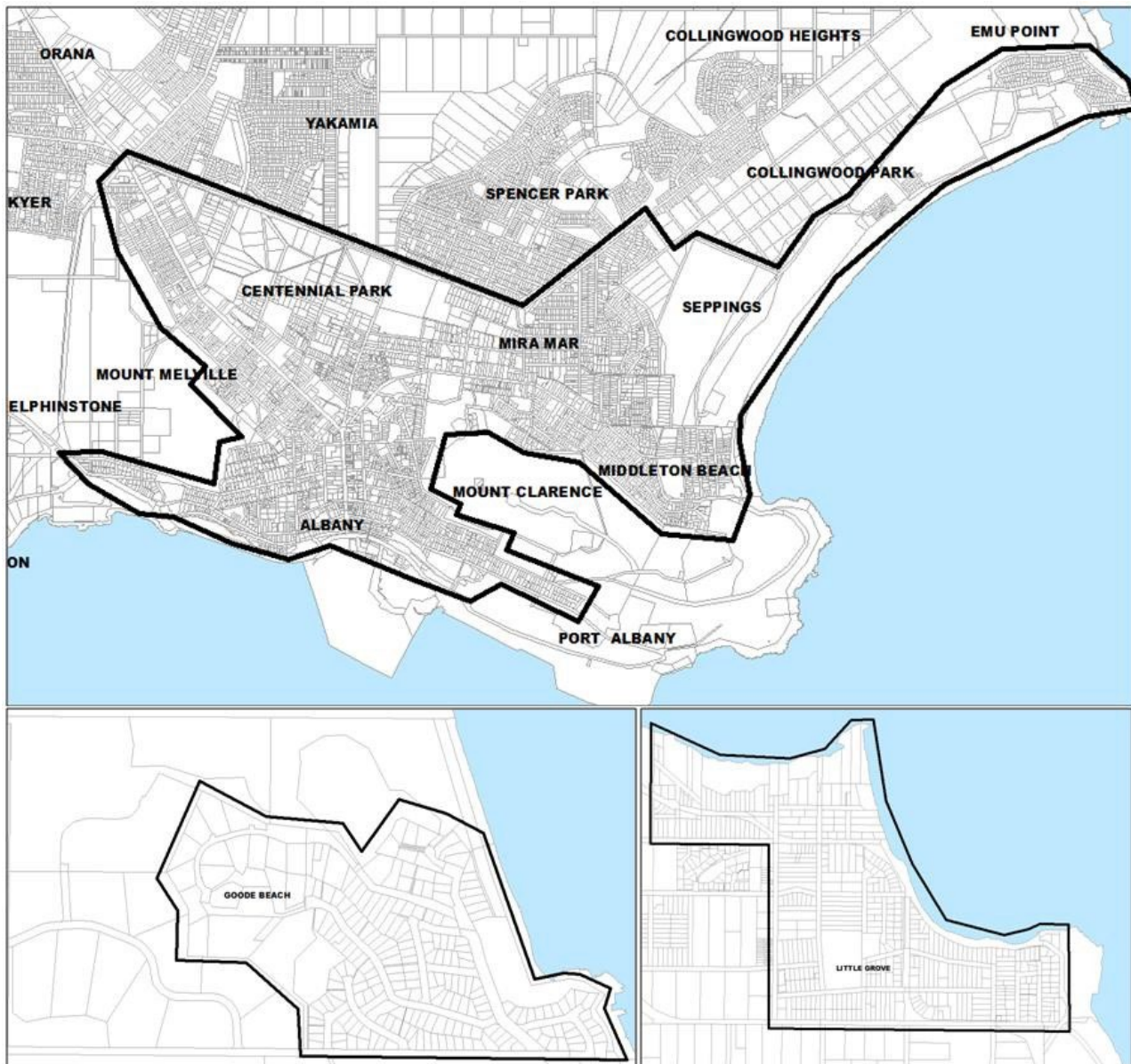
Car Parking

9. At a minimum, 2 on-site car parking bays are to be provided per 6 guests (4 car-parks/12 guests).
10. Tandem parking may be permitted for a maximum of one vehicle behind another vehicle.
11. All car parking is to be contained on-site and no verge area should be used for car parking.
12. It is common for holiday makers to have a boat, trailer, caravan etc. and there should be additional space allocated for such. All vehicle access (including crossovers) and car parking areas are to be sealed and drained to the approval of the local government.

Note: A new proprietor wishing to continue the use of the site for holiday accommodation will need to provide an updated management plan.

Except as otherwise provided in the Scheme, a 'Single House' does not require development approval of the Local Government.

Reverting holiday accommodation back to permanent accommodation ('Single House') does not require the approval of the Local Government.

Figure A – Preferred Areas for Holiday Accommodation

Note: The provisions contained within this Local Planning Policy do not supersede or overrule any State Planning Policy made under Part 3 of the Planning and Development Act 2005.

Please contact the City of Albany Planning Team to discuss which State Planning Policies may be applicable to your proposal.

Review

13. This policy should be reviewed every two years or earlier if required.

Legislative and Strategic Context

14. The policy operates within the following framework of legislation.

- Planning and Development Act 2005
- Planning and Development (Local Planning Schemes) Regulations 2015
- City of Albany Local Planning Scheme No.2.

Associated Documents

15. Related strategies, procedures, references, guidelines or other documents that have a bearing on this policy and that may be useful reference material for users of this policy, follow:
- *State Planning Policy 7.3 - Residential Design Codes (R Codes)*
 - *The Western Australia Planning commission (WAPC) Planning Bulletin 99 (Holiday Home Guideline)*

Definitions

16. **Holiday Accommodation:** means any land and/or building providing accommodation and recreation facilities for guests/tourists on a short-term commercial basis and may include a shop or dining area incidental to the function providing limited services to patrons.
17. **Short Stay:** means that no person is to stay more than three months in any 12 month period.

Note: Holiday Accommodation is not the same as 'Bed and Breakfast'.

Bed and breakfast/farmstay means a dwelling, used by a resident of the dwelling, to provide accommodation for no more than six guests away from their normal place of residence on a short-term commercial basis within the dwelling and may include the provision of meals.



City of Albany
Policy

Local Planning Policy 1.7 Container Deposit Scheme

Document Approval			
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Coordinator Planning Services (CPS)		Chief Executive Officer (CEO) Executive Director Infrastructure, Development and Environment (EDIDE)	
Document Control			
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Purpose

1. To provide exemption in accordance with Clause 61(1)(i) and (2)(e) of the *Planning and Development (Local Planning Schemes) Regulations 2015* (the regulations) from the requirement to obtain development approval for container deposit scheme infrastructure proposals which satisfy minimum development standards.

Objectives

2. Ensure the location, design, and siting of CDS infrastructure is complementary to the character, functionality, and amenity of urban localities.
3. Prevent negative impacts on local amenity from the operation of CDS infrastructure.
4. Enable the timely, cost-effective delivery of essential CDS infrastructure.
5. Provide conveniently located infrastructure to ensure the CDS' effective reduction of litter, increased recycling, and protection of the environment.

Scope

6. This policy applies to infrastructure associated with the container deposit scheme within the City of Albany, as outlined in this Policy.

Policy Statement

Exemptions and approval requirements

7. Development approval will not be required for container deposit scheme infrastructure proposals that comply with the provisions of this policy, in accordance with Clause 61(1)(i) and (2)(e) of the deemed provisions of the scheme provided for by the Regulations, unless the development is proposed on land in a place that is:
 - a) Entered in the Register of Heritage Places under the Heritage Act; or
 - b) The subject of an order under Part 6 of the Heritage Act; or
 - c) Included on a heritage list prepared in accordance with the Scheme; or
 - d) Within an area designated under the Scheme as a heritage area; or
 - e) The subject of a heritage agreement entered into under section 29 of the Heritage Act.
8. Container deposit scheme infrastructure proposed to be erected on a temporary basis of not more than 48 hours within a 12-month period are typically exempt from approval, as per the requirements of 61(1)(f) and (2)(d) of the deemed provisions provided in the Regulations and contained within the Scheme. As such, the policy provisions would not apply.
9. The development or operation of a large reverse vending machine is development for which development approval is not required where it complies with all the relevant development standards outlined below (unless otherwise agreed by the local government), and may take place in any zone, with the exception of:
 - a) residential, urban development, and special residential zones; and
 - b) rural, rural residential, and rural smallholding zones.
10. The development of a container collection cage is development for which development approval is not required where it complies with all the relevant development standards outlined below (unless otherwise agreed by the local government), and may take place in

any zone, including a residential or rural zone or public purpose reserve where the land is lawfully used for the purposes of:

- a) Civic use;
- b) Community purpose; and/or
- c) Educational establishment.

Development standards

General

11. Where the development of a large reverse vending machine and/or container collection cage is proposed, the infrastructure must not result in any change to the approved land use in a way that would result in the use no longer complying with any relevant development standards and/or requirements of the Scheme.

Location

12. Where the development of a large reverse vending machine and/or container collection cage is proposed, the infrastructure must not be erected within 10 metres of an adjoining lot boundary that accommodates a residential use.
13. Where the development of a reverse vending machine and/or container collection cage is proposed, the infrastructure must not restrict any vehicular or pedestrian access to or from, or entry to any building on, the land on which the infrastructure is located.
14. Where the development of a large reverse vending machine and/or container collection cage is proposed, the infrastructure must not obstruct the operation of, or access to, any utility services on the land on which the infrastructure is located or on adjacent land.
15. Where the development of a large reverse vending machine and/or container collection cage is proposed, to preserve pedestrian and vehicular sightlines, and servicing access, the infrastructure must not be erected within two (2) metres of any road reserve or right-of-way intersection or crossover and shall be located in such a way that it does not reduce existing car park sightlines, aisle widths and manoeuvring spaces.
16. Where the development of a container collection cage is proposed, the collection cage must be located in a car park or service area to be visually unobtrusive, and must be secured, locked and immovable.

Visual Amenity

17. Where the development of a large reverse vending machine and/or container collection cage is proposed outdoors, placement of the infrastructure must not result in the removal of any vegetation, landscaping, or street tree.
18. Where the development of a large reverse vending machine and/or container collection cage is proposed outdoors, the infrastructure must be constructed and clad with low-reflective, graffiti-resistant materials, which provide protection from the elements and, where not consisting of promotional or branding material approved under the operation of the container deposit scheme, are consistent in colour and finish to that of nearby existing buildings.
19. Where the development of a large reverse vending machine and/or container collection cage is proposed outdoors, the infrastructure must not display any advertising signage other than promotional, or brand signage approved under the operation of the container deposit scheme.
20. Where the development of a large reverse vending machine is proposed outdoors, and the infrastructure exceeds a development footprint of 10 square metres, bins for the removal of waste or recyclable materials not accepted by the infrastructure are to be provided and serviced regularly to maintain the amenity of the area, at a rate of one (1) waste bin and 0.5

Operational Amenity

21. Where the development of a large reverse vending machine and/or container collection cage is proposed, the operation of the infrastructure must not prejudicially affect the amenity of the locality due to the emission of light, noise, vibration, electrical interference, smell, or any other by-product.
22. Where the development or operation of a large reverse vending machine is proposed adjacent to land that accommodates a residential use, the machine must operate only between the approved opening hours of the predominant land use, or in the absence of any other use:
 - a) Between 7.00 am and 7.00 pm Monday to Saturday; and
 - b) Between 9.00 am and 7.00 pm on Sunday and public holidays.
23. Where the development or operation of a large reverse vending machine is proposed, the reverse vending machine when in operation must not emit noise at a level which exceeds any requirement(s) under the Noise Regulations.
24. Where the development or operation of a large reverse vending machine and/ or container collection cage is proposed, the infrastructure must be provided with lighting that complies with AS/NZS 1158.3.1: 2005 Lighting for roads and public spaces, Part 3.1: Pedestrian area (Category P) lighting—Performance and design requirements (as amended).
25. Where the development or operation of a large reverse vending machine and/or container collection cage is proposed, the infrastructure must be accessible to any person with a disability.

Development Footprint

26. Where the development of a container collection cage is proposed outdoors, the cage must not:
 - a) Have a development footprint of more than eight (8) square metres; or
 - b) Be more than two (2) metres in height.
27. Where the development of a large reverse vending machine is proposed outdoors, on land not used for car parking, the machine must not:
 - a) Have a development footprint of more than 45 square metres, and
 - b) Be more than three (3) metres in height or have dimensions greater than eight (8) metres by six (6) metres.
28. Where the development of a large reverse vending machine is proposed within an existing car park comprising more than 40 car parking spaces, the area occupied by the reverse vending machine must not exceed the greater of the following areas:
 - a) The area comprising four (4) car parking spaces; or
 - b) 45 square metres, where the car park contains 200 car parking spaces or less; or
 - c) 75 square metres, where the car park contains 200 or more car parking spaces.
29. Where the development of a large reverse vending machine and/or container collection cage is proposed outdoors, the infrastructure shall be installed at a rate no greater than:
 - a) Container collections cage – one (1) per lot;
 - b) Large reverse vending machine proposed on land not used for car parking – one (1) per 15,000 square metres of total lot area; or
 - c) Large reverse vending machine proposed in an existing car park comprising more than 40 car parking spaces – one (1) per 1000 car parking spaces.

Legislative and Strategic Context

30. The policy operates within the following framework of legislation.
- *Planning and Development Act 2005*
 - *Planning and Development (Local Planning Schemes) Regulations 2015*
 - *City of Albany Local Planning Scheme No.2.*
 - *Container Deposit Scheme Infrastructure Position Statement*

Review

31. This policy should be reviewed every two years, or earlier if required.

Definitions

Container deposit scheme infrastructure - means a reverse vending machine or a container collection cage.

Reverse vending machine - means a permanently-located unattended device that accepts empty beverage containers.

Container collection cage - means a cage, or other structure, that is designed to store containers deposited at return points.

Heritage Act means the Heritage of Western Australia Act 1990.

The Regulations means the *Planning and Development (Local Planning Schemes) Regulations 2015* prepared under the *Planning and Development Act 2005*.

The Noise Regulations means *Environmental Protection (Noise) Regulations 1997* (as amended) prepared under the *Environmental Protection Act 1986*

The Scheme means the City's Local Planning Scheme No.2

Total lot area means the total land area of a freehold or survey strata lot.



City of Albany
Policy

Local Planning Policy 1.9 Waste Management

Document Approval			
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Policy Objectives

1. To ensure waste storage and collection facilities minimise visual, environmental and amenity impacts on the streetscape, public realm and adjoining properties.
2. To ensure developments provide and maintain cost effective and functional waste management practices.
3. To ensure occupants are provided with safe and convenient waste and recycling facilities.
4. To ensure proposed developments are designed, constructed and operated to maximise waste avoidance and resource recovery.

Policy Scope

5. This policy is applicable to all proposals on zoned land within the City of Albany with the exception of proposals involving:
 - The development or extension to a single house;
 - The development or extension to less than four grouped or multiple dwellings;
 - The development or extension to an ancillary dwelling, outbuilding, boundary wall or fence, patio, pergola, verandah, garage, carport or swimming pool on the same lot as a single house or grouped dwelling.
 - The development or extension to less than four holiday accommodation/chalet units;
 - The development or extension to less than five aged or dependant persons dwellings.

Policy Statement

Requirements for Waste Management Plans

6. The City will require a Waste Management Plan to be submitted as part of the following categories of Development Application:
 - Residential
 - Four (4) or more grouped or multiple dwellings;
 - Four (4) or more holiday accommodation/chalet units
 - Five (5) or more aged or dependant persons dwellings;
 - Lodging houses.
 - Mixed Use Development
 - All forms of mixed used development
 - Commercial, Industrial and Other Non-Residential Development
 - All forms of non-residential development that will generate waste including;
 - Commercial (office, showroom, warehouse)
 - Industrial uses (all types)
 - Hotel/Motel
 - Retail (shops)
 - Food and Beverage establishments (cafes, restaurants)
 - Any other proposal the City considers will affect waste avoidance and resource recovery in the City.

Note: The City may waive the requirements for a Waste Management Plan for change of use applications that will not result in increased waste generation.

7. The City may also require waste management information as part of an approved Construction Management Plan.

Type of Waste Management Plan

8. Depending on the complexity of the application, the City may accept a Level 1 Waste Management Plan (Simple Waste Management Plan), which is included in the WALGA Guidelines. This requirement should be determined in consultation with the City of Albany Sustainability and Waste Strategy Team prior to submission of the application.

Waste Management Plan Considerations

9. The Waste Management Plan should be based on the requirements of the applicable Western Australian Local Government Association (WALGA) Guidelines.

Note 1: *Waste Management Plans for residential uses should be based on the requirements of the WALGA Multiple Dwelling Waste Management Plan Guidelines.*

Note 2: *Waste Management Plans for Commercial, Industrial and Non-Residential Development should be based on the requirements of the WALGA – Commercial and Industrial Waste Management Plan Guidelines*

Note 3: *The City of Albany recommends that a qualified waste consultant be engaged to prepare the Waste Management Plan.*

10. Further to clause 9. above, Waste Management Plans should also identify measures to ensure waste management activities have no adverse visual, environmental or amenity impacts, either directly on site or indirectly off site.
11. Should development approval be granted, compliance with the Waste Management Plan will be an ongoing condition to be complied with at all times.

Legislative and Strategic Context

12. The policy operates within the following framework of legislation.
- *Planning and Development Act 2005*
 - *Planning and Development (Local Planning Schemes) Regulations 2015*
 - *City of Albany Local Planning Scheme No.2.*

Review

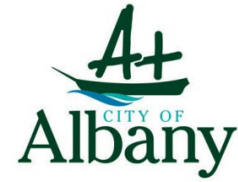
13. This policy should be reviewed every two years or earlier if required.

Associated Documents

14. Related strategies, procedures, references, guidelines or other documents that have a bearing on this policy and that may be useful reference material for users of this policy, follow:
- *WALGA – Multiple Dwelling Waste Management Plan Guidelines*
 - *WALGA – Commercial and Industrial Waste Management Plan Guidelines*
 - *WALGA – Construction Waste Management Guidelines*
 - *WALGA – Demolition Waste Management Guidelines*

Definitions

15. **Waste Management Plan** is a document that outlines how large amounts of waste created by a business will be managed and dealt with, including estimates of waste type, volume and management method.
16. **Construction Management Plan** is a contract between the Builder/developer and Council addressing the site and development management issues that are relevant during building activity.



City of Albany
Policy

Local Planning Policy 1.10 Percent for Art

Document Approval			
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Objectives

1. To promote cultural identity through the introduction of public art works throughout the City of Albany.
2. To facilitate the development of unique and locally distinctive streets, open spaces and buildings.
3. To improve the quality and attractiveness of the City's built environment by adding to the appearance, vibrancy, character and amenity of developments and their surrounding environment, through use of public art.

Scope

4. The policy is applicable to all private proposals on zoned land under Local Planning Scheme No.1, with the exception of:
 - Permanently occupied residential development such as Single Houses, Grouped Dwellings and Multiple Dwellings without any commercial component.
 - Agricultural land uses such as Agriculture - Intensive, Agriculture – Extensive, Animal Husbandry and Animal Establishment.
 - Infrastructure works (e.g. telecommunications towers, pumping stations)
 - Extractive Industry and Mining
 - Proposals within the General Industry Zone.

Policy Statement

Proposals Eligible for Percent for Art Contributions

5. Private proposals with a value of \$1,500,000 or above (including GST) are required to allocate up to 1% of the determined project cost for the development of public artwork to reflect or enhance local cultural identity.

Form of Contribution

6. Where a public art contribution is required, the applicant/landowner can choose to either:

Option 1: Coordinate and deliver the artwork themselves (with engagement of art consultants); or

Option 2: Pay the contribution directly to the City who will coordinate and deliver the artwork.

Method of Determining Percent for Art Contribution

7. To ensure the development value is not underestimated within the development application, the City may request a detailed cost estimate prepared by a quantity surveyor to confirm the stated development cost.
8. The public art contribution shall be capped to a maximum value of \$200,000.

Implementation of Public Art

9. Public Art shall be provided on site or on crown land immediately adjacent the site, in a location approved by the City.
10. It is recommended that the proponent and their selected artists (if applicable) consult with the City's Planning and Building teams early on in the project to ensure artworks are suitably located and installed in conjunction with the relevant planning and building framework.

General Advice: Further detail on the City of Albany Percent for Art program including the Developers Application for Artwork Approval, can be found within the City of Albany 'Art in the Public Domain Developer's Guidelines'.

Legislative and Strategic Context

11. The policy operates within the following framework of legislation.
 - *Planning and Development Act 2005*
 - *Planning and Development (Local Planning Schemes) Regulations 2015*
 - *City of Albany Local Planning Scheme No.2.*

Review

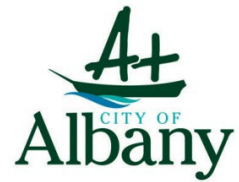
12. This policy should be reviewed every two years, or earlier if required.

Associated Documents

13. Related strategies, procedures, references, guidelines or other documents that have a bearing on this policy and that may be useful reference material for users of this policy:
 - City of Albany Art in the Public Domain Developer's Guidelines.

Definitions

14. **Public Art** refers to the integration of an artistic concept into the public realm. The distinguishing feature of public art is that an artist or artist team is wholly, or partly, responsible for the creation, design and/or fabrication.
15. **Detailed cost estimate** is a breakdown of project scope into smaller unit prices that can be priced individually. It includes costs for the materials, equipment and labour required to complete the project. Adding these components gives you a total project cost.



City of Albany
Policy

Local Planning Policy 1.14

Bed and Breakfast Accommodation

Document Approval			
Document Development Officer:		Document Owner:	
Manager Development Services (MPBS) Coordinator Planning Services (CPS)		Chief Executive Officer (CEO) Executive Director Infrastructure, Development and Environment (EDIDE)	
Document Control			
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1.0	ED Planning & development Services	Adopted by Council - Report Item 1.1	19/04/2011
1.1	Coordinator Planning Services	Minor Administrative changes <ul style="list-style-type: none"> • Use of new policy template. • Addition of note advising Local Planning Policy do not supersede or overrule any State Planning Policy (page 4) 	17/02/2023
2.0	Coordinator Planning Services	Updated to align with Local Planning Scheme No.2 OCM: ## Month ### Item: DIS###	####/###/###

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Policy objectives

1. To promote the orderly and proper development of land by making suitable provisions to guide applicants who wish to establish Bed and Breakfast accommodation from their homes.
2. To secure the amenity, health and convenience of both visitors and surrounding residents through appropriate development requirements.
3. To ensure that the Bed and Breakfast accommodation is incidental to the predominant use of the property in order to maintain the amenity of the immediate area.

Scope

4. This Policy applies to applications for Bed and Breakfast under the City of Albany Local Planning Scheme No.2.

Policy statement

5. Bed and Breakfast Accommodation should occupy a maximum of two bedrooms of a dwelling house and be made available for short-stay accommodation for a maximum of six guests at any one time and will only be approved on a lot where it can be demonstrated that:
 - a) The proposal is consistent with surrounding land use activities and can demonstrate general support from adjoining landowners;
 - b) The owner/manager of the Bed and Breakfast accommodation will reside on-site;
 - c) The proposal provides additional on-site car parking bays at the ratio of 1 bay per bedroom and shall not interfere with vehicular access; and
 - d) Access/egress to the site and car parking shall not adversely impact on with local vehicular or pedestrian traffic.

Note: The provisions contained within this Local Planning Policy do not supersede or override any State Planning Policy made under Part 3 of the Planning and Development Act 2005.

Please contact the City of Albany Planning Team to discuss which State Planning Policies may be applicable to your proposal.

Review

6. This policy should be reviewed every two years, or earlier if required.

Legislative and Strategic Context

7. This policy operates within the following framework of legislation:
 - *Planning and Development Act 2005.*
 - *Planning and Development (Local Planning Schemes) 2015.*
 - City of Albany Local Planning Strategy 2019.
 - City of Albany Local Planning Scheme No. 2.

Associated Documents

8. Documents that have a bearing on this policy and that may be useful reference material for users of this policy, follow:
 - *State Planning Policy 7.3 - Residential Design Codes (R Codes)*
 - *The Western Australia Planning Commission (WAPC) Planning Bulletin 99 (Holiday Home Guideline)*

Definitions

9. **Bed and Breakfast Accommodation** means a dwelling, used by a resident of the dwelling, to provide accommodation for persons away from their normal place of residence on a short-term commercial basis and includes the provision of breakfast.



City of Albany
Policy

Local Planning Policy 2.1 Non-Residential Development in the Residential Zone

Document Approval			
Document Development Officer: Dylan Ashboth		Document Owner: Paul Camins	
Manager Development Services (MPBS) Coordinator Planning Services (CPS) Planning Officer (PO)		Chief Executive Officer (CEO) Executive Director Infrastructure, Development and Environment (EDIDE)	
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Quality Assurance:	Planning Services Team, Executive Management Team, Development & Council Committee and Council.		
Distribution:	Public Document		
Document Revision History			
Version	Author	Version Description	Date Completed
1	Planning Officer	Final version adopted by Council at OCM 27/06/2023 Adoption Reference: DIS355	27/06/2023

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Objective

The City of Albany acknowledges that in certain circumstances non-residential land uses can coexist with residential development. Table 3 - Zoning of the City of Albany *Local Planning Scheme No. 2* identifies a number of non-residential uses that may be considered within the Residential Zone.

This Policy has been prepared to provide general guidance and development standards for non-residential development in the Residential Zone, to ensure development is compatible with adjoining residences and does not detract from the amenity of the Residential Zone.

Policy objectives

1. To provide development standards for non-residential development in the Residential zone.
2. To ensure that non-residential development is compatible with the existing scale and character of the surrounding area.
3. To ensure potential undue impacts on residential amenity are appropriately managed.

Policy Scope

Inclusions

4. The provisions of this policy apply to all non-residential land use and development applications, including the non-residential element of any mixed-use development proposal, on land zoned 'Residential' under Local Planning Scheme No.1.

Exclusions

5. The Policy does not cover:
 - Home Occupation
 - Home Business
 - Home Office
 - Holiday House
 - Bed and Breakfast

Policy Statement

Advertising

6. Proposals for non-residential uses in the Residential zone may be advertised at the discretion of the City of Albany.

Location

7. Developments proposed on corner lots will be considered favourable as they generally allow for improved traffic distribution, reduce impact on the streetscape and provide a buffer to surrounding residences.
8. Battle-axe lots will generally not be supported for non-residential development as they limit the opportunity for the provision of car parking and can cause traffic issues due to the concentration of activity.
9. In order to avoid the adverse cumulative impacts of non-residential development, the City may take into consideration the likely impact both the proposed use and overall cumulative effect of a concentration of non-residential uses may have on the existing amenity, social cohesion and situational crime in the area.

Building Design and Site Layout

10. The development is to be of a scale and form that is consistent with the surrounding residential area, taking into account the requirements of *State Planning Policy 7.3 – Residential Design Codes*.
11. The development should incorporate suitable open space for its context, to be provided at a ratio consistent with the requirements of *State Planning Policy 7.3 – Residential Design Codes*.
12. The building shall be setback in accordance with the prevailing streetscape.
13. Where located adjacent to residential properties, non-residential development shall be designed to satisfy the following criteria:
 - (a) All openings to operational rooms where the finished floor level is raised 0.5m or more above natural ground level which overlook any part of an adjoining residential property behind its street setback line, are to be:
 - setback, in direct line of sight within the cone of vision, from the boundary of the adjoining property, a minimum of 6m; or
 - provided with permanent vertical screening to a minimum height of 1.6m.
 - (b) All unenclosed outdoor spaces (balconies, decks, verandahs and the like) where the finished floor level is raised 0.5m or more above natural ground level which overlook any part of an adjoining residential property behind its street setback line are to be:
 - setback, in direct line of sight within the cone of vision, from the boundary of the adjoining property, a minimum of 7.5m; or
 - provided with permanent vertical screening to a minimum height of 1.6m.
14. The non-residential portion of any mixed use development is to be designed to minimise overlooking of major openings and outdoor active habitable spaces of the residential development.
15. Fencing to the secondary street or public open space should be visually permeable above 1.2m. Solid fencing portions will be assessed on their individual merit taking into account the need for noise mitigation and security.
16. Further to clause 15. above, facades fronting the street or public domain shall be designed in accordance with relevant Crime Prevention Through Environmental Design (CPTED) principles and address matters such as personal safety, passive surveillance and vandalism.
17. Car parking is to be contained entirely within the site and arranged in such a way that all vehicles can leave the site in a forward gear.
18. The provision of bicycle parking facilities and end of trip facilities are encouraged for all non-residential development.
19. Service and bin storage areas shall be suitably screened from the street and adjoining residential development.
20. Development should be designed to minimise earthworks/retaining and respect the natural topography of the site.
21. Landscaping shall be provided at a rate of 10% of total site area and shall be designed to:
 - Be visible from the streetscape and positively contribute to residential amenity;
 - Include a minimum 1.5m wide strip adjacent to all street boundaries;
 - Consider the retention of existing mature trees and vegetation;
 - Provide a buffer between the development and adjoining residential properties; and
 - Provide screening of parking and service areas.

22. Where a development comprises mixed use development the above landscaping rate applies to the proportion of the development, which is for non-residential purposes only. The landscaping associated with the residential portion of the development is to be assessed as per the R-Codes.
23. Air conditioners and other similar servicing plant shall be appropriately located and screened from the street and neighbouring properties.

Operation

24. Where a non-residential use is proposed to be located next to a residential property, the local government may request a management plan to demonstrate that the proposal will not have an undue impact on the amenity of surrounding residential uses. If approved, compliance with the management plan will be on ongoing condition of approval.
25. In addition to a management plan, the local government may also request a noise impact/acoustic assessment or a traffic impact assessment to be completed by suitably qualified professional.

Legislative and Strategic Context

26. The policy operates within the following framework of legislation.
 - *Planning and Development Act 2005*
 - *Planning and Development (Local Planning Schemes) Regulations 2015*
 - *City of Albany Local Planning Scheme No.2.*

Review

27. . This policy should be reviewed every two years, or earlier if required.

Associated Documents

- *State Planning Policy 7.3 – Residential Design Codes Volume 1.*
- *State Planning Policy 7.3 – Residential Design Codes Volume 2.*
- *Draft LPP1.9 Waste Management Plans.*
- *WAPC Designing Out Crime Planning Guidelines*

Definitions

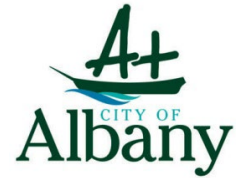
Non-Residential Development means any form of development or land use that does not meet the definition of 'Residential development' under *State Planning Policy 3.7 – Residential Design Codes*.

Mixed use development has the same meaning given under *State Planning Policy 3.7–Residential Design Codes*.

Management Plan is a formal document that defines how development objectives will executed, monitored, and controlled whilst minimising adverse impacts. The approved management plan shall be implemented and complied with at all times the non-residential development is in operation. At a minimum, the Management Plan should address the following:

- Detailed description of use and information of how the premises will be managed on a day to day basis
- Hours of operation
- A mitigation plan to identify how potential impacts to residential amenity will be controlled
- Complaint response procedure (who to contact and what action to be taken to resolve complaints)
- Statement on the management of traffic and provision of car parking
- Facility access and security management.

Operational room means a room utilised for sales, meetings or congregating purposes and excludes rooms such as bathrooms, store rooms, lobbies, hallways, plant rooms and the like.



City of Albany
Policy

Local Planning Policy 2.2 Temporary Accommodation

Document Approval			
Document Development Officer:		Document Owner:	
Manager Development Services (MPBS) Coordinator Planning Services (CPS) Planning Officer (PO)		Chief Executive Officer (CEO) Executive Director Infrastructure, Development and Environment (EDIDE)	
Document Control			
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1.1	Senior Project Planner	Updated to align with Local Planning Scheme No. 1. OCM 27 May 2014 Item: PD031	27/5/2014
2.0	Coordinator Planning Services	Minor Administrative changes - Use of new policy template. Updated to align with Local Planning Scheme No.2 OCM: ## Month ### Item: DIS###	#####

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Objective

1. To provide guidance and a policy position for landowners seeking to live on their property whilst constructing their permanent dwelling.

Scope

2. This Policy applies to applications for Temporary Caravan Accommodation within the City of Albany.

Policy Criteria

3. Temporary Caravan Accommodation is not permitted unless Planning Consent is granted by the City of Albany.
4. Temporary Caravan Accommodation may be considered for properties greater than 4000m² in area and zoned:
 - Rural and Priority Agriculture;
 - Rural Residential;
 - Conservation; or
 - Rural Smallholdings.
5. Prior to the application being considered, the applicant must hold a current building permit for the construction of a dwelling on the property.
6. Temporary Caravan Accommodation is limited to a period of one (1) year.
7. Temporary Caravan Accommodation will only be permitted in a caravan and not an outbuilding and the following additional conditions apply:
 - a) The caravan must remain in a condition that readily permits its removal from the site at all times;
 - b) Sleeping and cooking activities must be confined to the caravan;
 - c) Toilet, bathroom and laundry facilities must be provided to the minimum health standards required by the Building Code of Australia and the Health Act. These facilities may be in a shed constructed on-site and alongside which the caravan is parked; and
 - d) All facilities must be inspected before occupation of the temporary accommodation.
8. All ablution facilities must be connected to an on-site sewage treatment and effluent disposal system approved by the City of Albany Health Team.
9. During the construction of a dwelling, temporary fencing is to be erected around the building site.
10. Council reserves the right to revoke an approval notice for Temporary Caravan Accommodation if it is at any time dissatisfied with;
 - The rate of progress of the dwelling
 - The amenity of the site
 - Conditions of the approval not being complied with.
11. The City of Albany will generally advertise proposals to adjoining landowners for comment as part of the assessment process. Any comments received will be given due consideration.

Legislative and Strategic Context

12. The policy operates within the following framework of legislation.
- *Planning and Development Act 2005*
 - *Planning and Development (Local Planning Schemes) Regulations 2015*
 - *City of Albany Local Planning Scheme No.2.*

Review

13. This policy should be reviewed every two years, or earlier if required.

Associated Documents

14. Related strategies, procedures, references, guidelines or other documents that have a bearing on this policy and that may be useful reference material for users of this policy, follow:

Definitions

Temporary Caravan Accommodation' refers to owners of land living for a limited time period, within a caravan at their property where their dwelling is being constructed.:

APPENDIX 1:

DEED OF AGREEMENT FOR TEMPORARY CARAVAN ACCOMMODATION

This is a formal Deed of Agreement between the City of Albany and the applicant(s) to reside on their property in approved temporary caravan accommodation while their permanent dwelling is being constructed on the same land.

APPLICANT(S):.....

ADDRESS:
.....

TELEPHONE NO:

BUILDING LICENCE NUMBER OF PERMANENT DWELLING:

ADDRESS OF PROPERTY FOR PROPOSED TEMPORARY CARAVAN ACCOMMODATION:

.....
.....

REASON FOR REQUEST:

.....
.....

PROPOSED TIMEFRAME FOR BUILDING CONSTRUCTION OF DWELLING:

.....
.....

TYPE OF CARAVAN TO BE USED (INCLUDE LICENCE NUMBER, SIZE AND MAKE OF CARAVAN):

.....
.....

I/WE.....

Of.....

.....
.....

have applied to the City of Albany for Temporary Caravan Accommodation during the construction phase of a permanent dwelling on that land.

I/We understand fully the terms and conditions of this Agreement and Guidelines for Temporary Caravan Accommodation and accept them completely.

Further, I/We will vacate and remove the temporary caravan accommodation if instructed by a Council Environmental Health Officer due to a lack of sufficient building progress as outlined in the Guidelines and

REPORT ITEM DIS402 REFERS

where there is non-compliance with any conditions of approval, or if I/We have remained in temporary caravan accommodation for a greater period than approved by Council or the Minister for Local Government.

If in the event I/We do not vacate and/or remove the temporary caravan accommodation as instructed by a Council Environmental Health Officer, I/We permit the Council to undertake this removal at my/our cost.

Signed: Date:

Signed: Date:



City of Albany
Policy

Local Planning Policy 2.4 Development Exemptions - Urban Development Zone

Document Approval			
Document Development Officer:		Document Owner:	
Manager Development Services (MDS) Coordinator Planning Services (CPS) Planning Officer (PO)		Chief Executive Officer (CEO) Executive Director Infrastructure, Development and Environment (EDIDE)	
Document Control			
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0.1	Senior Planning Officer Planning Officer	Initial draft for consultation	19/02/2016
1.2	Senior Planning Officer Planning Officer	Draft submitted for Council Approval, following public advertising	13/05/2016
1.1	Planning Officer	Final version adopted by Council at OCM 28/06/2016 Item PD130 Minor administrative changes - Use of new policy template.	28/6/2016
2.0	Coordinator Planning Services	Updated to align with Local Planning Scheme No.2 OCM: ## Month ### Item: DIS###	#####

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Objective

1. The purpose of this policy is to exempt specified development from requiring a development approval where:
 - a) Development will be on a lot that is zoned 'Urban Development';
 - b) An R-Code density has been defined as a component of an endorsed structure plan;
 - c) The works satisfy the deemed-to-comply requirements of the R-Codes.

Scope

2. This policy applies to the following specified works:
 - single house;
 - ancillary dwelling;
 - outbuilding;
 - external fixture;
 - patio;
 - pergola;
 - veranda;
 - garage;
 - carport; or
 - swimming pool.

Policy Statement

3. In accordance with the City of Albany *Local Planning Scheme No. 2*, clause 5.5.3.2, development in the 'Urban Development' zone requires the planning approval of the local government (other than where exemptions apply).

The *Planning and Development Regulations 2015* states at clause 61(1)(i):

61. *Development for which development approval not required*

(1) *Development approval of the local government is not required for the following works —*

- (i) *the carrying out of any other works specified in a local planning policy or local development plan that applies to the development as works that do not require development approval.*

Policy Criteria

4. Development approval of the local government is not required for the erection or extension of a single house, ancillary dwelling, outbuilding, external fixture, external fixture, boundary wall or fence, patio, pergola, veranda, garage, carport or swimming pool, in the 'Urban Development' zone, where an R-Code has been specified by an endorsed structure plan and the development satisfies the deemed-to-comply requirements of the R-Codes.

Legislative and Strategic Context

- *Community Strategic Plan, Albany 2023*
- *Albany Local Planning Strategy 2019*
- *Planning and Development Act 2005*
- *Planning and Development Regulations 2015*
- *City of Albany Local Planning Scheme No. 2*

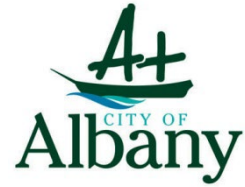
Review

5. This policy should be reviewed every two years, or earlier if required.

Definitions

R-Codes means the *Residential Design Codes* prepared by the Western Australian Planning Commission under section 26 of the *Planning and Development Act 2005*, as amended from time to time.

R-Codes density means the number of dwellings allowed on a property. In general, the higher the R-Code, the higher the density. For example, R20 = 20 dwellings per residential site hectare (10,000m²), and R30 = 30 dwellings per residential site hectare (10,000m²).



City of Albany
Policy

Local Planning Policy 3.1: Caravan Park and Tourist Development Uses in the Rural or Priority Agriculture Zones

Document Approval			
Document Development Officer:		Document Owner:	
Manager Development Services (MDS) Coordinator Planning Services (CPS) Planning Officer (PO)		Chief Executive Officer (CEO) Executive Director Infrastructure, Development and Environment (EDIDE)	
Document Control			
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Quality Assurance:	Executive Management Team		
Distribution:	Public Document		
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0.1	Planning Officer	Draft for consideration by Council to advertise. OCM 28 February 2023 Item: DIS332	28/02/23
1.0	Manager Planning and Building	Adopted by Council at OCM 6 December 2023 Report Item DIS373	06/12/23

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Objectives

1. Encourage small-scale low impact tourism accommodation uses in rural areas, that are compatible with existing agricultural uses, enhances the rural tourism experience on existing farmland, creates additional opportunities to diversify agricultural activities and provides economic benefits to rural and regional communities.
2. To ensure that proposed incidental caravan park or tourist development uses are in appropriate locations, and compatible with the objectives of the applicable zone in accordance with City of Albany Local Planning Scheme No. 2 (LPS2).
3. Guide the implementation of land use and development provisions outlined under LPS2, that enable the ability to consider incidental Caravan Park (Nature Based Park) or Tourist Development land use proposals in the Rural and Priority Agriculture zones.
4. To provide further guidance on information required and the assessment of development applications for incidental caravan park or tourist development uses in the Rural or Priority Agriculture zone accordance with LPS2.
5. To ensure approved incidental caravan park or tourist development uses are appropriately managed and mitigate adverse impacts on neighbouring properties and the locality.

Scope

Inclusions

6. The policy is applicable to incidental Caravan Park and/or Tourist Development proposals on land within the Rural or Priority Agriculture zones, for the purposes of providing small scale low impact tourist accommodation.

Exclusions

7. Caravan Park or Tourist Development proposals on land in other zones to those outlined in Inclusions above, are not covered by this policy.
8. The following land uses are not covered by this policy:
 - Other forms of tourist accommodation such as hosted and unhosted short-term accommodation uses including Holiday House or Holiday Accommodation, Bed & Breakfast, Park Home Park, Hotel or Motel.
 - Other forms of short-term accommodation facilities provided on rural land that are not for the purposes of tourist accommodation, such as Workforce Accommodation
 - Incidental land uses that are not permitted in the Rural or Priority Agriculture zones, that may otherwise be associated with a Tourist Development or Caravan Park land use.

Policy Statement

9. Proposals for incidental Caravan Park and/or Tourist Development land uses within the Rural or Priority Agriculture zone shall demonstrate:
 - That the proposed development will be incidental to the principal use of the land for agricultural purposes; and
 - That the proposal satisfactorily meets the definition of low impact tourist development and:
 - is located within an area of high tourism value; or
 - forms part of an agritourism experience offered at the subject site; or
 - is in proximity to a nearby tourist attraction.

Land use compatibility

10. Applications for incidental Caravan Park use should generally meet the definition for 'nature based park' as outlined under the *Caravan Parks and Camping Grounds Regulations 1997*.

11. Caravan Park and Tourist Development are sensitive land uses and therefore proposals located on land zoned Rural or Priority Agriculture will be required to demonstrate:
- Compatibility with existing predominant agricultural uses, ensuring the primacy of existing or expected agricultural uses is maintained, limiting any adverse effect on rural production activities on the subject land or nearby land, and mitigates conflict between the existing and proposed uses; and
 - That the land is suitable for the use, including scale, siting and design of the proposal, and that relevant environmental considerations and vulnerability to natural hazards (such as bushfire, flood or erosion) have been adequately addressed.

Siting, design and operation

12. Applications are required to demonstrate that the proposed development:
- Will result in the retention and enhancement of existing vegetation on the land;
 - Will not adversely affect the visual character of the property and surrounds;
 - Is located so as to avoid ridge lines, escarpments or visually exposed sites and situated where screening vegetation or landform can be utilised;
 - Is designed to minimise impacts on vegetation, waterway, wetlands, soil quality and existing land uses;
 - Siting to ensure minimal visual and other adverse impacts on environmentally sensitive areas, landscapes or places of cultural or historic significance.
 - Is of a scale and nature so as to be self-sustaining on the lot or demonstrating the ability to provide servicing without significant modifications to existing infrastructure.
13. In accordance with and in addition to the requirements under Schedules 5 and 6 of LPS2 and as per clauses 10-12 above, applications for Caravan Park or Tourist Development uses in the Rural and Priority Agriculture zones are to meet the following:
- Setback a minimum 50 metres from neighbouring property boundaries; and
 - Provision of screening vegetation to public roads and neighbouring property(s); and
 - The subject lot being equal to or greater than 5 ha; and
 - Cabins or chalets shall have a maximum of two bedrooms; and
 - Maximum limits for accommodation units and/or caravan/camping bays:

Lot size	Total no. of accommodation permitted	Accommodation type (total permitted per type)	
		Cabins/chalet units (refer Schedule 5 of LPS2)	Caravan/camping bays
>5-10 ha	5	5	4
>10-20 ha	8	8	8
>20 ha	15	8	10

14. Further to be above, applications are to demonstrate that all other applicable requirements of LPS2, state planning policy or relevant legislation have been addressed, including but not limited to:
- *State Planning Policy 3.7 Planning in Bushfire Prone Areas* and associated Guidelines, including submission of required supporting documentation.
 - Environmental considerations such as:
 - Management of sewerage / on-site effluent disposal (where required)
 - Development on land subject to flooding; and
 - Minimum setbacks from water resources
 - Development and land use requirements where located within a Special Control Area

15. Materials and finishes of all proposed buildings and/or structures including cabins/chalets, shall be in keeping with the existing development on site and the rural amenity of the area. The use of natural materials and/or neutral colours and finishes is preferred, and the use of reflective building materials limited to circumstances where it is not able to be viewed from public roads or dwellings on adjoining properties.
16. In accordance with and in addition to the requirements outlined under Schedule 6 of LPS2, an incidental Caravan Park use are to provide the following facilities on-site at a minimum:
 - Toilet and shower facilities that are environmentally responsible;
 - Provision of suitable ablutions for handwashing and dishwashing;
 - Potable water.
17. Further to clause 16 above, where the facilities are not proposed to be provided on-site, a management plan will be required to outline how occupants will be advised of the requirement to provide the amenities as part of their self-contained portable camping arrangement.
18. There are no specific requirements outlined under this policy for provision of dedicated recreational facilities or amenities as part of an incidental Caravan Park or Tourist Development proposal on land zoned Rural or Priority Agriculture. Applications that include dedicated recreational facilities and amenities (including associated buildings or structures) such as camp kitchens, BBQ shelters or shade structures associated with a proposed incidental Caravan Park and/or Tourist Development will be considered on a case-by-case basis, and will need to demonstrate that the development on its merits meets all other considerations and requirements outlined above.
19. Additional infrastructure or works to support the proposed development, such as the provision of formalised vehicle and trailer parking, sealed road access within and to the site will be identified on a case-by-case basis, based on the nature and scale of the development proposed, in accordance with the considerations and requirements above and informed by any relevant matters outlined under other applicable legislation including the *Caravan Parks and Camping Grounds Act 1995* and *Caravan Parks and Camping Grounds Regulations 1997*.
20. Provision of additional on-site accommodation, such as a Caretaker's Dwelling or on-site manager's accommodation, will not be supported as part of an application for an incidental Caravan Park and/or Tourist Development proposal, where it is to be provided solely for the purpose of managing the tourist accommodation proposal.

Management Plan

21. A management plan submitted as part of an application and shall outline the following:
 - Confirmation of the amenities (potable water and toilets etc) that are proposed to be provided or not provided, and details of how these will be communicated to visitors, especially where not provided;
 - Traffic management, including vehicle access and proposed parking to support the development.
 - Waste management
 - Effluent and wastewater management
 - Vegetation screening
 - Site planning;
 - Environmental impact and sustainability;
 - Waste management;
 - Traffic management; and
 - Risk management, including reference to required supporting documentation in relation to bushfire.
22. The City of Albany has the discretion to apply additional management measures to be addressed by the plan, in order to adequately address and mitigate any concerns.

Development application requirements

- 23.** To address matters outlined above, development applications for Caravan Parks and/or Tourist Development are to include the following plans and information:
- Scaled plans including the following:
 - Site plan showing the proposed location of the development, existing development (buildings and/or structures), vehicle access to the proposed development, distances between proposed and existing uses
 - Layout plan of the proposed development, including location of proposed caravan bays and/or chalets/cabins, and any associated infrastructure
 - Elevation and floor plans of proposed buildings or structures, including chalets/cabins and amenities or facilities
 - Covering letter, outlining details of the proposed development, including:
 - Total number of accommodation units/bays
 - Approximate number of guests at full capacity
 - Summary outlining how the proposed development meets the requirements outlined above
 - A management plan for the operation of the development, in accordance with the above
 - Supporting bushfire documentation in accordance with SPP3.7 as outlined above.
- 24.** Additional supporting information may be required to be provided to support the proposal, including but not limited to:
- Site and soil evaluation

Legislative and Strategic Context

- 25.** The policy operates within the following framework of legislation.
- *Planning and Development Act 2005*
 - *Planning and Development (Local Planning Schemes) Regulations 2015*
 - *Caravan Parks and Camping Grounds Act 1995*
 - *Caravan Parks and Camping Grounds Regulations 1997*
 - Planning Policy 3.7 Planning in Bushfire Prone Areas
 - City of Albany Local Planning Scheme No.1

Review

- 26.** This policy should be reviewed every two years, or earlier if required.

Associated Documents

- 27.** Related strategies, procedures, references, guidelines or other documents that have a bearing on this policy and that may be useful reference material for users of this policy:
- Albany Local Planning Strategy 2019
 - State Planning Policy 2.5 Rural Planning
 - State Planning Policy 2.6 State Coastal Planning
 - State Planning Policy 2.9 Water Resources,
 - State Planning Policy 3.4 Natural Hazards and Disasters
 - State Planning Policy 4.1 Industrial Interface
 - Government Sewage Policy (as amended)
 - Department of Health's Guidelines for the Separation of Agricultural and Residential Land Uses
 - Department of Planning, Lands and Heritage Rural Planning Guidelines V3 (Dec 2016)
 - DPLH Tourism Planning Guidelines (2014)
 - DPLH Visual Landscape Planning in Western Australia Manual (2007)

Definitions

agritourism on-farm tourism experience offered at the subject property that may include, farm tours and/or demonstrations, farm to fork cooking classes, pick your own produce, educational experiences, historical or cultural experiences, or on-farm cafes or restaurants.

cabin means a dwelling forming part of a tourist development or caravan park that is —

- (a) an individual unit other than a chalet; and
- (b) designed to provide short-term accommodation for guests

camping ground means an area of land on which camps, but not caravans, are situated for habitation but does not include any land prescribed for the purposes of this definition;

caravan park as defined in the *Caravan Parks and Camping Grounds Act 1995*, means an area of land on which caravans, or caravans and camps, are situated for habitation

chalet means a dwelling forming part of a tourist development or caravan park that is —

- (a) a self-contained unit that includes cooking facilities, bathroom facilities and separate living and sleeping areas; and
- (b) designed to provide short-term accommodation for guests

low impact tourist development is development predominantly of a tourist nature that has been designed in such a manner that it does not detract from the rural and natural amenity of the locality.

nature based park as defined under the *Caravan Parks and Camping Grounds Regulations 1996*, means a facility in an area that —

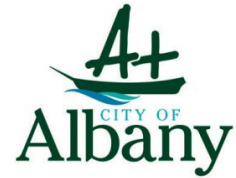
- (a) is not in close proximity to an area that is built up with structures used for business, industry or dwelling-houses at intervals of less than 100 m for a distance of 500 m or more; and
- (b) has been predominantly formed by nature; and
- (c) has limited or controlled artificial light and noise intrusion.

short-term accommodation means temporary accommodation provided either continuously or from time to time with no guest accommodated for periods totalling more than 3 months in any 12-month period;

tourist attraction include sites and places that people visit for pleasure and interest, usually whilst on holiday, and that may provide a unique cultural experience. For example national parks, beaches, urban or wilderness trails, places of historic interest or significance, botanical gardens, arts and culture facilities (museums, galleries), recreation or sporting facilities, food and wine regions, annual events or festivals, or places of cultural significance where tours or experiences are offered to visitors on country by traditional custodians.

tourist development means a building, or a group of buildings forming a complex, other than a bed and breakfast, a caravan park or holiday accommodation, used to provide —

- (a) short-term accommodation for guests; and
- (b) onsite facilities for the use of guests; and
- (c) facilities for the management of the development.



City of Albany
Policy

Local Planning Policy 4.1 Albany Historic Town Design

Document Approval			
Document Development Officer:		Document Owner:	
Manager Development Services (MPBS) Coordinator Planning Services (CPS) Planning Officer (PO)		Chief Executive Officer (CEO) Executive Director Infrastructure, Development and Environment (EDIDE)	
Document Control			
File Number - Document Type:		CM.STD.7 – Policy	
Synergy Reference Number:		NP1542273	
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1.1	Senior Project Planner	Updated to align with Local Planning Scheme No. 1. OCM 27 May 2014 Item: PD031	27/5/2014
2.0	Coordinator Planning Services	Minor Administrative changes - Use of new policy template. Updated to align with Local Planning Scheme No.2 OCM: ## Month ### Item: DIS###	####/###/###

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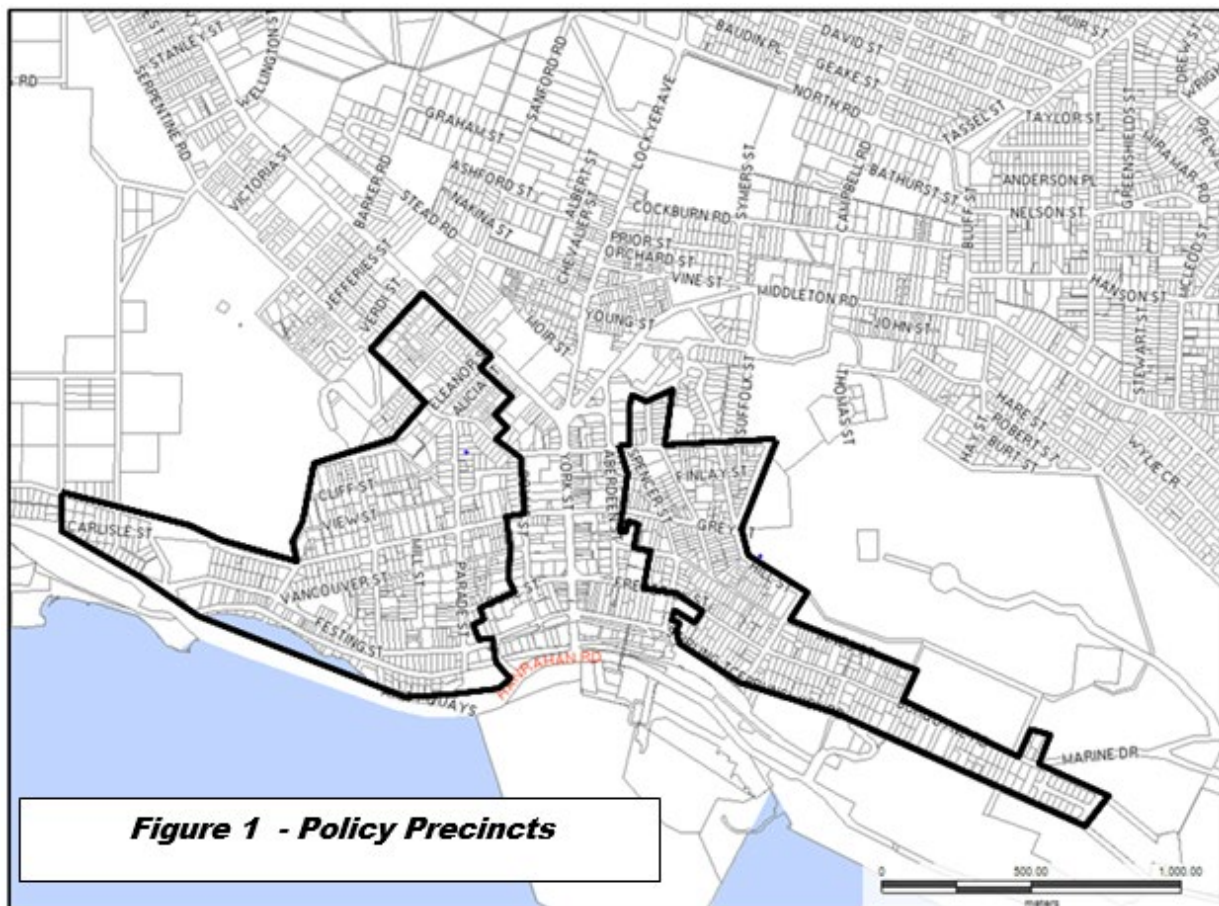
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Objective

1. Ensure that new residential development compliments the townscape character and residential streetscapes of central Albany.
2. Ensure that new residences are articulated to break down their perceived bulk relative to the character and scale of adjoining buildings.
3. Retain the character of open streetscapes and landscaped breaks between buildings.
4. Ensure that new development responds sympathetically to the natural topography and local climatic conditions.
5. Ensure that alterations and additions are sympathetic to existing dwellings.
6. Encourage a diversity of housing stock to meet changing community needs.

Scope

7. This policy applies to all land contained within the Residential Precinct as detailed in Figure 1 below.



Policy Criteria

Townscape Context

8. New residential development should respond to the scale and mass of surrounding development and should be articulated to ensure unsympathetic contrasts of scale are avoided when viewed from a distance.

Roof Forms and Pitch

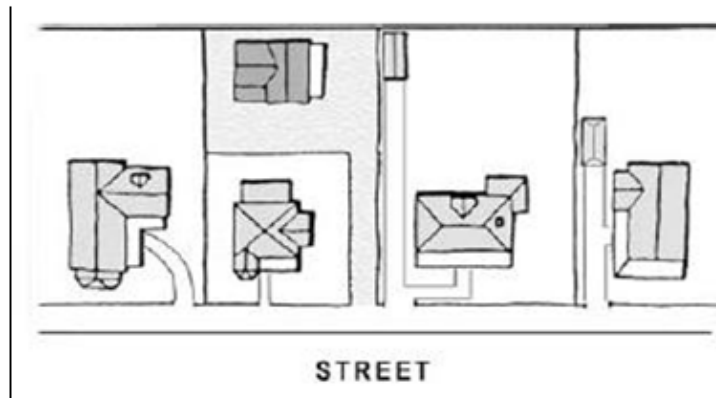
9. Roofs shall be articulated to ensure that the scale of individual roof elements is comparable with the scale of existing roofs in the locality.

10. Gabled or hipped roofs are encouraged wherever possible and their pitch shall be between 25 and 40 degrees.
11. Flat/Skillion roofs with a pitch of less than 12.5 degrees are not supported unless the roof is hidden behind parapets, is a rear skillion not visible from the street or the roof represents a secondary roof element.
12. Curvilinear roofs that are simple in design (ie. not in wave pattern) may be considered.
13. Notwithstanding the above, where development is adjoining a lot that contains a heritage listed building the roofs pitch, scale and form shall be consistent with such building/s.

Subdivision Pattern

14. In areas where the traditional subdivision pattern contributes to the character of the streetscape new development should respond to this pattern.
15. Should subdivision be proposed a minimum frontage of 16 metres shall be maintained and wherever possible battle-axe leg subdivision which seeks to maintain the frontage of the lot facing the street and provide opportunities for infill development behind existing dwellings should be encouraged as per Figure 2 below.

Figure 2 - Preferred subdivision layout



Bulk and Scale

16. New residences to be articulated to break down their perceived bulk and establish a scale appropriate to existing residences in the locality when seen from the street.
17. New residences shall not visually dominate, compete with or be incompatible with the form and scale of existing buildings in the street (an example of inappropriate scale is shown in Figure 3 below).
18. Where development is adjoining a lot that contains a heritage listed building, the development should harmonise with the heritage building in relation to its basic shape, scale and mass, street presentation and alignment, roof pitch and materials, vertical door and window elements and wall finishes.
19. Extensions shall not significantly increase the form, size or height of a building when viewed from the street (refer 'Built Form' 'Additions and Alterations' for detailed requirements).



Figure. 3

Building Orientation

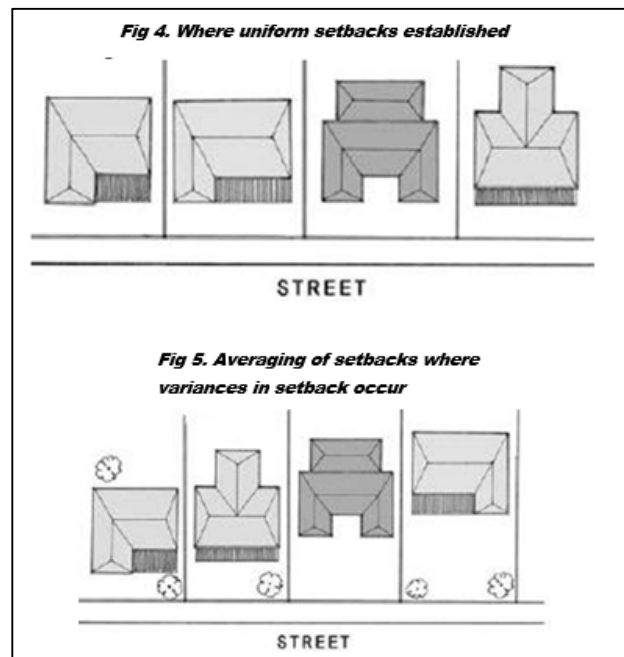
20. Building orientation shall be consistent with the existing street pattern.

Open Streetscapes

21. Buildings are required to interact with the public domain and blank walls, heavy planting, screen walls, or garages and carports in the front setback area are to be avoided. Uncovered parking bays with access off existing driveway can be considered so long as additional crossover is not proposed.
22. The property boundary shall be clearly demarcated by a fence or planting and the entrance shall be visible from the street.

Street Setbacks

23. Applications are to be accompanied with an examination of existing street setbacks (examination shall include the predominant setbacks found within the street).
24. Where there are existing uniform front setbacks for adjacent residences and/or the street, this setback should be retained as shown in Figure 4.
25. Where the existing setbacks are staggered or vary there is more flexibility in siting the infill building. It should generally be placed within the range of existing setbacks (using the average street setback of the adjoining residences) as shown in Figure 5, up to a maximum setback of 7.5 metres.
26. All garages and carports shall be located at least 1 metre behind the front wall of a dwelling and wherever possible at the rear of the dwelling. This requirement may be relaxed where the topography makes compliance impractical and/or the established streetscape would not be detrimentally affected by such a relaxation.



Front Fences

27. If front fences are required, low masonry or open picket fences of up to 1000mm high are preferred. Front fences above 750mm from natural ground level shall be visually permeable (minimum 75% open) and masonry piers shall be limited to a maximum height of 1800mm above natural ground level.
28. Fibre cement and metal sheeting shall not be acceptable materials for front fences.
29. Examples of suitable fencing treatments / styles, particularly where dwellings are heritage buildings can be found in the City's guidelines on 'Modifying Period Buildings in Albany'.

Side Setbacks

30. Side setbacks shall be determined as per the Residential Design Codes except that an absolute minimum side setback of 1.0 metre shall apply. No parapet walls will be permitted.
31. When considering applications for the relaxation of side setback requirements for two storey residences under the provisions of the Residential Design Codes the Council shall encourage consistent setbacks on both ground and first floor to achieve clear breaks between adjoining residences.

Topography

32. New residences shall respond sympathetically to the topography and cutting and filling, particularly in locations visible from the street, shall be kept to a minimum.

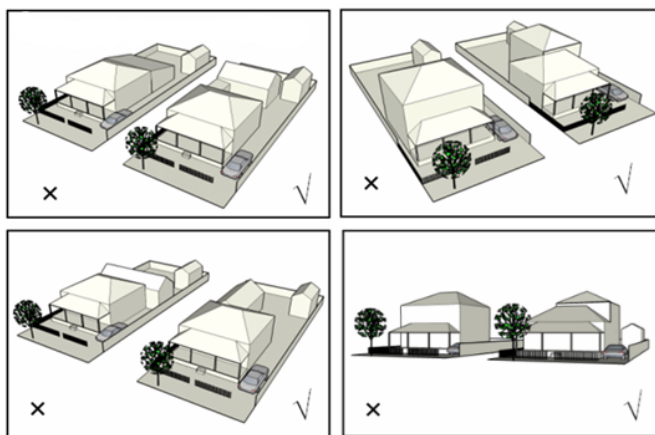
Retaining walls

33. Retaining walls within the front setback area are to be stepped if they are more than 1.5 metres high to reduce their visual impact.
34. Where the slope of a site requires a floor level to be higher than the ground level, walls (or timber slatting) should be taken down to ground level (to retain the building within its footprint rather than at side boundaries). Building up on sand pads to deal with the topography will not be supported.

Building Form

35. Strong emphasis will be placed on promoting high quality design which is sensitive to the scale and character of its context.

Fig 6. Alterations and Additions



B2.13 Additions and Alterations

All additions and alterations are required to comply with the following requirements:

- 1) Additions to existing residences should be sympathetic to the character and integrity of the original residence in terms of scale, and form. Additions should generally not attempt to reproduce historic styles but represent a contemporary solution which is considerate of the existing building (see the City's guidelines on 'Modifying period buildings in Albany').
- 2) Two storey extensions to single storey residences shall be located towards the rear (beyond the existing ridge line) where impacts on both the streetscape and the existing structure can be minimised and a streetscape plan is supplied.
- 3) In the upgrading of 'fibro' and weatherboard houses brick cladding or veneering will not be supported as the results are generally not aesthetically acceptable.

Ground Floor Levels

36. The datum of the ground floor slab (level) shall be consistent in height with adjoining buildings on the same side of the street.
37. Where adjoining buildings have differing ground floor levels due to slope across the frontage of a lot ('cross fall') an average of their floor level heights should be applied to the development to promote a 'cascade' effect along the street.

Number of Building Storeys

38. Building heights in residential areas shall be measured from natural ground level (as defined in the Residential Design Codes) as per the following:

Acceptable Criteria

Heights to eaves	Heights to concealed roof	Height to gable
5 metres	6.5 metres	8 metres

Performance Criteria

39. Council may consider building heights in excess of that stipulated above only where the following is achieved:
 - a) The street facade of the building is articulated, whereby two storey development does not represent as a continuous solid external facade;
 - b) A streetscape plan being submitted, using accurate photomontage images, 3D modelling or detailed elevations showing the bulk and scale of the development in context with the form of adjacent buildings within the street (the plan should include at least two dwellings either side of the subject property);
 - c) The proponent can justify that the development complies with provisions dealing with 'Bulk and Scale' and 'Additions and Alterations' of this Policy in addition to meeting the design criteria relating to 'Building Height' within the Residential Design Codes; and
 - d) The proposal has been referred to adjacent properties for comment in accordance with Council's Planning Processes Guidelines.

Height Datum for Grouped and Multiple Dwellings

40. Height datum for any residence or building comprising multiple dwellings shall be as set out for single houses.

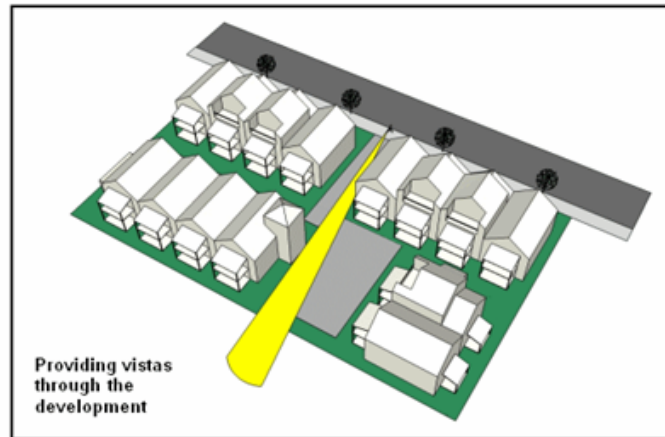
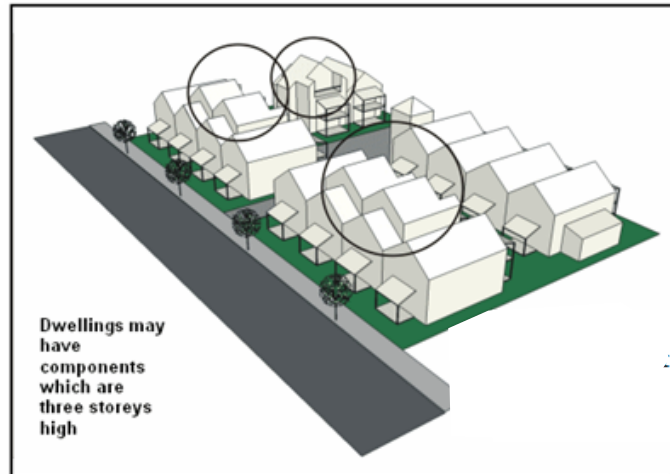
Under crofts

41. Garages and storage (non habitable spaces) may be located in an undercroft level, subject to the height constraints set out above.
42. Where any residence or residential building faces directly onto a street and an under croft is visible it shall be fully screened.

Larger Residential Sites

43. On sites larger than 2500 sq m a maximum of 40% of grouped dwellings may have components which are three storeys high subject to the area of the third floor level shall be less than 50 sq m inclusive of any terrace or balcony.
44. On sites larger than 2500 sq m 40% of the total footprint of the buildings comprising multiple dwellings may have a third storey subject to the third floor shall be setback from the lower floors on any elevation facing the public domain.
45. To qualify for the additional height both grouped and multiple dwellings shall fulfill the following performance criteria:
 - a) The third-floor components shall be set back 10 metres from any boundary.
 - b) The built form of the development shall be articulated to break up the bulk and scale of the development.

- c) Heights for the three storey components shall comply with Category C of Table 3 of the Residential Design Codes.
- d) An unimpeded vista through the development to the Sound, Mt Melville or Mt Clarence shall be provided for pedestrians on the footpath.



Multiple Dwellings - Dwelling Mix

- 46. The Council will actively encourage a mix of dwelling types within Multiple Dwellings. To provide an incentive for such a dwelling mix the Council may consider relaxation of the following provisions:
 - a) Site coverage to a maximum of 10%.
 - b) Plot ratio relaxations to a maximum of 10%.
 - c) Setbacks.
- 47. This consideration will require the provision of both a mix of type (no of bedrooms) and variation in size or configuration of dwellings and be subject to ensuring that the amenity of adjacent existing residential development is not adversely affected by any such relaxations.

Communal Open Space within Multiple Dwellings

- 48. Communal open space(s) should generally be contained within the development to provide easy access and some level of privacy from the public domain for residents.
- 49. Concession with respect to total open space may be considered subject to the following performance criteria:
 - a) The overall provision shall not be below 85% of the standard required in the Residential Design Codes.
 - b) Communal open space will be consolidated into usable parcels
 - c) Communal open space will be sited to maximize its functionality in terms of ease of access, solar penetration and the protection of the privacy of particularly ground floor dwellings surrounding it.

- d) A high quality landscaped area will be provided.
- e) Private balconies of not less than 16 sq m (with a minimum dimension of 4m) shall be provided.

Solar Access and Visual Privacy

- 50. The interaction between multiple dwellings (particularly solar access and visual privacy) will need to be actively addressed.

Access and Car Parking within Multiple Dwellings

- 51. Vehicular access should be designed to minimise the impact on streetscapes and shall comply with 'Access and Parking Requirements' of the Residential Design Codes.
- 52. The provisions of the Residential Design Codes may be relaxed where the topography makes compliance impractical and the amenity of the locality would not be compromised by such a relaxation.
- 53. In multiple dwelling developments:
 - a) The alignment of access ways will be varied to avoid the 'gun barrel' effect.
 - b) Parking areas shall be located well within developments.
 - c) Parking areas with more than four bays shall be broken up with trees, buildings, or different surface treatments.

Heritage Places and Precincts

- 54. For sites identified as a heritage place, that adjoin heritage places or are within a heritage precinct the objectives are:
 - a) To conserve and protect places of cultural significance within the policy area.
 - b) To ensure that development does not adversely affect the significance of heritage places.
 - c) Provide incentives to encourage the conservation of heritage buildings and the maintenance and adaptive reuse of existing buildings which contribute to the urban character of the locality.
- 55. Refer to Council's Heritage Policy in relation to demolition, adoption and the relaxation of policy and scheme standards affecting heritage places.

Energy Efficiency

- 56. Building design should seek to reduce energy consumption by:
 - a) Siting buildings along north-south/east-west axis to maximise solar access and control.
 - b) Providing thermal insulation of walls and roofs.
 - c) Ensuring good cross ventilation.
 - d) Utilising solar hot water heating.

Water Usage

- 57. Building design should seek to reduce water usage by:
 - a) Using water wise fittings.
 - b) Utilising 'AAAA' appliances.
 - c) Specifying smaller rather than larger sinks, baths and basins.
 - d) Locating hot water systems to minimise pipe runs.
 - e) Insulation of hot water pipes.
 - f) The use of appropriate plant species, soil improvement and automated irrigation systems.
 - g) Retaining stormwater on site.

Amenity

58. Building design should seek to ensure a high standard of amenity by ensuring that new developments are:
- a) Legible: The organization and layout of developments should be easily understood, movement systems should assist in spatial orientation, there should be clear distinctions between public, semi-private and private spaces and developments should provide ease of access for all age groups and degrees of mobility;
 - b) Functional: Developments should be organizationally and environmentally functional and should provide useable outdoor space, efficiently laid out indoor space and service areas, access to sunlight (preferably north facing orientation for living spaces and east facing orientation for bedrooms), good natural ventilation, and visual privacy; and
 - c) Robust: Appropriate room dimensions and configurations to maximize flexibility of use, and materials which minimize building maintenance.

Wind Protection

59. The design of new buildings should address local wind patterns and provide shelter from prevailing winds particularly around entries and in outdoor spaces.

Acoustic Privacy

60. Construction materials and techniques used should enhance acoustical privacy between buildings, and the placement and insulation of air conditioning units shall prevent noise impacts on adjoining properties

Overshadowing

61. The effect of any new development will be considered in terms of the potential overshadowing within the development, and on existing buildings, and outdoor spaces, on neighbouring properties. For any development which could overshadow adjacent properties the applicant may be required to provide shadow diagrams showing the effect of the proposal on such properties.

Legislative and Strategic Context

62. The policy operates within the following framework of legislation.
- *Planning and Development Act 2005*
 - *Planning and Development (Local Planning Schemes) Regulations 2015*
 - *City of Albany Local Planning Scheme No.2.*

Review

63. This policy should be reviewed every two years or earlier if required.



City of Albany
Policy

Local Planning Policy 4.2

Reflective Roofs

Goode Beach

Document Approval			
Document Development Officer:		Document Owner:	
Manager Development Services (MPBS) Coordinator Planning Services (CPS) Planning Officer (PO)		Chief Executive Officer (CEO) Executive Director Infrastructure, Development and Environment (EDIDE)	
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2.0	Coordinator Planning Services	Minor Administrative changes - Use of new policy template. Updated to align with Local Planning Scheme No.2 OCM: ## Month ### Item: DIS###	#####

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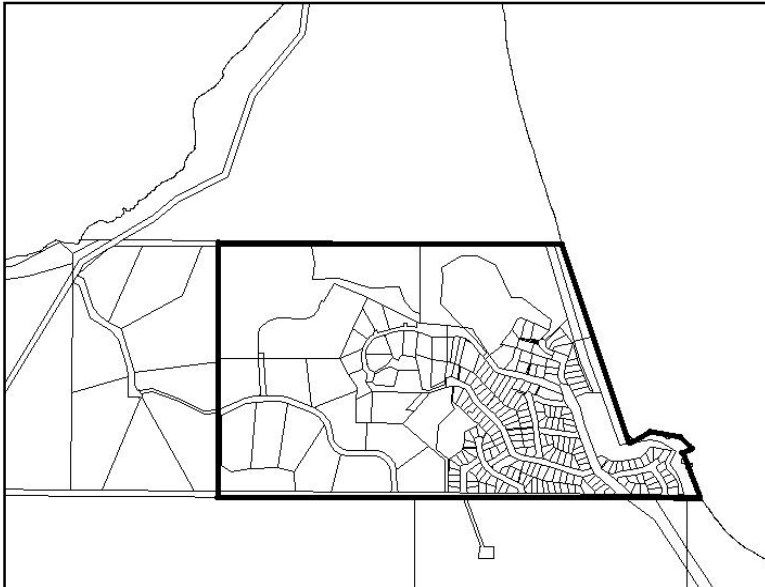
Objective

- 1) To preserve the amenity of urban areas from the potential visual detraction and nuisance of highly reflective roof materials within the locality of Goode Beach.
- 2) To preserve the visual amenity and General Agriculture and Priority Agriculture / scenic character of areas of landscape value from the potential visual detraction of highly reflective roof materials within the locality of Goode Beach.
- 3) To ensure that highly reflective roof materials are used only where an assessment has been undertaken in relation to the potential visual detraction and nuisance arising from sunlight reflection and glare.
- 4) To acknowledge the thermal energy efficiency of highly reflective roof materials, however permit use of such materials where the relative visual impact can be mitigated only.

Policy Scope

- 5) This policy applies to the “Residential” areas within the locality of Goode Beach as defined by the below map (Plan 1).

Plan 1 – Goode Beach Residential Area



Policy Statement

- 6) The use of highly reflective roof materials will not be supported in the areas to which this policy applies, however may be permitted (subject to submission of a formal development application) only where it is demonstrated by the applicant that the particular proposal satisfies all of the assessment criteria relevant to the specific areas below:
 - a) *The owners of those adjoining / surrounding lots that circumscribe the subject lot do not object to the use of the reflective roof material. (Where the comments of adjoining / surrounding landowners are not provided by the applicant, Council shall refer the application to such persons for a minimum period of 14 days. Any objections must be based on valid amenity grounds and supported by written explanation).*
 - b) The reflective roof material will not be overlooked from existing or future dwellings on adjoining land.
 - c) The reflective roof material will not be visually prominent from a main road or public place.
 - d) The reflective roof material will not create nuisance or hazard.
 - e) There is sufficient vegetation to screen the reflective material, so that it is obscured from view and will not be inconsistent with the above assessment criteria.

- 7) Council may use its discretion to permit the use of highly reflective roof materials on buildings where there is a need to maintain the architectural integrity of existing buildings that incorporate such materials.

Application Requirements

- 8) Applicants seeking to use highly reflective roof materials should support their application with a site plan, photographs from within the site and local view-scapes, architectural details and any other information necessary to address assessment criteria outlined in this policy.
- 9) Applicants should note that it is their responsibility to justify use of highly reflective roof materials in the circumstances of their particular case. Failure to submit supporting information may lead to automatic refusal of the application.

Solar Reflectance Values

The table below was supplied by the makers of BHP Steel Ltd in 1989 and is reproduced by Council as a guide to the reflective values of materials and colours.

COLOUR	CONDITION	SOLAR REFLECTANCE VALUE
ZINCALUME®	New	76%
Surf Mist COLORBOND®	New	65%
ZINCALUME®	Weathered 1.5 years in a General	61%
Surf Mist COLORBOND®	Agriculture and Priority Agriculture site	59%
Gull Grey COLORBOND®	Weathered 1.5 years in a mild marine site	41%
Classic Cream COLORBOND®	New	29%
Mist Green COLORBOND®	New	22%
Decramastic Tiles	New	12%
	Weathered	

Legislative and Strategic Context

- 10) The policy operates within the following framework of legislation.
- *Planning and Development Act 2005*
 - *Planning and Development (Local Planning Schemes) Regulations 2015*
 - *City of Albany Local Planning Scheme No.2.*

Review

- 11) This policy should be reviewed every two years, or earlier if required.

Definitions

“Low reflective building material” means any building material that has a solar reflectance value of 50% or less.

“Highly reflective building material” means any building material that has a solar reflectance value greater than 50%

“Solar reflectance value” represents the percentage of the total solar radiative energy falling onto a surface that is re-radiated. For the purpose of this policy the values are those provided by BHP Steel Ltd that are shown in Appendix 1 and which have been adopted by Council



City of Albany
Policy

Local Planning Policy 4.3 Albany Town Centre

Document Approval			
Document Development Officer:		Document Owner:	
Manager Development Services (MPBS) Coordinator Planning Services (CPS) Planning Officer (PO)		Chief Executive Officer (CEO) Executive Director Infrastructure, Development and Environment (EDIDE)	
Document Control			
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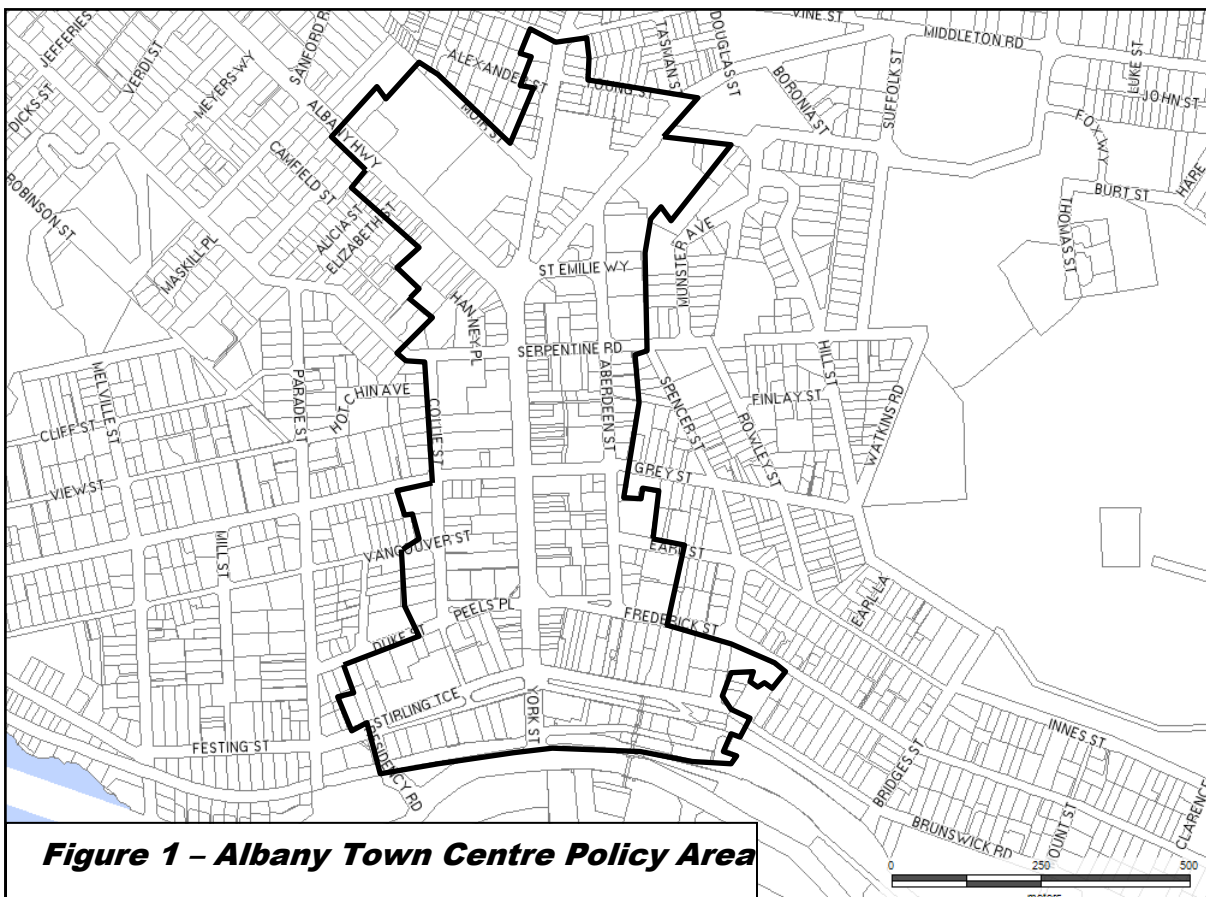
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Objective

1. To ensure that the conservation of heritage buildings and places and compatible development is not prejudiced by onerous or undesirable on-site car parking requirements.
2. Reinforce the existing townscape which is characterised by buildings with similar massing, common building lines and relatively uniform height and scale.
3. Ensure that new development is articulated to respond to the scale of the existing townscape – particularly when seen looking down from the surrounding residential areas.
4. To ensure that the height of new buildings is not out of scale with the existing fabric of the central business district.
5. To establish streets with continuous built edges clearly defining the public domain and, where appropriate, the continuity of cover over footpaths.
6. To facilitate the development of adequate parking facilities within the Albany Central Area.
7. To facilitate appropriate new private development within the Albany Central Area through the implementation of a contemporary, flexible and multi-faceted car parking strategy.
8. To ensure the adequate provision of parking for new non-residential and residential developments, and to efficiently manage parking supply and demand.

Scope

9. The policy applies to the CBD precinct identified below in Figure 1.



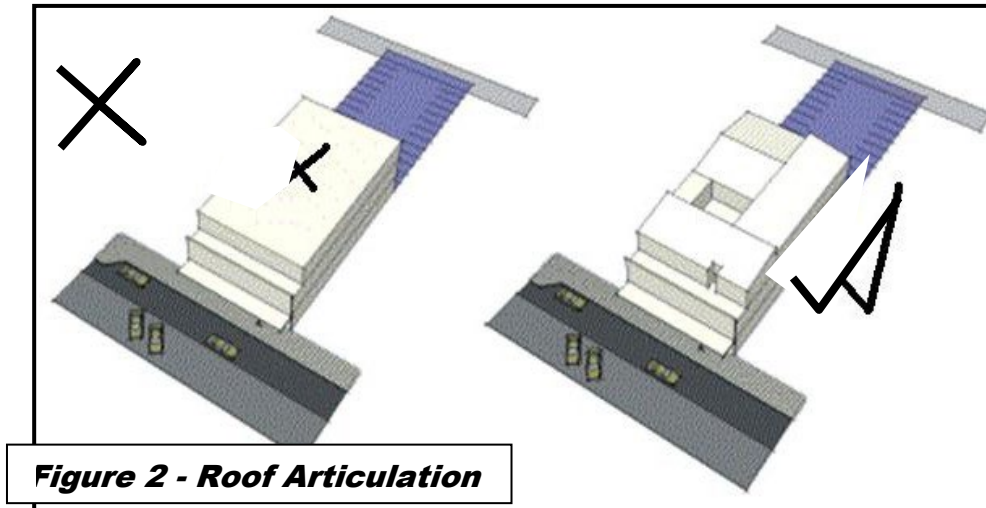
Policy Statement

Urban Setting and Context

10. New development should respond to the scale and mass of surrounding buildings and unsympathetic contrasts of scale should be avoided.

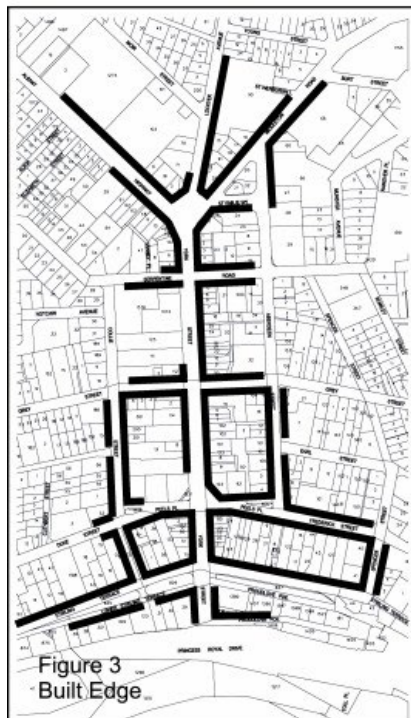
Roof Forms

11. Roof forms in the Central Business District (CBD) will be seen from above and shall be articulated to ensure that the scale of individual roof elements is comparable with the scale and form of existing roofs in the locality.



Built Edges

12. In order to strengthen the streetscapes in the Central Business District buildings shall generally be built up to the street boundary(s) in the areas designated on Figure 3.
13. Limited setbacks may be provided on the ground floor for building entries or where they support active commercial use such as restaurants and are provided within the building envelope.



Attached buildings

14. To ensure continuity of the urban edge buildings shall generally be built boundary to boundary.
15. Where breaks in the continuity of the urban edge are necessary for access they shall generally be limited to less than 3m and preferably be provided within the building envelope.

Covered Footpaths

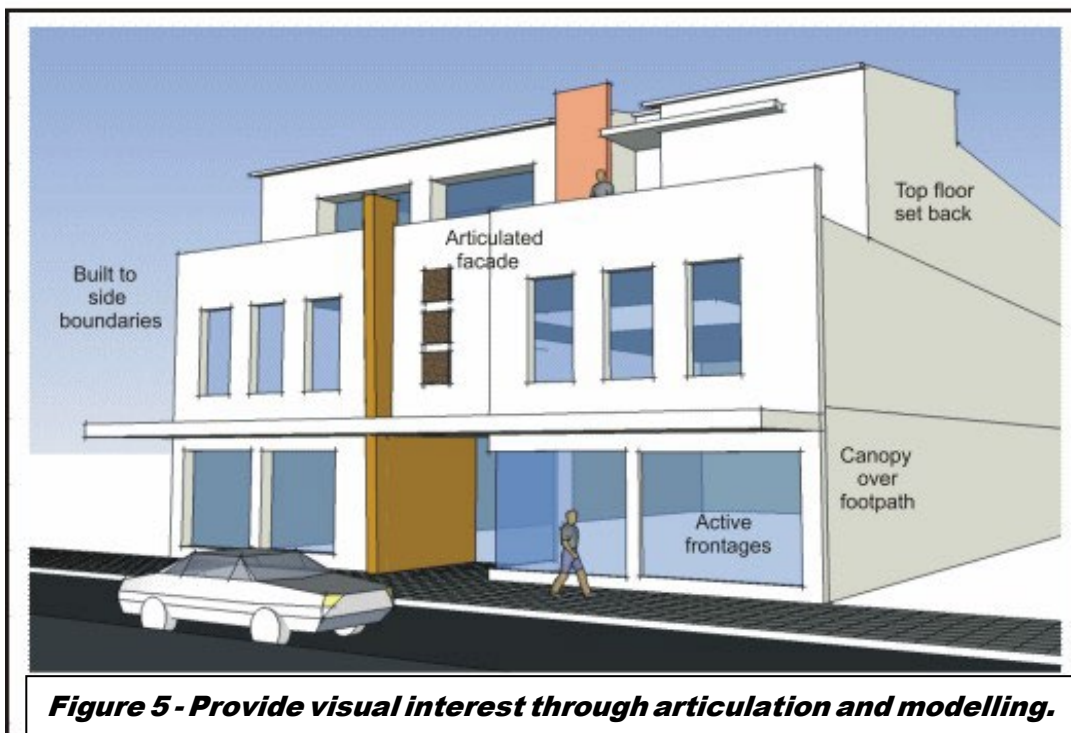
16. Developments with frontages to streets indicated on Figure 6 shall provide pedestrian shelter a minimum of 2.5 metres wide over the pavement in the form of awnings, canopies, balconies or verandahs. Such structures shall comply with the Local Government (Miscellaneous Provisions) Act 1960.

Relationship to Street

17. Buildings to address the street, with facades generally parallel to the street, windows facing the street, with clearly defined entry points visible and accessed from the street.
18. Buildings should establish an interesting and attractive edge to the public domain with ground floor uses which promote activity and informal surveillance of the street. While the demarcation between public space and private space is to be clearly established blank walls, heavy planting, screen walls, or opaque roller shutters are to be avoided.
19. Where existing streetscapes have strong patterns of either vertical or horizontal emphasis new buildings should to respond to this character.

Articulation and Modelling

20. A variety of architectural expression to be encouraged with strong emphasis on promoting high quality design. Development should however establish sets of design elements, and materials which break down the bulk of developments, and provide visual interest through the articulation of their built form (refer Figure 5).



Floor Level at Ground Floor

21. Ground floor levels should generally match the level of the abutting footpath in order to maintain an interactive relationship with the street and promote disabled access into buildings. The ground floor level(s) shall generally not be more than 0.5 metres above or below the abutting pavement level.

Entrances to Street

22. Tenancies abutting the street shall provide primary entrances off the footpath.

Windows at Ground Floor

23. In order to maximise interaction with the public domain on the ground floor of buildings facing a street a minimum of 60% of the building façade to comprise windows or glazed doors, and such windows shall not be permanently obscured. Closed-off doors will not be permitted.

Windows on the First or Second Floors

24. Windows on the upper floors shall provide interest and facilitate natural surveillance of the public domain.

Awnings

25. Where buildings provide awnings or verandahs over the footpath they shall not extend beyond the point where the fascia is 600mm behind the kerb on the street below, shall provide a minimum clearance of 2.75m to the footpath and have a maximum fascia depth of 600mm.

Balconies and Terraces

26. In order to assist in the articulation of facades and provide increased surveillance of streets balconies and terraces will be encouraged.

Roofs

27. Roof level service structures shall be integrated into the building design and any air conditioners shall be screened from the public domain.

Materials

28. New buildings do not have to imitate the materials, colours or finishes of the existing buildings in the locality. The emphasis is on the blending of new buildings with the best elements of the existing streetscape. A variety of materials is encouraged although large expanses of reflective glass are discouraged.

Lighting

29. The lighting of retail frontages of buildings on York Street and Stirling Terrace will be encouraged.

Landscaping and Open Space

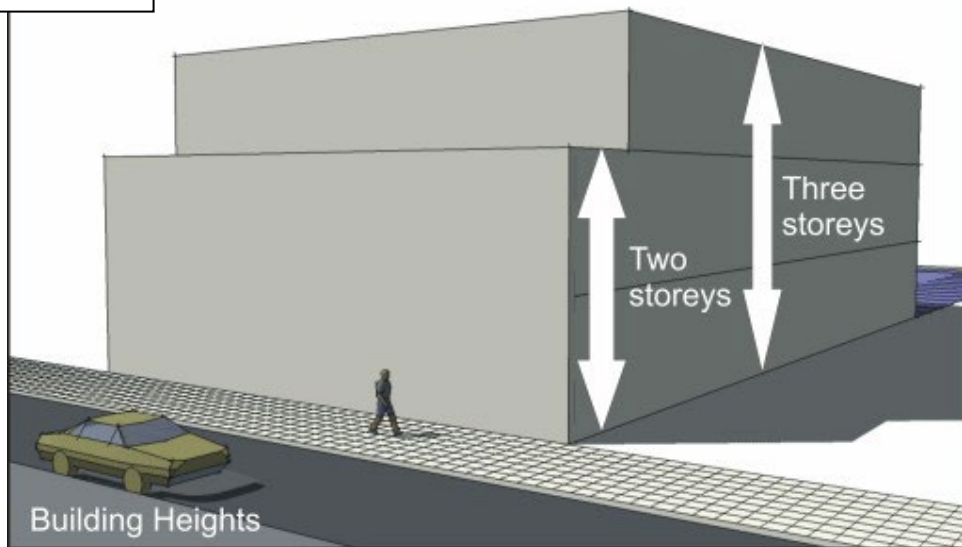
30. In commercial developments and residential/commercial developments in ground planting generally to be provided along the side and rear boundaries of the site to screen new development from surrounding buildings, with trees to be planted in, or adjacent to, open car parking areas at a rate of 1 tree per 4 bays.
31. Where residential/commercial developments are not built to the front boundary the front setback area shall be landscaped with in ground planting, although such planting should not screen the view of the building from the street but may provide small trees and for shade and amenity.
32. In residential/commercial or residential developments the open space requirements of the Residential Planning Codes may be relaxed subject to the provision of external private open space to each residential unit (this may be in the form of balconies or terraces), and an area of mature trees to provide landscaped relief within the built environment.

Building Height - Number of Storeys

33. A maximum height of three storeys subject to the parameters set out below (refer

Stirling Terrace Conservation Guidelines for vertical building envelopes within Stirling Terrace).

Figure 6



Height of Storeys

34. The maximum floor to floor heights shall be:

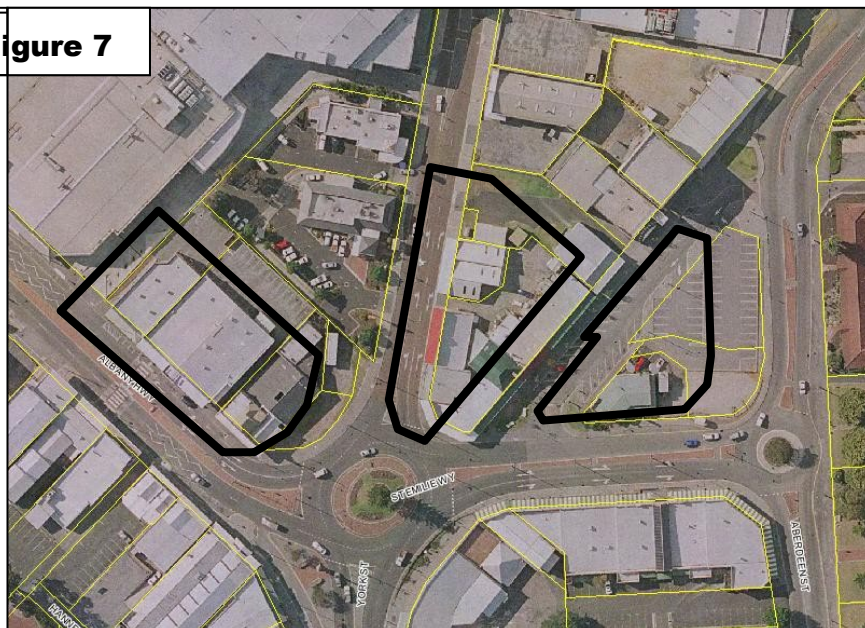
- Ground floor shall be 4.5 metres
- First Floor shall be 3.5 metres
- Second Floor shall be 3.0 metres

35. These standards may be varied where their application would prevent single level floor plates for retail/commercial uses on sloping sites.

Areas identified for additional height

36. Notwithstanding the general height criteria above development up to 5 storeys is permitted within the areas outlined in Figure 7 below, where the ground floor is activated with a commercial (preferably retail use). The same floor to floor heights shall apply as above for the first three floors, with the third and fourth floor having a maximum floor to floor height of 3.0 metres.

Figure 7



Setback of Top Floor

37. The third storey (or in the case of that land identified within Figure 7, the fifth storey) shall be set back a minimum of 3 metres from any street frontage.

Roof

38. The roof shall be less than 3.0 metres above the ceiling level of the third storey (or in the case of that land identified within Figure 7, the fifth storey).

Lift Overruns

39. Any lift overruns shall be less than 3.0 metres above the ceiling level of the third storey (or in the case of that land identified within Figure 7, the fifth storey).

Height Datum

40. Building height shall be measured from the existing pavement (or ground) level at the centre of street boundary (or boundaries) of the site.
41. On larger sloping sites the front boundary shall be divided into sections of a maximum width of 15m and the heights measured from the centre of each section.

Access and Car Parking – Bay Requirements

42. The number of car parking bays provided as part of any new development shall comply with the following:

TABLE 1 – PARKING GENERAL

USE	MINIMUM CAR PARKING SPACES
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

TABLE 2 – SPECIAL SITES

USE	MINIMUM CAR PARKING SPACES
Professional Office	3 bays per professional for the first 2 professionals and 1 bay per 20 sqm NLA 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

43. Where the parking requirement identified in the above tables is less than that specified in the City of Albany Local Planning Scheme No.2, and a proposal meets the refined policy standard, Council will pay due regard to the policy position in determining whether the relaxation should be granted.
44. 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 the City of Albany Local Planning Scheme No.2 shall prevail.

Relaxation of Parking Requirements

45. the shortfall in required parking bays is not substantial (5 or less); or

46. there are on-street parking bays available in close proximity to the subject site which are suitable in terms of any time limits applicable to those bays for use by the intended workers, visitors or customers of the proposed development, or sufficient parking bays are available on nearby private land and permission has been given for the applicant to use or share those bays (see the “Joint Use of Parking” Clause below); and
47. there will be minimal disruption to the amenity of the area for residents or businesses by permitting the shortfall in on-site car parking to occur.

As an example, Council will look favourably upon proposals to convert vacated commercial buildings to residential use, provided the conditions listed above can generally be met.

Joint Use of Parking

48. Parking bays may be provided jointly by two or more owners or users of land, or by one owner or user in respect of separate buildings or uses, subject to the following:
- a) if there is a shortfall between the number of parking bays required under Table 1 or Table 2 and the number of bays to be provided by the applicant for development approval, and the application contains a proposal for the shortfall to be provided on other land which is not the subject of the proposed development, and the Council is satisfied as to the matters set out in the following paragraph, then the Council may grant development approval notwithstanding the shortfall, but subject to an agreement being entered into between the City and the applicant and the owner of the other land. The agreement shall be prepared by the City’s solicitors at the expense of the applicant, and shall be in the form of a restrictive covenant, easement or other legal instrument satisfactory to the City against that other land, in respect of the provision of the shortfall or parking bays and any reciprocal access or circulation arrangements.
 - b) The Council shall not grant development approval unless it is satisfied that:
 - i) the applicant has provided evidence to the satisfaction of the Council that the peak hours of operation of the buildings or uses on the land the subject of the application and the land on which the shortfall of parking bays is to be provided are different and do not substantially overlap; and
 - ii) the number of parking bays to be provided on the land which is not the subject of the application, is sufficient to meet the shortfall in parking in respect of the development the subject of the application; and
 - iii) joint use of the parking facilities on the land which is not the subject of the application will not result in any deficiency in parking for that site.

Variations to Scheme Provisions for a Heritage Place or Heritage Area

49. Where desirable to:
- a) facilitate the conservation of a heritage place entered in the Register of Places under the Heritage of Western Australia Act 1990 or listed in the Heritage List of the Scheme; or
 - b) enhance or preserve heritage values in a heritage area designated within the Scheme, the City may vary any site or development requirements, including car parking provisions, specified in the Scheme, this policy or the Residential Design Codes.

Proposals that comply with Albany Central Area Masterplan Objectives

50. The ACA Masterplan proposes a wide range of initiatives aimed at, among other things:
- a) improving the legibility and efficiency of accessways and parking areas on private land; and
 - b) creating a pedestrian-friendly environment throughout the Albany Central Area.
- Note: Within central Albany there are a number of parking areas and vacant lands at the rear of buildings where surfaces are unpaved or in poor condition, where car bays are not marked out, reciprocal access over adjoining lots is denied due to legal issues and/or ground level

51. differences, and the appearance, safety and security of the areas in general are below desirable standards.
52. Figures 'A', 'B', 'C' and 'D' at the rear of this policy illustrates the desired improvements to these areas.
53. Within these street blocks, and where a development proposal on private land is laid out and designed in such a manner that it achieves, to the satisfaction of Council:
 - a) practical physical improvements consistent with the indicative parking and access improvement plan shown at Figures 'A through to 'D', which may include one or more of the following:
 - i) permitting and facilitating public access across the subject site to adjoining parking areas and to other access/egress points;
 - ii) paving and draining of the car park and marking out of car bays;
 - iii) providing car park lighting;
 - iv) the inclusion of approved shade trees within the parking area on the subject land at the rate of one tree per six bays;
54. These measures to be accompanied, where required, by legally-binding agreements, and/or ceding of land to the City of Albany to ensure the proposed improvements to parking and/or access and/or circulation will be achieved, the Council may, at its discretion, reduce the requirement for on-site parking for the proposed development by up to 40%.
55. The City may erect information signage at car park entries using the international blue & white "P" symbol and indicating the number of car bays available within the car park(s), and any applicable time limits.
56. The City may, by negotiation, require some car bays within a private development to be marked for the exclusive use of customers, staff and/or service vehicles, in whatever ratio it thinks fit, depending upon the approved uses for the development.

Cash-in-lieu of Parking

57. Cash-in-lieu of parking is to be considered where non-residential developments have a shortfall of parking according to the requirements of Table 1 or 2 above. The City may accept money for this shortfall in order to provide and/or upgrade parking bays in a nearby existing or proposed public parking facility, including on-street parking where possible and appropriate. This provision of the Parking Policy should not be seen to be replacing the developer's responsibility to provide on-site parking, but rather as a mechanism to enable otherwise desirable developments, for which the full amount of parking cannot be provided on-site, to proceed.
58. Where a portion of the car parking requirement for a new development within the Central Area zone as specified in Table 1 or 2 above:
 - a) is not proposed to be provided on the site of the proposed development, or
 - b) cannot be provided on site for reasons of insufficient land area available, or
 - c) cannot be provided on nearby land under a joint use arrangement; or
 - d) is deemed by Council to be inappropriate for reasons of heritage or streetscape character conservation,the developer shall be required to provide cash-in-lieu of car parking for the number of parking bays not provided on the development site. The provision of an adequate supply of parking for the Albany Central Area is the intent of this provision and, as such, the following matters apply:
 - a) cash-in-lieu provisions are only to be permitted in localities where the City already provides public car parking which has spare capacity, or the City is proposing to provide or is able to provide a public car park (including enhanced or additional on-street car parking where possible and appropriate) in the near future, within 400 metres of the subject development;
 - b) cash-in-lieu contributions may comprise all or part of the shortfall in on-site parking proposed for a development;

- c) Council may accept a cash payment in-lieu of providing car parking on the subject site, provided:
 - i) the cash-in-lieu rate is calculated on the basis of 26 sq.m per parking bay and includes 25% of the estimated cost of the land, plus the equivalent total cost of asphalt paving on a suitable base course, drainage, line marking, landscaping, and, where applicable, lighting; and
 - ii) the additional site coverage by buildings will not preclude the integration of access and car parking across lot boundaries.

***Note:** the cost of the land element has been significantly reduced from the 100% previously used in the calculations applied to cash-in-lieu of parking, as it is anticipated that the bulk of the monies collected will go towards increasing on- street parking (i.e., where land does not have to be acquired by the Council), and towards providing public transport.*

59. Notwithstanding the above, when redevelopment of an existing building or a change of use is proposed and a cash-in-lieu of car parking requirement for an additional 5 or less parking bays is identified, Council may, at its discretion, waive the requirement for provision of cash-in-lieu of car parking.

Parking Associated with New Alfresco Dining Developments

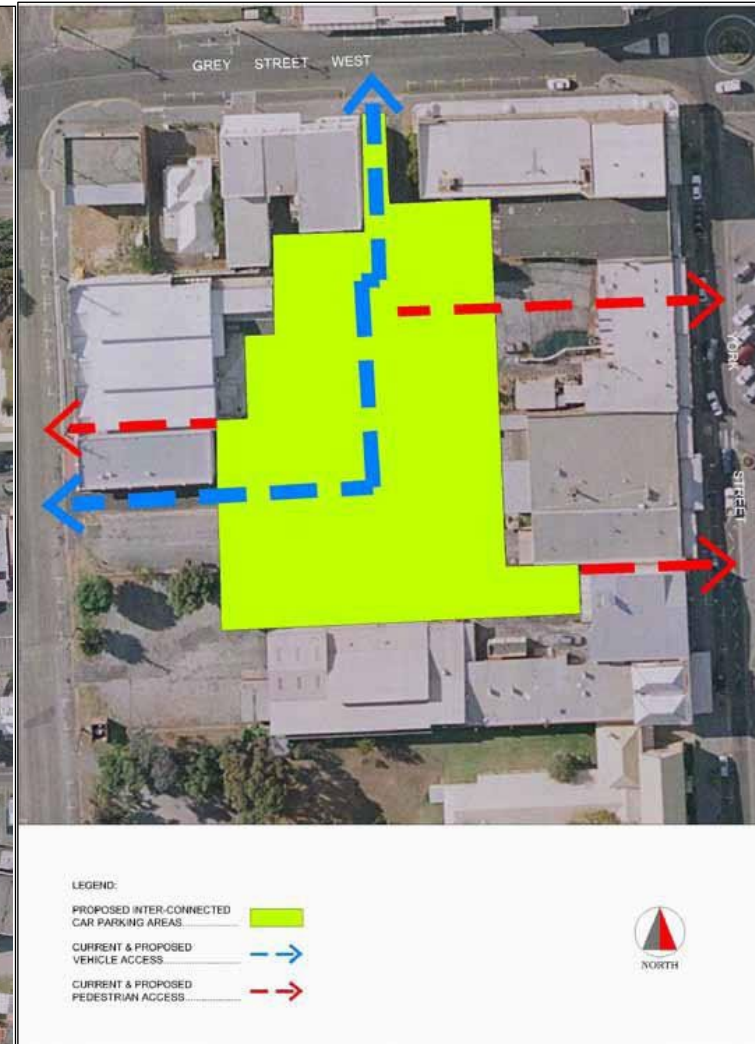
60. There is no requirement for additional car parking to be provided as part of an Alfresco Dining Permit (refer to Council's Alfresco Dining Policy).



FIGURE A



FIGURE B



Landscaping

61. The landscaping requirements set out in Appendix III and IV of Town Planning Scheme No. 1A 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.

Single Bedroom Dwellings - Floor Area

62. Clause 4.1.3 of the Residential Design Codes specifies that a single bedroom dwelling with a maximum plot ratio floor area of 60 sq.m meets the acceptable development criteria. A performance-based approach can be pursued if the dwelling provides limited accommodation suitable for one or two persons.
63. Where it can be demonstrated that a high quality design outcome can be achieved, the City may consider a density bonus for single bedroom dwellings with a maximum plot ratio floor area of up to 70 sq.m as meeting the acceptable development criteria of the Residential Design Codes.
64. The City of Albany will consider the above variation to the Residential Design Codes floor area limitation where the following criteria are met, to the satisfaction of the City of Albany:
- a) there is no provision for a second bedroom, or second kitchen, or second bathroom/ensuite or second laundry. It is important to ensure that a single bedroom dwelling cannot be divided so that it becomes a two or more bedroom dwelling. Therefore, a detailed floor plan layout of the proposed development must be submitted to the City of Albany for consideration and approval, to ensure the design is such that it is not physically feasible to divide the space to provide more than one bedroom. This principle must be demonstrated to the satisfaction of the City, and will be a condition of any planning approval forthcoming from the City;
 - b) development is compliant with the open space requirements of the Residential Design Codes; and
 - c) the bulk and scale of the proposed development generally complies with the provisions of the "Albany Historic Town Design Policy", and will not, in the opinion of the City of Albany, unduly impact on the streetscape or amenity of the locality.

Single Bedroom Dwellings - Car Parking

65. Single bedroom dwellings with a maximum plot ratio floor area of 60 sq.m require one car parking bay per dwelling, as stated in Clause 3.5.1 of the Residential Design Codes.
66. Where the City of Albany considers a greater floor area to a maximum of 70 sq.m, the car parking requirement is still one car parking bay per dwelling.
67. Car parking standards for single bedroom dwellings are to comply with the requirements of the City of Albany.
68. Where a single bedroom dwelling forms part of a grouped or multiple dwelling development, visitors' car parking spaces are to be provided in accordance with the Residential Design Codes.

Store Rooms

69. Where a single bedroom dwelling forms part of a grouped housing or multiple dwelling development, an enclosed, lockable storage area constructed of a design and in materials matching the dwelling accessible from outside the dwelling, with a minimum dimension of 1 metre and an internal area of at least 2.5m² is required for each single bedroom dwelling.

Balcony

70. Where a single bedroom dwelling forms part of a multiple dwelling development, a balcony with a minimum dimension of 1.5m and an internal area of at least 6.5 sq.m is required. Where a single bedroom dwelling forms part of a mixed use development, a balcony with a minimum dimension of 1.5m and an internal area of at least 4 sq.m is required.

Legislative and Strategic Context

71. The policy operates within the following framework of legislation.

- *Planning and Development Act 2005*
- *Planning and Development (Local Planning Schemes) Regulations 2015*
- *City of Albany Local Planning Scheme No.2.*

Review

72. This policy should be reviewed every two years, or earlier if required.

Definitions

Acoustic privacy the seclusion of residential units from the impacts of intrusive externally generated noise.

Active frontages buildings which in areas abutting the street contain uses which provide surveillance of, and bring interest and activity to, the street.

Adaptation (Adaptive Reuse) modifying a place to suit proposed compatible uses.

Amenity A comfortable and pleasant immediate environment located within agreeable surroundings.

Articulation the division or dis-aggregation of a building into distinct segments or parts with a clear delineation of the joints between the constituent parts.

Building Envelope the total three dimension volume which encompasses all the elements of a building.

Building mass the magnitude or overall volume of a building.

Built form the configuration of the aggregate of all buildings, structures, etc which make up the physical environment of the locality.

Built Edges a condition where buildings are constructed up to the street boundary effectively enclosing the public domain.

Bulk the size or mass of a building; generally referring to structures which in their context appear relatively large.

Cohesive harmonious grouping of complementary elements. A cohesive townscape contains objects and architectural elements which have a consistent or complimentary overall effect.

Context the environment within which a building is located. The context is relevant in that much of the building's significance or impact is derived from its relationship with, or its effect on its environs.

Conservation all the processes of looking after a place so as to retain its cultural significance. It includes maintenance and may according to circumstances include preservation, restoration, and adaptation and will be commonly a combination of more than one of these.

Contrasts of scale substantial differences between the relative size of buildings or structures. Generally refers to buildings which are large or overbearing in comparison with their context or what is generally accepted.

Cultural significance aesthetic, historic, scientific or social value for past, present or future generations.

Decorative features distinctive detailing, variations in finishes, texture or colours or other elements such as mouldings, plinths etc which add interest to the exterior of a building.

Façade the wall of a building usually referring to the front wall(s) seen from the street(s).

Grain texture of a surface, building, or section of built fabric generated by the arrangement and size of their constituent parts.

Heritage buildings, structures or places having aesthetic, historic, scientific or social value for past, present or future generations.

Heritage Listed Building buildings that are listed within Council's Municipal Heritage Inventory, within Local Planning Scheme 1 or on the State Heritage Inventory.

Highly reflective roofing material any metal roofing material that has a solar reflectance value greater than 50%.

Historic themes the historical content of the place, with particular reference to the ways in which its fabric has been influenced by historical forces in the course of its development.

Human scale buildings of a size or comprising a range of architectural elements which are of a magnitude and proportion related to our bodily dimensions.

Informal surveillance the casual periodic observation of the public domain from buildings abutting it.

Interpret design which critically draws on, adapts, or makes reference to existing architectural features present in the locality.

Legibility urban fabric which, through the clarity of its organization and its wealth of distinguishing features, may be easily read and comprehended.

Low reflective roofing material any metal roofing material that has a solar reflectance value of 50% or less.

Maintenance the continuous protective care of the fabric, contents and setting of a place.

Mass the overall size or bulk of a building.

Microclimate the effects of local patterns of wind, solar access, overshadowing, precipitation etc on a locality.

NGL natural ground level.

Non-habitable rooms a room such as a bathroom, laundry, toilet and other spaces of a specialized nature occupied neither frequently nor for extended periods.

Overshadowing structures or buildings which block the access of direct sunlight to habitable areas of surrounding buildings or public and private open space.

Preservation maintaining the fabric of a building and/or place in its existing state and retarding deterioration.

Public Domain areas of the city which belong to the community as a whole; generally refers to streets, squares parks etc.

Reconstruction returning a place as nearly as possible to a known earlier state and is distinguished by the introductions of materials (new or old) into the fabric.

Residential Planning Codes State Planning Policy 7.3 – Residential Design Codes.

Restoration returning the existing fabric of a place to a known earlier state by removing accretions or by reassembling existing components without the introduction of new material.

Scale relative size. A large scale building is big in comparison with its context or what is generally accepted. A human scale building has a size or many architectural elements which we can identify with i.e. their size and proportion are related to our bodily dimensions.

Screen to conceal or obscure from view.

Solar access areas penetrated by sunlight over extended periods of time during both summer and winter.

Solar reflectance value represents the percentage of the total solar radiative energy falling onto a surface that is re- radiated. For the purpose of this policy the values are those provided by BHP Steel Ltd.

Streetscape the perceptive quality of a street established by the buildings which line it, and the additional elements which are contained within the spatial frame formed by those buildings.

Subdivision pattern the configuration of the original cadastral layout and the influence this layout had on the subsequent development of built form within the locality.

Topography natural or altered ground form.

Townscape (character) the relative distribution of the landscape, buildings and other structures which together constitute the collective form of the town.

Undercroft an area located below the ground floor level of a building and used for parking, storage and other such service uses (non-habitable).

Urban richness built fabric characterized by a variety of environmental conditions, diverse uses, and a wide choice of sensory experiences.

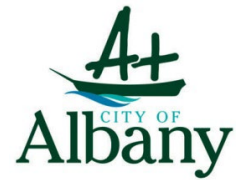
View a broad or expansive as seen from a particular place.

Vista a particular view usually contained by either natural features or built form (as in an axial view).

Visual integrity urban fabric characterized by complementary elements within an environment ordered by consistent and perceptible principles.

Visual privacy the isolation of residential units and external private open space from the intrusive overlooking of residents of neighbouring properties.

Visual richness an urban environment characterized by perceptual complexity and interest.



City of Albany
Policy

Local Planning Policy 4.4 Cheyne Beach

Document Approval			
Document Development Officer:		Document Owner: <i>(Executive Director and/or designated Manager)</i>	
Manager Development Services (MPBS) Coordinator Planning Services (CPS) Senior Planning Officer Planning Officer		Chief Executive Officer (CEO) Executive Director Infrastructure, Development and Environment (EDIDE)	
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0.1	Senior Planning Officer Planning Officer	Initial draft for consultation.	16/06/2015
0.2	Planning Officer	Initial draft with amended table of contents and section headings, following staff comments.	01/09/2015
0.3	Planning Officer	Initial draft with amended text to correct minor typographical errors, adjust references to the <i>Cheyne Beach Holiday Accommodation Lease Agreement</i> , adjust setback and fencing requirements and include references to future commercial fishing leases within Precinct 2.	15/10/2015
0.4	Planning Officer	Initial draft with further correction to minor typographical errors and inclusion of a land use prohibition on Precinct 2.	20/10/2015
0.5	Planning Officer	Initial draft with further alterations to settlement description, scope, land use and development provisions and advice on Aboriginal Heritage, following discussions with the Team Leader Property & Leasing and the Senior Land Officer.	20/10/2015
0.6	Planning Officer	Initial draft with alteration to effluent disposal requirements, to specify the use of alternative treatment units (ATUs), following O.C.M. 24/11/2015.	26/11/2015
1.0	Planning Officer	Final version adopted by Council at O.C.M. 26/04/2016 with further minor edits to comply with corporate template.	13/07/2016
2.0	Coordinator Planning Services	Updated to align with Local Planning Scheme No.2 OCM: ## Month ### Item: DIS###	###/###/##

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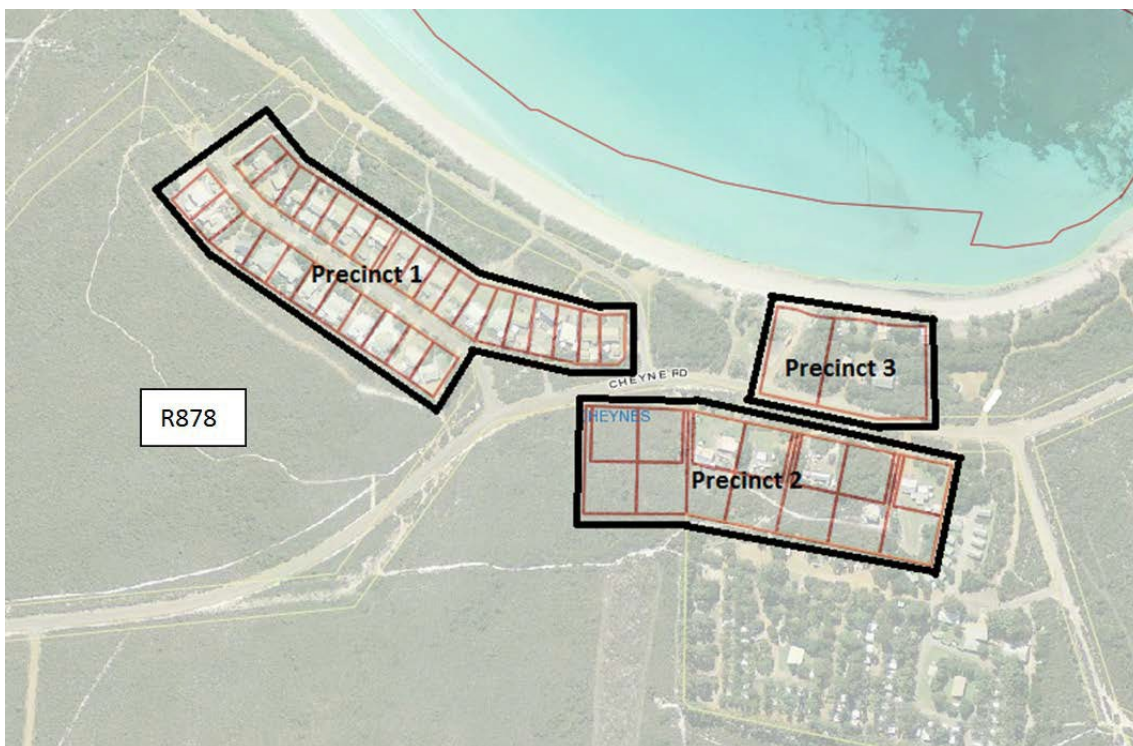
Introduction

- 1) Cheyne Beach is a small coastal settlement, 50km east of Albany and 470km south-east of Perth. The settlement consists of 'leaseholds' for holiday accommodation and accommodation associated with the fishing industry, a fire shed and a caravan park with general store. The settlement is surrounded by Waychinicup National Park.

Objective

- 2) The objectives of this Policy are to:
 - Maintain Cheyne Beach as a small coastal holiday and fishing settlement; and
 - Provide guidance to both Council and leaseholders as to appropriate forms of development to ensure existing characteristics are protected and maintained.
 - Precincts 1, 2 and 3 cover the leaseholds that are the subject of this policy (see figure 1 below).

Figure 1: Policy Areas



Scope

- 3) The land that is the subject of this policy is owned by the Crown and vested with the City of Albany as Reserve (R878). The purposes of the reserve are recreation, camping, holiday accommodation, accommodation associated with the fishing industry and a fire station.
- 4) This Policy coincides with the *Cheyne Beach Holiday Accommodation* and *Cheyne Beach Commercial Fishing Accommodation Lease Agreements* made between the City of Albany and Tenants.

Holiday Accommodation Lease Agreement

5) Clause **1.1 Definitions** of the *Cheyne Beach Holiday Accommodation Lease Agreement* states that:

- a) *“**Holiday Accommodation**’ means; use by the Tenant for the purposes of temporary holiday accommodation and strictly in accordance with the provisions of Clause 10 of this Lease.”*
- b) Clause **10.3 Restrictions on Tenant** states that:
“The Tenant must not use or permit the Leased Property to be used, or any part thereof, as the primary place of residence of any person.”

Commercial Fishing Accommodation Lease Agreement

6) Commercial fishing accommodation leases permit the use of a leasehold by the tenant for the purpose of accommodation associated with the fishing industry and is limited by the Management Order over the land.

Cheyne Beach Planning Policy

7) This Policy outlines appropriate design standards for development and types of uses that may be considered.

POLICY PROVISIONSCharacter

- 8) Development is to be sympathetic to existing characteristics, which include:
 - a) Small rectangular single storey dwellings and sheds clad in either cement sheeting, weatherboard, corrugated steel or a mix of these materials and located centrally on each Leasehold;
 - b) Low pitched skillion, or medium pitched gabled, corrugated steel roofs;
 - c) Limited use of fencing; and
 - d) Lawn areas with native species intermittently planted.

Figure 2: Cheyne Beach Character



Approval

- 9) All development on a local scheme reserve requires development approval, in accordance with the City of Albany *Local Planning Scheme No. 2*.

Land Use

- 10) The purpose of the Precinct 1 is to provide for 'Holiday Accommodation', with no restriction on the length of stay, but not as a primary place of residence of any person (as per Clause 10.3(a) of the *Cheyne Beach Holiday Accommodation Lease Agreement*). All other land uses are prohibited in the precinct.
- 11) The purpose of Precinct 2 is to provide for accommodation associated with the fishing industry. Processing and retail or wholesale activities are prohibited in the precinct.
- 12) The purpose of Precinct 3 is to provide for accommodation associated with the fishing industry. Processing and retail or wholesale activities are currently prohibited in Precinct 3. No further development will be permitted within the precinct, due to susceptibility to coastal erosion and sea level rise.

Note:

1. *The Foreshore is subject to erosion and sea level rise. The buildings and land in Precinct 3 are located within the foreshore and are therefore at risk from sea level rise.*
2. *State Planning Policy 2.6 – State Coastal Planning recommends that a vertical sea level rise of 0.9 metres be adopted when considering the setback distance and elevation to allow for the impact of coastal processes over*

Development

- 13) Development within Precinct 2 will be required to be removed from the leasehold upon expiration or termination of a lease and the land returned to its original condition. It is therefore recommended that any accommodation units and non-habitable structures within Precinct 2 are transportable or are of a temporary nature.

Fire

- 14) All new accommodation units, additions to an accommodation unit and non-habitable structures within 6 metres of an accommodation unit shall comply with construction standards 3 and 6 (BAL-19) of Australian Standard 3959 – Construction of buildings in bush-fire prone areas.
- 15) Where any garage, carport or similar roofed structure is separated by a distance of not less than 6 metres from an accommodation unit, the garage, carport or similar roofed structure is not required to comply with Australian Standard 3959.

Note:

1. *In considering the character of the landscape ('Closed Heath' with a gentle slope) and requirements of the Western Australian Planning Commission and Fire and Emergency Services Authority document *Planning for Bush Fire Protection Guidelines*, a Bushfire Attack Level of 19 applies; meaning that construction standards 3 and 6 of Australian Standard 3959 are applicable.*
2. *For general access to water for fire-fighting purposes, a water supply is available from the creek and lake just north of the settlement. There are also two tanks on the hill north of the settlement and a 3.4 fire appliance in a shed near the caravan park.*
3. *Access to leaseholds and use of water located in tanks may be necessary for fire-fighting purposes.*

Water Storage Tank

- 16) A water storage tank with a minimum capacity of 55,000 litres shall be installed on each leasehold (if not already constructed), at the lessee's cost.

Note:

1. *The above requirement originates from previous lease agreements.*

Effluent Disposal

- 17) All new or replacement on-site wastewater systems shall utilise alternative treatment units (ATUs), to the satisfaction of the City of Albany. The lessee shall ensure that any such system complies with relevant environmental health regulations and the draft *Country Sewerage Policy*.

Roof Colour

- 18) Please note that unpainted zincalume, white and off-white colours (e.g. Colorbond® Surfemist) are not supported, as they are considered to be too reflective.

Note:

1. *Due to the terraced layout of street blocks and the close location of the settlement to the ocean, the Sun's reflection is strong and can be limited with the use of appropriate building materials and colours (darker tones).*

Building Heights

- 19) Development shall not exceed 5m in height from the natural ground level to the top of the roof (for non-habitable structures, refer to Clause 12 of this policy).

Note:

1. *The above requirement for height maintains the existing character of the settlement and originates from previous lease agreements.*

Access and Parking

- 20) All crossovers and access legs shall be developed to the satisfaction of the City of Albany.
- 21) Two (2) car parking spaces shall be provided per accommodation unit.

Stormwater

- 22) Stormwater shall be managed to the satisfaction of the City of Albany.

Building Setbacks

- 23) The following minimum setback requirements for development apply:

Table 1: Building Setbacks

Precinct	Front (road frontage)	Side	Rear
1 Baxteri Road (West side)	15 metres	1 metres	2 metres
1 Baxteri Road (East side)	4.5 metres	1 metres	7.5 metres
2 Cheyne Road	15 metres	1 metres	6 metres

Non-habitable Structures

- 24) Non-habitable structures (i.e. outbuildings, sheds, gazebos, carports, sea containers, shade houses) are to comply with the building setback requirements and the following height and floor area limits:

Table 2: Non-habitable structures – maximum heights and floor areas

Precinct	Roof Height	Wall Height	Floor Area
Precinct 1	3 metres	4.2 metres	60m ²
Precinct 2	3.5 metres	4.5 metres	100m ²

Fencing

- 25) Fencing is discouraged in order to maintain the existing character.
- 26) A relaxation to the above provision may be considered and fencing supported where the following criteria are met:
- Neighbours have been consulted and have not expressed an objection;
 - Fencing around a leasehold is:
 - permeable (i.e. an open style of fencing, such as picket, pool style, post and wire, etc.); and
 - a maximum of 1.2 metres in height.

Camping in a Caravan

- 27) All Camping shall be as per the *Caravan Park and Camping Grounds Regulations 1997*.

Note:

1. *The City's Environmental Health Department deals with approvals to camp in a caravan.*

Aboriginal Heritage

- 28) The City of Albany will ensure all development applications comply with the requirements of the *Aboriginal Heritage Act 1972*. To this effect, the City will undertake the Aboriginal Heritage Risk Assessment of all proposals and will refer proposals for comment where necessary. This assessment process will consider the recommendations of the Cheyne Beach Heritage Survey completed in October 2015.

This Aboriginal Heritage process may result in requirements for inspection of a site or monitoring during works to ensure there is no disturbance of Aboriginal cultural heritage materials. The cost of this requirement may be passed on to the applicant.

Weeds

- 29) The City encourages the protection and enhancement of the natural environment, including eradication of weed species.

Clearing of Remnant Vegetation

- 30) The City encourages the siting of buildings and access roads within degraded/cleared areas to minimise clearing. Clearing on areas outside of leaseholds is not supported without the approval of the Department of Environment Regulation.

Pets

- 31) The keeping of livestock, animals and domestic pets is not permitted, in accordance with the *Cheyne Beach Holiday Accommodation* and *Cheyne Beach Commercial Fishing Accommodation Lease Agreements*.

Building Standards

- 32) Your proposal may be required to comply with:
- (a) The *Building Code of Australia*;
 - (b) *Australian Standard 1428 – Design for Access and Mobility*;
 - (c) The *Disability (Access to Premises – Buildings) Standards 2010*; and
 - (d) Relevant environmental health regulations.

Legislative and Strategic Context

- 33) The policy operates within the following framework of legislation.
- *Planning and Development Act 2005*
 - *Planning and Development (Local Planning Schemes) Regulations 2015*
 - *City of Albany Local Planning Scheme No.2*

Review

- 34) This policy should be reviewed every two years , or earlier if required.

Definitions

Development means the development or use of any land, including:

- a. any demolition, erection, construction, alteration of or addition to any building or structure on the land;
- b. the carrying out on the land of any fencing, excavation or filling.

Foreshore means land adjoining or directly influencing a body of water that is managed to protect the body of water and coastal environment.

Holiday Accommodation means use by the Tenant for the purposes of holiday accommodation, with no restriction on the length of stay, but not as a primary place of residence for any person (as per Clause 10.3(a) of the *Cheyne Beach Holiday Accommodation Lease Agreement*).



City of Albany
Policy

Local Planning Policy 4.5 Masonic Hall Design Guidelines

Document Approval			
Document Development Officer:		Document Owner:	
Manager Development Services (MDS) Coordinator Planning Services (CPS) Planning Officer (PO)		Chief Executive Officer (CEO) Executive Director Infrastructure, Development and Environment (EDIDE)	
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Background

In 1903 the Masonic Hall was built on the south-western slopes of Mt Clarence, and up until recently has served as the headquarters for the Freemasons in Albany. The hall is located on Lot 21 Spencer Street, Albany, which is currently 2266m² in size.

In 2002, the land was rezoned from 'Clubs and Institutions' to 'Special Site' to facilitate the adaptive re-use of the Masonic Hall for commercial or high density residential uses subject to parking requirements, as specified in the Town Planning Scheme, being achieved.

A conservation plan has been prepared for the site to assist in the conservation of the existing building and identify the heritage importance of the site.

An approval for subdivision was granted by the Western Australian Planning Commission, under its reference 126619, to subdivide the land into four lots (being Lots 25, 26, 27 & 28). The Masonic Hall will be retained on proposed Lot 25.

The Western Australian Planning Commission, required the following condition to be met prior to subdivision clearance being granted:

Preparation of design guidelines for the site in accordance with the conditions of Special Site No. 34 and the recommendations of the adopted Conservation Plan for the site. The design guidelines are to include, but will not be limited to the following:

Horizontal and vertical building envelopes/definition of appropriate bulk and scale;

- i) Design Elements, materials and finishes sympathetic to the Masonic Hall;
- ii) Vehicle access/egress, on-site movement and parking to accommodate residential use to R60 and adaptive re-use of the Masonic Hall for commercial purposes permissible under the conditions of Special Site No. 34.
- iii) Streetscape, particularly of Spencer Street and the relationship of development on Lot C (Lot 26) to the Masonic Hall.

The final adoption of the design guidelines satisfies Condition 7 of WAPC approval 126619.

Objective

1. To ensure that future development upon Lots 26, 27 and 28 (Earl St and Spencer St), is sympathetic to the built form of the historic Masonic Hall, using appropriate controls addressing building height, bulk and scale, window orientation, roof pitch, colours and materials.

Scope

2. This policy applies to lots 28 and 27 Earl Street and lots 25 and 26 Spencer Street.

Policy Criteria

Subdivision Requirements

3. Further subdivision/strata of the lots will only be considered where the built form has been established in accordance with this policy.

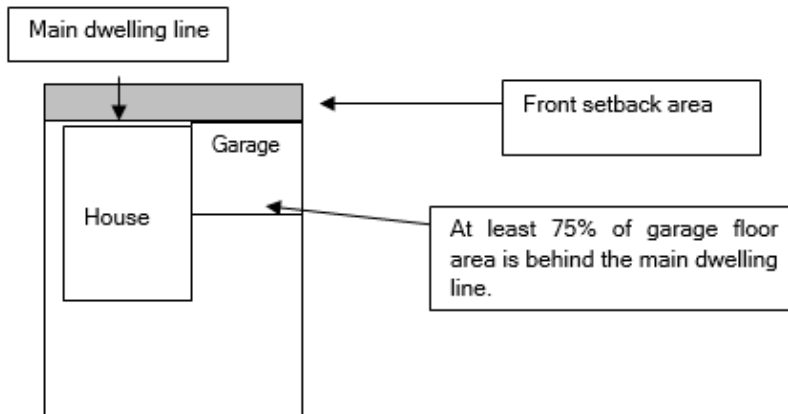
Front Setbacks - Lots 27 & 28

4. The front setback on Earl Street shall be a minimum of 2 metres, which shall not be averaged for the purposes of the Residential Design Codes. At least 75% of the floor area of all garages or carports is to be setback behind the main building line of the dwelling as illustrated in Figure 1 (below).

Front Setbacks - Lot 26

5. The front setback on Spencer Street shall be a minimum of 4 metres, which shall not be averaged for the purposes of the Residential Design Codes. At least 75% of the floor area of all garages or carports is to be setback behind the main building line of the dwelling.

Figure 1 – Front Setbacks & Garages



Side and Rear Setbacks

6. Except for the western boundary of Lot 27, where a minimum setback of 1.5 metres shall apply, all side and rear setbacks shall be in accordance with the Residential Design Codes WA.

Roof pitch and materials

7. The roof pitch shall be in the range of 26 to 40 degrees, and shall be of metal construction, being preferably either galvanised, zincalume or grey colorbond. No curved roofs shall be permitted.

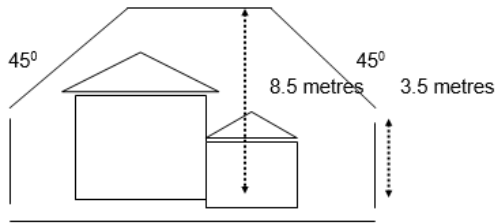
External wall materials

8. The external walls shall be primarily constructed of rendered brick consistent with the finish of the Masonic Hall, however the use of metal, face brickwork and weatherboard can be used in combination for architectural detailing purposes.
9. The colours of the external walls shall not be excessively dark so as to detract from the Masonic Hall.

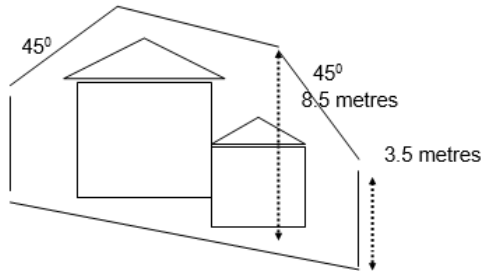
Building Height

10. All buildings shall be located within a vertical building envelope. This building envelope is illustrated in Figure 2 (below) and determined by:
 - At a height of 3.5 metres above natural ground level, a line is drawn at 45 degrees to a height of 8.5 metres.
 - Notwithstanding this requirement the height of the building on Lot 26 shall not be higher than 40.0m AHD.
 - This area does not include front or side setbacks as specified in this policy.

Figure 2 – Building Height
Building Envelope on Flat Site



Building Envelope on Sloping Site



Window Orientation

11. All windows shall have a greater vertical rather than horizontal element, and should large glazed areas be proposed the area is to be divided into sections to reinforce the vertical element.

Crossovers and Access

12. Individual crossovers for all lots provided that each crossover is no greater than 4 metres in width.

Fencing and Retaining Walls

13. Due to the topography of the site, retaining walls will need to be constructed for some lots. Such retaining walls shall be constructed in materials of stone, brick or concrete and shall not exceed 2 metres in height.
14. Front fencing heights are to be in accordance with the Residential Design Codes, with fencing styles to be in accordance with the Albany Design Guidelines.
15. Any front fencing on top of a retaining wall shall not exceed 1.2m in height and should be open in nature with wooden or steel pickets.

Aerials

16. Radio and TV aerials, other than domestic receivers shall not be permitted. Satellite dishes exceeding 600mm in diameter are not permitted.

Figure 2: Masonic Hall Guidelines Plan



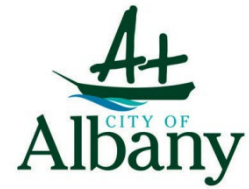
Legislative and Strategic Context

The policy operates within the following framework of legislation.

- *Planning and Development Act 2005*
- *Planning and Development (Local Planning Schemes) Regulations 2015*
- *City of Albany Local Planning Scheme No.2.*

Review

This policy should be reviewed every two years, or earlier if required.



City of Albany
Policy

Local Planning Policy 4.6 Lot 100 Grey Street East

Document Approval			
Document Development Officer:		Document Owner:	
Manager Development Services (MDS) Coordinator Planning Services (CPS) Planning Officer (PO)		Chief Executive Officer (CEO) Executive Director Infrastructure, Development and Environment (EDIDE)	
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Background

The existing site is a 1429m² Lot on the north east corner of Rowley Street and Grey Street East. An existing house on the southern corner of the site is not on the Municipal Inventory. The site however is within the residential area covered by the Albany Historic Town Design Policy. Refer Attachments 3 for site information and survey.

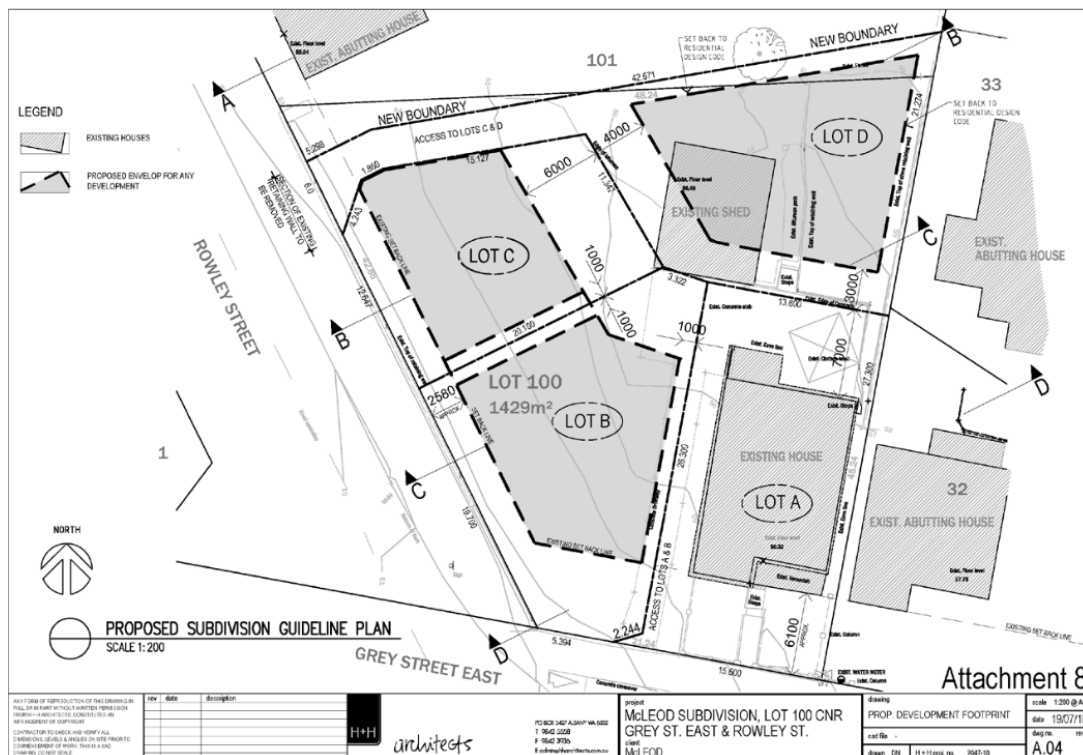
Subdivision approval (WAPC Ref 139254) has been granted to realign the northern boundary and to create a 4 Lot subdivision.

Objective

1. Provide a set of guidelines for the proposed 4 Lots that adhere with the intent of the Albany Historic Town Design Policy.
2. Provide certainty to anyone wanting to develop any of the sites.
3. Are appropriate for these particular sites.
4. Facilitates development of the sites to ensure the current streetscape is complemented. Facilitates development that does not dominate adjacent buildings.
5. Facilitates development that contributes positively to the Rowley St and Grey St East community.
6. Allows development with minimal impact on the existing Rowley St granite boundary retaining wall.

Scope

1. This policy applies to lot 40 Grey Street East and lots 41, 42 and 43 Rowley Street as indicated on the below image.



Policy Criteria

Relationship to Albany Historic Town Design Policy

7. Except where amended by this policy, all development shall be in accordance with the Albany Historic Town Design Policy.

Scale and Mass of surrounding development

8. The existing house fronts Grey St East. The house and the adjoining two Grey St East houses have hipped roofs with a gable and verandah at the front. These three houses are built on a 1500mm to 1800mm plinth. There is a 3.3m (approx) pitching point above floor level. (Refer Attachment 5 – Grey Street East Street View). The adjoining Rowley St houses are also hipped or hipped and gabled houses with similar plinths and pitching points. (Refer Attachment 6 Rowley Street View).
9. Any development on the 4 Lots created on Lot 100 must be designed with hipped or hipped and gabled roofs to complement the scale and mass of the adjoining houses in Grey St East and Rowley St.

Roof Form and Pitch

10. The existing house and the adjoining houses in Grey St East and Rowley Street have hipped and gabled roofs that are generally between 25 and 40 degrees, therefore any roof that is visible from Grey Street East or Rowley Street must be designed to be hipped or hipped and gabled at a pitch between 25 and 40 degrees.

Streetscape

11. The existing houses in Grey Street East and Rowley Street present a consistent pattern with the houses presenting a strong traditional street front. Refer to Street Views - Attachments 5, 6 and 7 below.



GREY STREET EAST - STREET VIEW

VIEW 1

Attachment 5



ROWLEY STREET

VIEW 2

Attachment 6



LOT 100
ROWLEY STREET / GREY STREET EAST CORNER

VIEW 3



LOT 100
GREY STREET EAST - HARBOUR VIEW

VIEW 4

Attachment 7

12. Any development on new Lots B or C or redevelopment of existing house Lot A must maintain the pattern established by adjoining houses in Rowley and Grey Street East.
13. The development of Lot D is more flexible although it must meet the other requirements outlined in these guidelines.

Bulk and Scale

14. The existing adjacent houses are built on plinths that are 1.5m to 1.8m above the natural ground level at the front of the house, have pitched, hipped and gabled roofs, 3.0m to 3.3m pitching points above floor level and roofs that are 25 – 40 degrees. The adjacent houses generally have a hipped roof with 3.5m to 4.0m gabled front room and a front verandah across the balance of the front façade.
15. The development site is not adjacent to a heritage listed building.
16. Any development on Lots B and C or any redevelopment of Lot A should reflect the hipped roofs, articulate the concept of the gabled front room and the use of front verandahs. Any development of Lot D is more flexible in terms of where gables and verandahs are located but must reflect the hipped and gabled roofs.
17. New developments must meet the intent of these guidelines. Given that the development site is not adjacent to a heritage listed building no guideline is appropriate. Extensions shall not significantly increase the form, size or height of a building when viewed from the street.

Building Orientation

18. The existing house on Lot 100 and the adjoining houses in Grey St East and Rowley St read strongly from the streets as hipped or hipped and gabled houses with verandahs. The front entry of the houses is generally from the street.
19. Any development of new Lots B or C or redevelopment of existing house Lot A must read with the front entry of the house from the street. The front entry to the development of Lot D is more flexible and can be to suit the development.

Open Streetscapes

20. The existing house is set back approximately 6.1m from the Grey Street East boundary. There is a retaining wall on the boundary with a garden bed between the boundary and the house. There is an open verandah across part of the front of the house. Adjacent houses have open picket fences along their front boundaries. There is a low granite retaining wall along Rowley Street.
21. Any development of new Lots B or C or redevelopment of existing house Lot A must read with the front entry of the house from the street. The front area should be landscaped. The low granite retaining wall on Rowley Street must be retained except where a new driveway is developed to service Lots C and D. Open picket fences along the boundary are acceptable provided the height, including any retaining walls, does not exceed 1.8m.

Street Setbacks

22. The existing House on Lot 100 is set back from Grey Street East by approximately 6.10m. The adjoining houses in Grey Street East are set back by a similar amount. The adjoining houses to Lot 100 on Rowley Street are set back approximately 2.58m.
23. Any development of new Lot C can have a setback from Rowley Street of 2.58m. Any development of new Lot B can have a setback from Rowley Street of 2.58m and 6.10m from Grey Street East. Any redevelopment of existing house Lot A can have a setback of 6.10m from Grey Street East.

24. Boundary setbacks along the North and East boundaries of Lot D are to be in accord with the Residential Design Codes. The south and west setbacks are to be in accord with the setbacks shown on Drawing A.04 – Attachment 8.

Front Fences

25. Lot 100 has a 800mm to 1000mm high granite retaining wall along the Rowley Street boundary and a 800mm to 1000mm brick retaining on the Grey Street boundary. Adjoining properties generally have an open picket fence or an 1800mm high open picket fence with a brick base and brick piers.
26. Any development must retain the existing granite retaining wall along the Rowley Street boundary except where a new access way is proposed. Open picket fences along the boundary are acceptable provided the height, including any retaining walls, does not exceed 1.8m.

Side Setbacks

27. The existing house and the houses on adjoining blocks are set back from the side boundaries.
28. Any development of new Lots B and C are to be in accord with the Albany Historic Town Design Policy except any development can abut the boundary of the access way to Lot D. If Lots B and C are developed as one integrated development, with the same floor levels, then a parapet wall on the boundary between the two Lots may be considered provided there is an articulation of the 2m zone between the two houses to ensure that the design of the two houses meet the other requirements of this policy.
29. Any redevelopment of Lot A will to be in accord with the Albany Historic Town Design Policy and development on Lot D will be in accord with the side setback provisions of the Residential Design Codes and in accord with the setbacks shown on Drawing A.04 – Attachment 8.

Topography

30. The Lot 100 site slopes approximately 6m from the north east corner of the site to the south west corner of the site. There is a further drop of 800mm to 1000mm from the top of the granite retaining wall along Rowley Street to the verge. The existing House has a floor level of 56.32. The house on the adjoining property in Rowley St has a floor level of 55.04.
31. Drawings A.01, A.02 and A.05 (Attachments 9,10 and 11) show, with a series of cross sections through the site, an analysis of the site. Proposed development guidelines for floor levels and possible cut and fill are outlined in Section K.14 Building Height. These guidelines indicate a sympathetic cut and fill outcome.

Retaining Walls

32. There is a granite retaining wall of 800mm to 1000mm high along Rowley Street.
33. The existing granite retaining wall along Rowley Street is to be retained except where it needs to be removed to provide an access way. With respect to retaining walls within the front setback any development on the 4 Lots created on Lot 100 is to be in accord with the Albany Historic Town Design Policy.

Floor Levels

34. The Lot 100 site slopes approximately 6m from the north east corner of the site to the south west corner of the site. There is a further drop of 800mm to 1000mm from the top of the granite retaining wall along Rowley Street to the verge. The existing House has a floor level of 56.32. The house on the adjoining property in Rowley St has a floor level of 55.04.

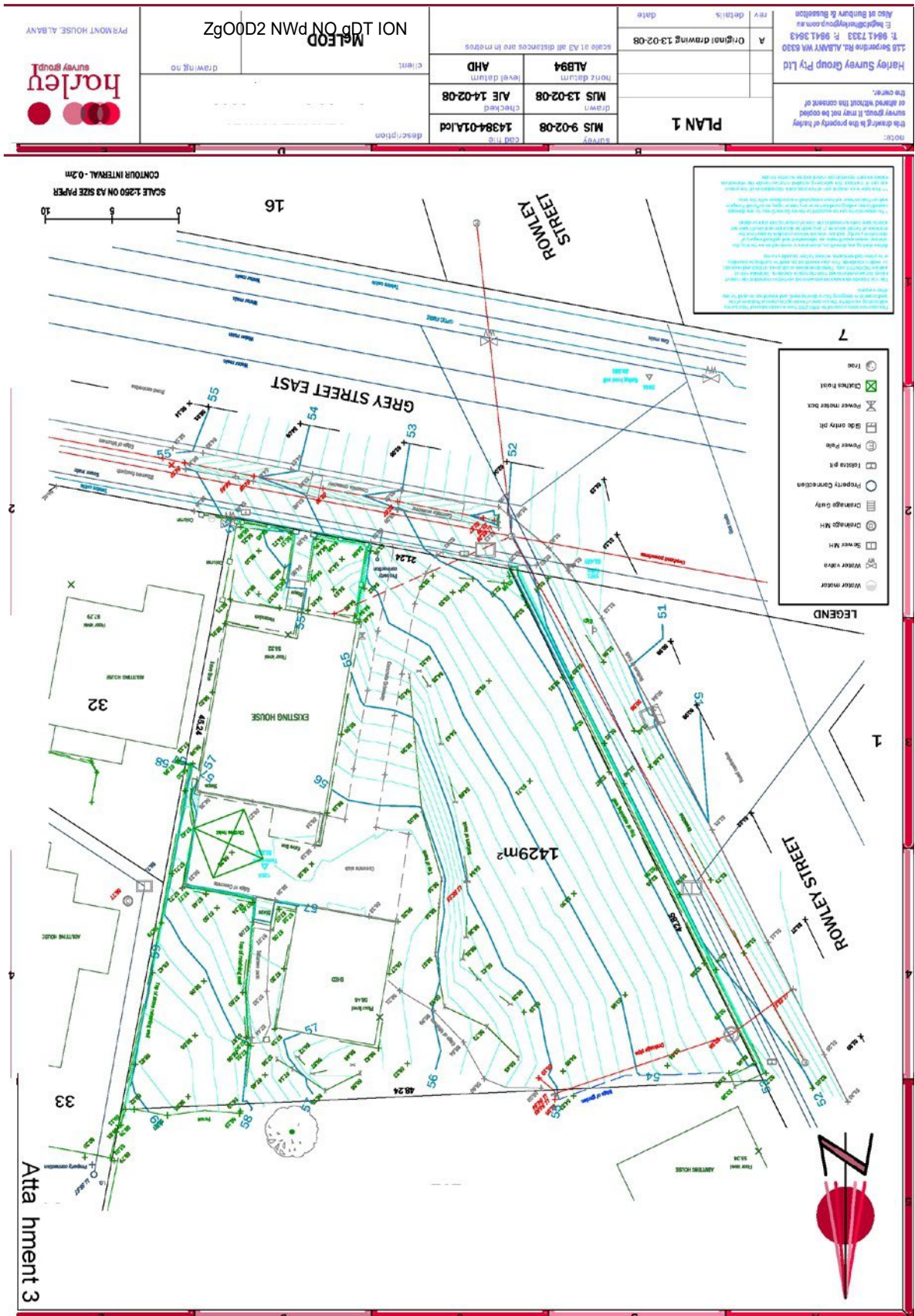
35. Any development of new Lots B or C or redevelopment of existing house Lot A must maintain the pattern established by adjoining houses in Rowley and Grey Street East. The development of Lot D is more flexible and can be to suit the constraints of the site and the other requirements of these guidelines.

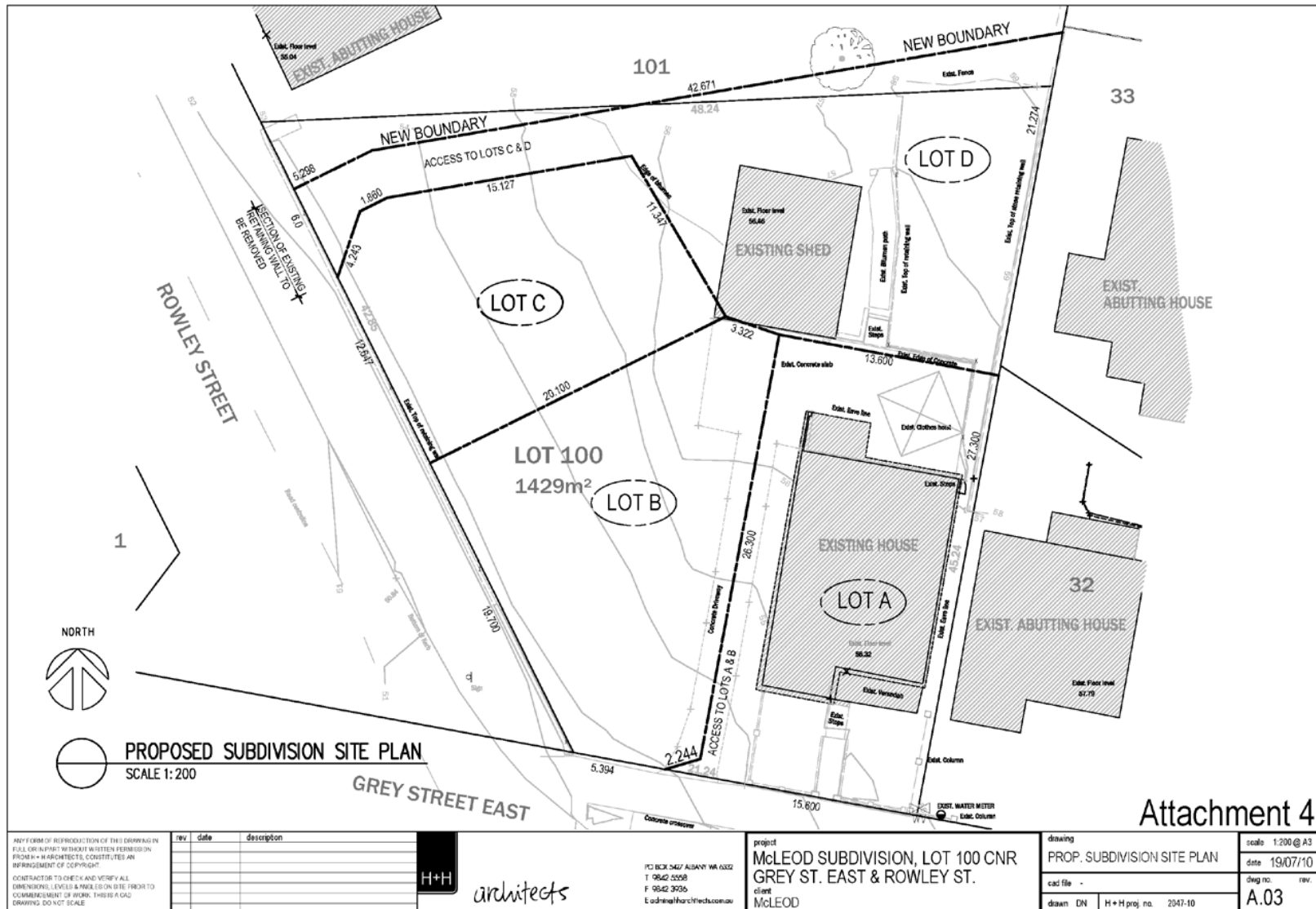
Building Height

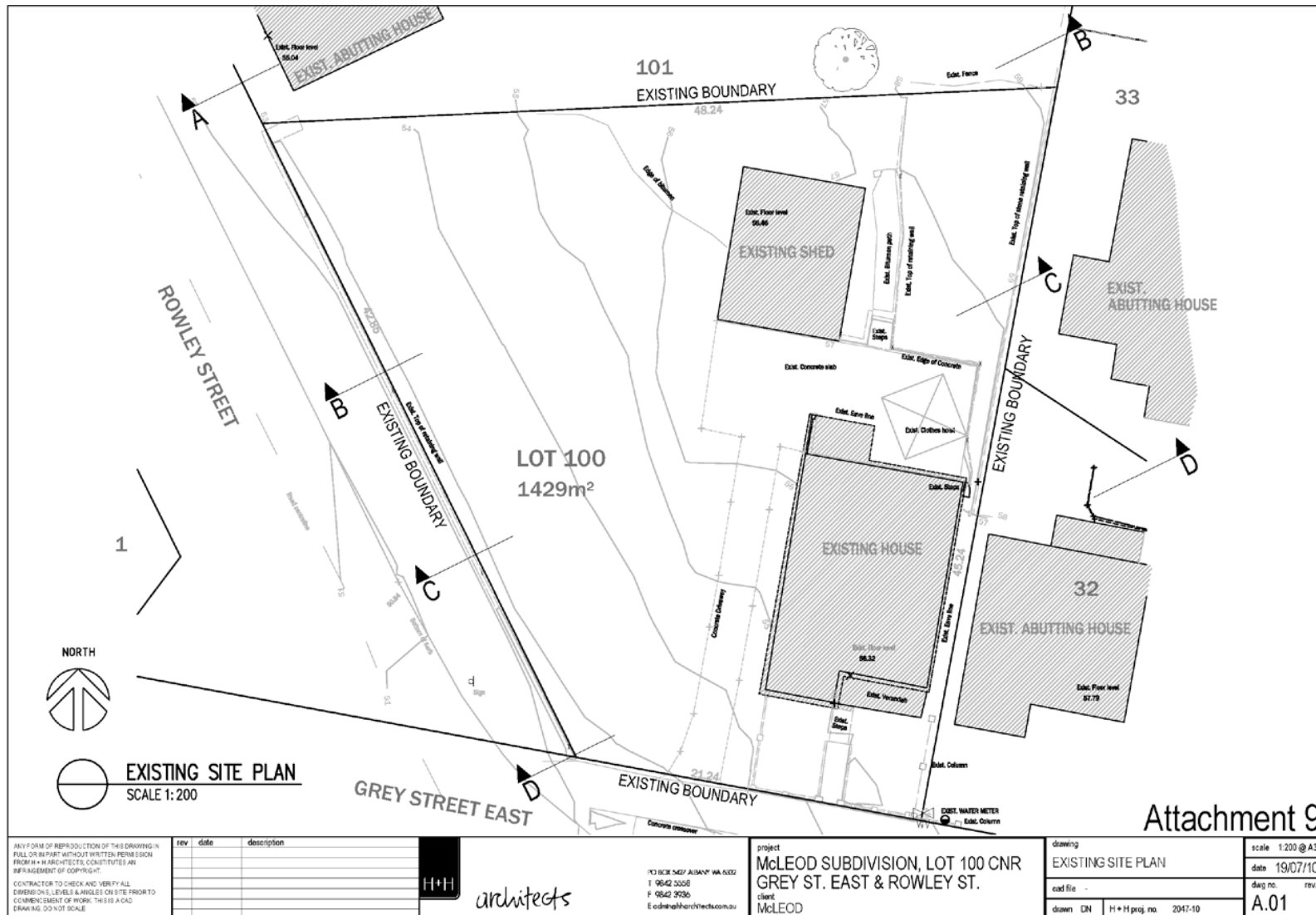
36. The existing house and the adjoining houses are generally built on a 1.5m to 1.8m high plinth with a 3.3m floor to eaves height and a hipped and pitched roof that rises approximately 2.25m above the eaves height. This gives an effective height of ground to ridge height of 7.35m.
37. These guidelines set maximum eaves and roof heights and are based on averaging the heights between the adjacent houses. Drawings A.01, A.02 and A.05 (Attachments 9, 10 and 11) indicate the various levels.
38. Any development of new Lot B must meet the other requirements of these guidelines and not have any point of the eaves higher than 59.19 or part of the roof higher than 61.44.
39. Any development of new Lot C must meet the other requirements of these guidelines and not have any point of the eaves higher than 58.77 or part of roof higher than 61.02.
40. Any re-development of new Lot A must meet the other requirements of these guidelines and not have any point of the eaves higher than 59.62 or part of roof higher than 61.87.
41. Any development of new Lot D must meet the other requirements of these guidelines and not have any point of the eaves higher than 63.40 or part of roof higher than 65.65.
42. If Lots B and C are developed as one development any development must meet the other requirements of these guidelines and not have any point of the eaves higher than 58.98 or part of roof higher than 61.23.

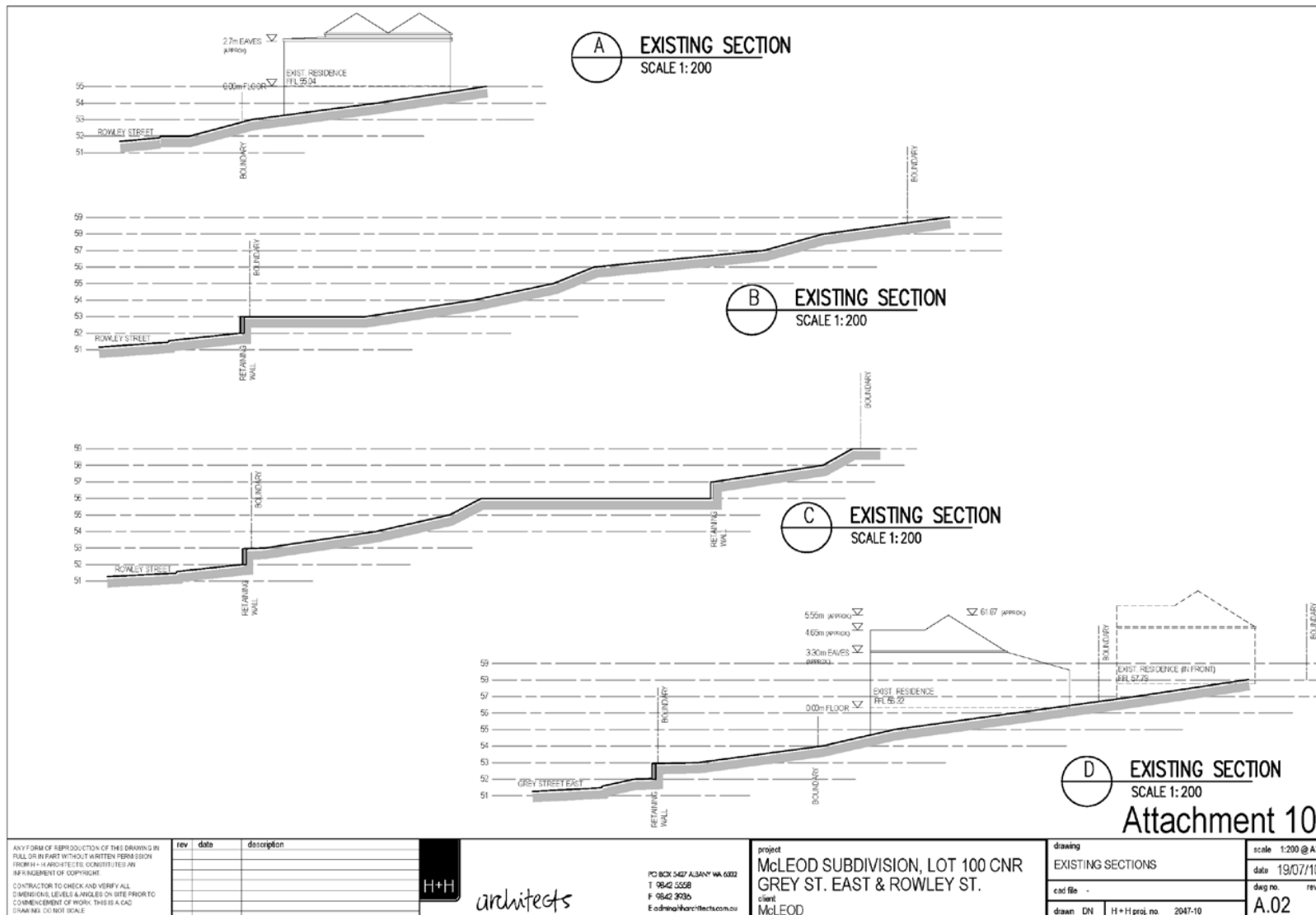
Other Variations to the AHTD Policy and the Residential Design Codes

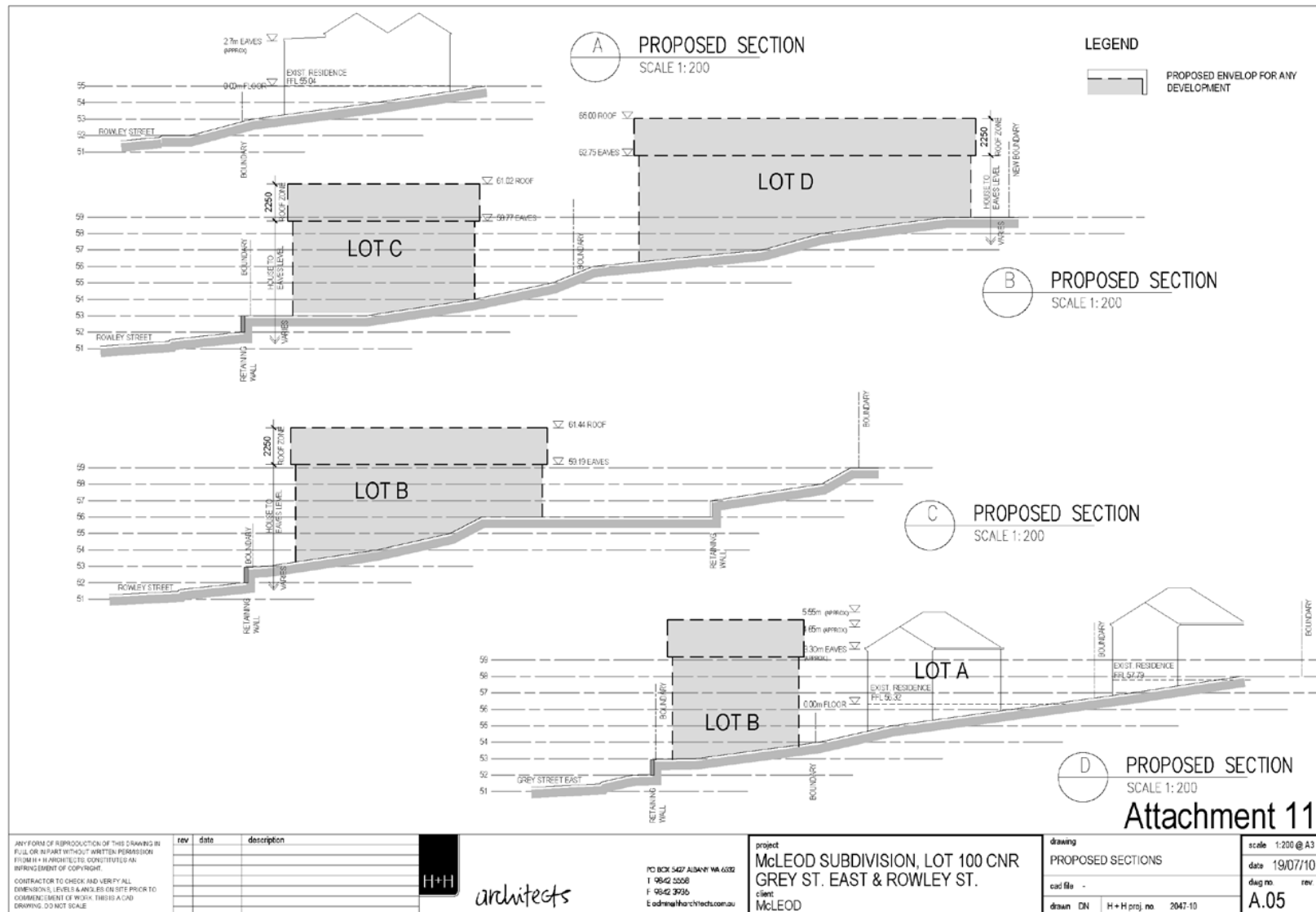
43. Refer to Drawing A.05 (Attachment 11). This plan indicates the general footprints for any development.
44. To facilitate reasonable development of the Lots and to maintain privacy:
- 1) development of Lots B and C must be setback a minimum of 6.0m from the boundary with Lot D.
 - 2) any redevelopment of Lot A must be set back a minimum of 7.0m from the boundary with Lot D.
 - 3) any development of Lot D must be set back a minimum of 4.0m from the boundary with Lot B and C and 3.0m from the boundary with Lot A.
45. Access to Lots A and B may be from a shared driveway off Grey Street East located between Lots A and B or any other lawful driveway. Access to Lots C and D and the rear of the adjoining Lot 101 will be from a shared driveway off Rowley Street located on the North boundary of Lot 100 or any other lawful driveway.

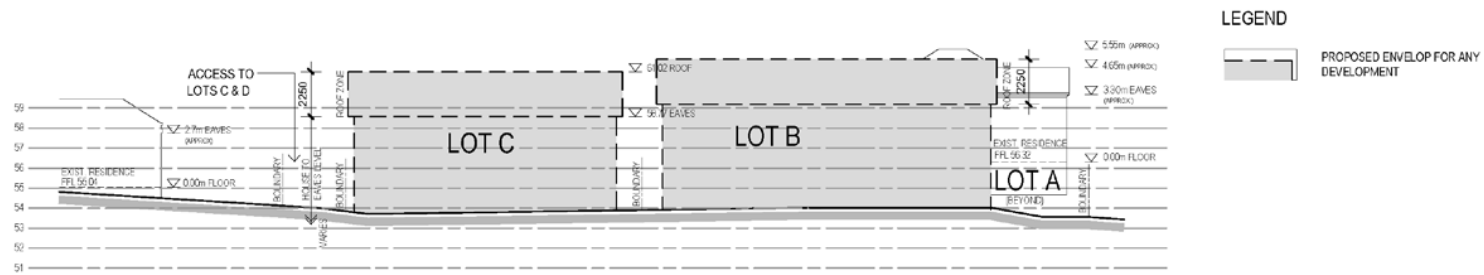












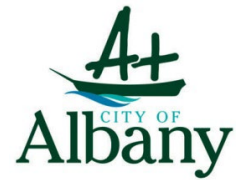
E PROPOSED SECTION
SCALE 1:200



F PROPOSED SECTION
SCALE 1:200

Attachment 12

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							PROPOSED SECTIONS	date	19/07/10
							cad file	desig no.	rev
							drawn: DN	H+H proj. no.	2047-10
								A.05	



City of Albany
Policy

Local Planning Policy 4.7 Thomas Street Design Guidelines

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Manager Development Services (MDS) Coordinator Planning Services (CPS) Planning Officer (PO)		Chief Executive Officer (CEO) Executive Director Infrastructure, Development and Environment (EDIDE)	
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Synergy Reference Number:		NP06670	
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Distribution:		Public Document	
Document Revision History			
Version	Author	Version Description	Date Completed
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Background

"Old Surrey" is a two storey residential dwelling located on a 7563m² lot on the northern slopes abutting the Mt Clarence Parks and Recreation Reserve. It represents one of the oldest privately owned houses in WA and together with the surrounding gardens and trees, is considered an important part of Albany's heritage.

Subdivision approval to create up to five lots has been granted by the WA Planning Commission subject to the preparation of a guide plan to protect the heritage value of the site. The purpose of these design guidelines is to comply with this requirement.

As a basis for preparing the design guidelines, this section describes the essential elements of the site that contributes to its heritage value.

"Old Surrey" is one of the oldest privately occupied houses in WA and is associated with James Newell, a time served convict. The original two storey cottage was added to in the 1950's and 1980's and retains a simple charm that is enhanced by its landscaped setting.

The original cottage was constructed of bluestone with the additions being predominantly of ironstone with some brick and timber cladding. All the exterior walls have been painted white and the roof consists of grey tiles.

The house is almost completely screened from Thomas Street with only the driveway, a timber sign and the croquet lawn and pavilion being visible. The heavily treed gardens and secluded location of the residence is an integral part of the character of the property.

The property effectively comprises four parts:

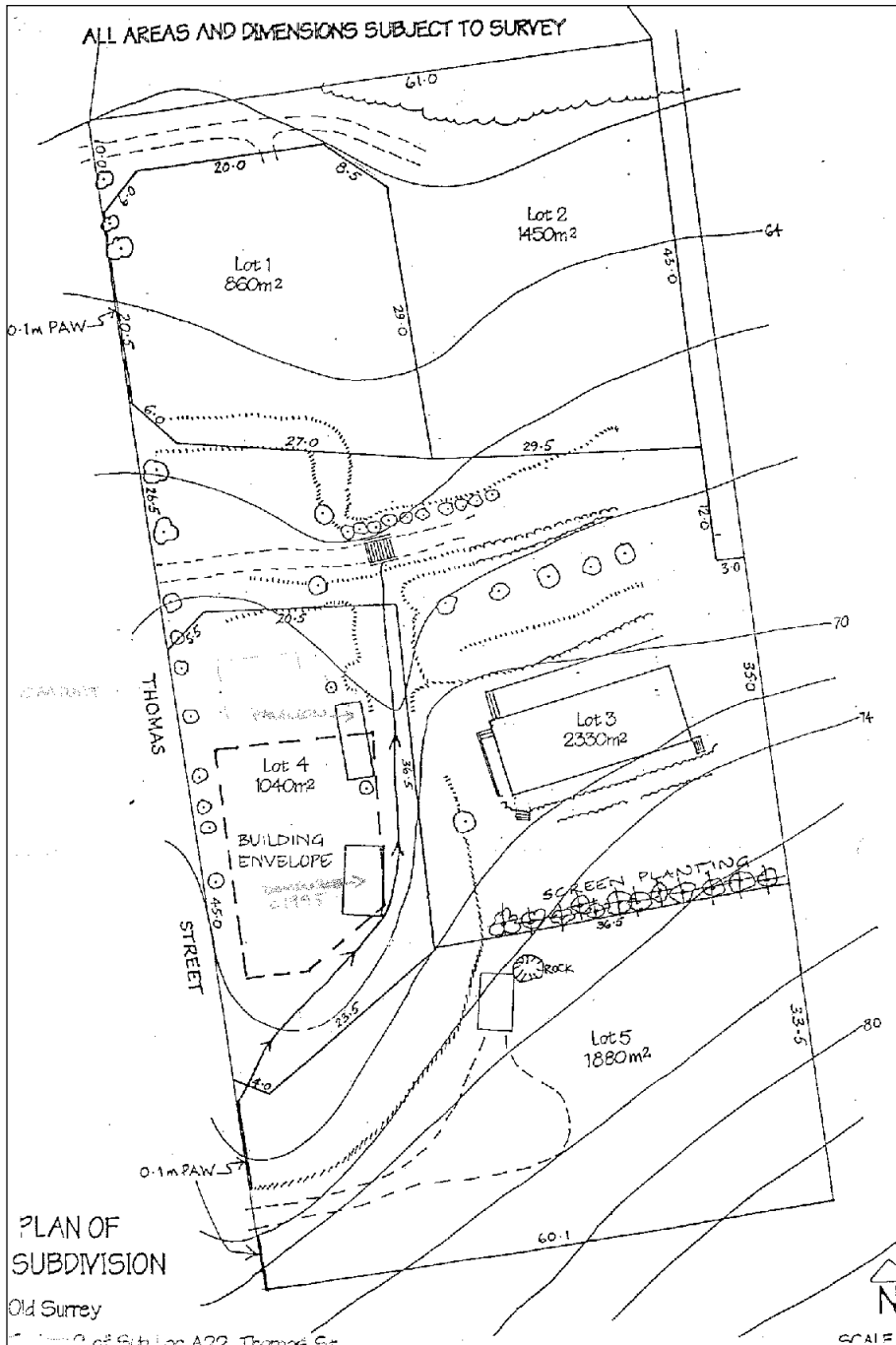
- 1) the house and environs which incorporate the main driveway, brick paved areas and terraced gardens;
- 2) the croquet lawn, which is located adjacent to Thomas Street and includes a small weatherboard pavilion and barbecue area. A drainage line separates this site from the house;
- 3) the area to the south of the house which abuts the Mt Clarence reserve, is dominated by rock outcrops, remnant vegetation and a ravine which separates it from the croquet lawn; and
- 4) a large grassed area to the north of the house which is referred to as "the orchard" and is divided by a seasonal drainage line.

Objectives

1. To ensure the location and design of all new development, in terms of building height, bulk, roof shapes, materials, colours and details, is compatible with the existing character and amenity of "Old Surrey" and its environs.
2. To retain the quiet secluded character of Thomas Street by protecting existing trees and vegetation, both within the road reserve and on the subject land.

Scope

3. This policy applies to lots 100 to 104 Thomas Street as depicted below.



Policy Criteria

Density

4. Notwithstanding the R20 Density Code which is applicable to the site, only one dwelling shall be constructed on Lots 1, 2, 3 & 4 as identified on the plan of subdivision. Two dwellings may be constructed on Lot 5 provided the proponent can demonstrate to Council's satisfaction that the majority of mature trees on the lot can be retained.

Retention of Vegetation

5. Prior to development proceeding on site, the landowner shall submit a plan identifying all existing trees and vegetation on the lot and shall obtain Council approval for removal of any trees or vegetation.

6. Within the "Old Surrey" environs no development shall be permitted which would result in the removal of existing trees or changes to the terracing and gardens, unless approval has been granted by Council.
7. Council may rewire supplementary tree planting and landscaping to be provided as a condition of development approval.

Building Design

8. New development on lots 1, 2, 3 and 4 should be designed by an architect with experience in heritage design to ensure the character and amenity of the site and locality is retained. This is considered particularly critical in regard to Lot 4.
9. Development on Lots 1, 2 & 4 shall comply with Council's "Urban Design & Streetscape Guidelines for Infill Development in Albany". In particular, proposed buildings should:
 - 1) reflect the building of housing from the 1890's as described in the Town of Albany Design Guidelines.
 - 2) have external walls of either masonry, rendered brickwork, traditional weatherboard or such combination as is compatible with the character of the nominated building period.
10. Outbuildings shall be designed and constructed of materials to ensure they are compatible with the character of the main residence.
11. Notwithstanding the "R" Codes, any additional development on Lot 4 shall be restricted to the building envelope as indicated on the plan of subdivision.
12. On Lot 5, development proposals should minimise disturbance to the environment. Building finishes should be restricted to non reflective materials and colours that blend in with the native vegetation. Buildings constructed above rock outcrops will be considered provided the area below the finished floor level of the house in-filled with materials compatible with the external cladding of the residence.

Access

13. A joint driveway will be built to Lots 1 & 2, in the position shown on the plan of subdivision, concurrently with the subdivision of the land and no additional accessways shall be constructed to these lots.
14. Only one driveway crossover shall be permitted for all other lots.
15. Driveways should be constructed either of trafficable brick paving or sealed with a washed gravel finish.

Fencing

16. Solid fencing shall not be permitted with preference given to open pickets, cast iron fencing or hedges as per the fencing guidelines in the Town of Albany Design Guidelines.

Services / Aerials

17. All services within the lot, such as power and telecommunication lines shall be placed underground
18. Radio and TV aerials, other than domestic receivers, shall not be permitted. Satellite dishes should also not be permitted

Drainage Lines

19. All development, including fencing, should be set back to Council's satisfaction from the existing natural drainage lines located within the lots.

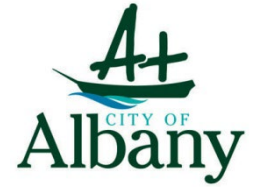
Legislative and Strategic Context

The policy operates within the following framework of legislation.

- *Planning and Development Act 2005*
- *Planning and Development (Local Planning Schemes) Regulations 2015*
- *City of Albany Local Planning Scheme No.2.*

Review

This policy should be reviewed every two years, or earlier if required.



City of Albany

Policy

Local Planning Policy 4.7 Barker Road Industrial Area

Document Approval			
Document Development Officer:		Document Owner:	
Manager Development Services (MDS) Coordinator Planning Services (CPS) Planning Officer (PO)		Chief Executive Officer (CEO) Executive Director Infrastructure, Development and Environment (EDIDE)	
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Document Revision History			
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1.1	Coordinator Planning Services	Minor Administrative changes - Use of new policy template. Updated to align with Local Planning Scheme No.2 OCM: ## Month ### Item: DIS###	####/####/####

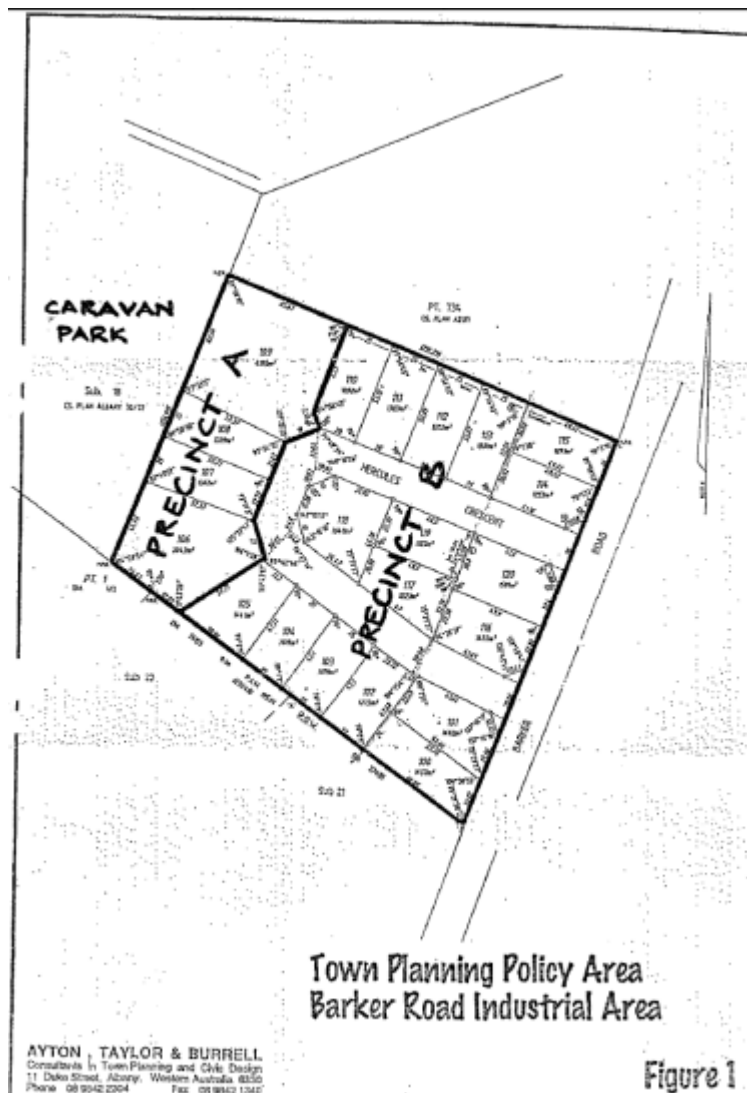
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Legislative and Strategic Context	7
Review Position and Date	7

Objectives

1. To designate the subject land for light industrial, service industrial, showroom and warehouse development that will be compatible with adjoining uses such as the caravan park and sports centre.
2. To preclude uses that would prejudice the amenity of adjacent uses because of noise, odour, fumes, vibration, light, electrical interference, soot, ash, dust, grit, oil, liquid waste or waste products and heavy vehicle movement that may be associated with such uses.

Scope

3. This Policy applies to the Barker Road Industrial Areas depicted below.



Policy Criteria

4. For the purpose of assessing proposed development with the Barker Road Industrial Area, the area has been divided into two precincts. Figure 1 refers.
5. Precinct A immediately abuts the Caravan Park which has a number of park homes located close to the common boundary. Uses proposed within Precinct A will be most stringently controlled by Council to ensure they comply with the definition of light industry and do not impact on the amenity of the caravan park.

6. Within Precinct B, because of the greater separation distances from the Caravan Park and the potential buffers provided by development located between a proposed use and the Caravan Park, Council will give consideration to a broader range of uses providing they can demonstrate there will be no impact on the amenity of the Caravan Park.
7. Development proposed within either Precinct A or B of the Barker Road Industrial Area shall provide a detailed description of proposed uses, materials, machinery, hours of operation, by products and potential impacts on adjoining landuse. Measures proposed to address any impacts shall be detailed and Council may require expert advice to ensure such measures will be effective. Council shall also have regard to the recommended buffer distances and Codes of Practice prepared by the EPA in assessing proposed uses.
8. Within either Precinct A or B, Council shall also have regard to the following measures which may minimise potential impacts:
 - a) the design of the development and extent to which all activities, outside storage areas, lighting, car parking, loading and vehicle manoeuvring areas are buffered by the building from the caravan park;
 - b) the insulation qualities of the building materials and screen walls;
 - c) the hours of operation.
 - d) Uses such as car wrecking, transport and fuel depots, concrete batching plants, metal fabrication and seafood processing would not be acceptable in either Precincts A or B.
 - e) Uses such as panel beating, spray painting, small good manufacturing, dry cleaners, joinery and wood working would not be approved in Precinct A but, depending on their location and scale, may be permissible in Precinct B.
 - f) To effectively screen the industrial estate from the caravan park by providing:
 - i) a 1.8 meter high mist green coloured sheet metal fence on the boundary adjacent to the caravan park and pt lot 1 Albany Highway;
 - ii) a 3 metre wide landscaped buffer area which is planted and maintained with suitable vegetation adjacent to the sheet metal fence to effectively screen the industrial estate; and
 - iii) a landscaping easement 3 metres in width upon the titles of those lots affected the by the landscaped buffer area and the placement of pine log barriers on the boundary of the easement to prevent vehicles or stored goods encroaching into the easement.
9. The fence and landscaped buffer area shall be provided by the developers to Council's specification and satisfaction.
10. To encourage a high standard of development fronting Barker Road with facades being constructed predominantly of brick and glass. All development to be constructed of new materials.
11. To coordinate landscaped setback areas to Barker Road, with a minimum width of three metres adjacent to the road reserve being planted as a continuous strip.
12. To coordinate access, egress and car parking along the Barker Road frontage in order to minimise the number of driveways onto Barker Road and create safe and convenient car parking in front of proposed developments.

13. Applications to develop lots fronting Barker Road will be required to design car parking and landscaping areas so that they can be coordinated with adjoining lots and reciprocal rights of access will be required in order to achieve this objective. Direct access onto Barker Road from individual lots will generally not be supported.
14. To control future uses of the subject land, Council reserves the right to serve notice, where any activity is viewed as not being in accordance with the Policy.

Legislative and Strategic Context

The policy operates within the following framework of legislation.

- *Planning and Development Act 2005*
- *Planning and Development (Local Planning Schemes) Regulations 2015*
- *City of Albany Local Planning Scheme No.2.*

Review

This policy should be reviewed every two years, or earlier if required.



City of Albany
Policy

Local Planning Policy 4.9 Station Precinct Guidelines

Document Approval			
Document Development Officer:		Document Owner:	
Manager Development Services (MDS) Coordinator Planning Services (CPS) Planning Officer (PO)		Chief Executive Officer (CEO) Executive Director Infrastructure, Development and Environment (EDIDE)	
Document Control			
File Number - Document Type:		CM.STD.7 – Policy	
Synergy Reference Number:		NP1767530	
Status of Document:		Council decision: Adopted.	
Distribution:		Public Document	
Document Revision History			
Version	Author	Version Description	Date Completed
1.0	EDDS	Author: Executive Director Development Services (EDDS). NP06697.	26/06/2006
2.0	MGR	Review Reference: OCM 23/05/2017 Resolution CCCS028. Amended: (a) Appended with document control. (b) Replaced term Town of Albany with City of Albany. (c) TPS term replaced with LPS. Albany Foreshores Development Committee replaced with Development Infrastructure & Services Committee.	26/06/2017
2.1	Coordinator Planning Services	Minor Administrative changes - Use of new policy template. Updated to align with Local Planning Scheme No.2 OCM: ## Month ### Item: DIS###	#####

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Background

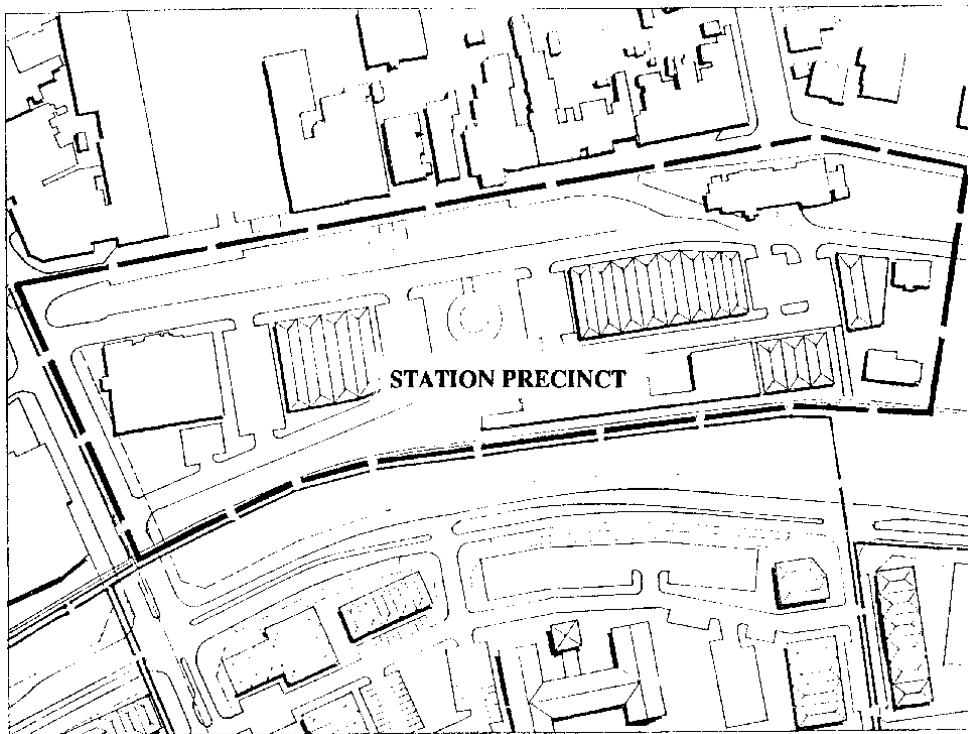
Development within this precinct must achieve the following urban design goals:

- It must be strongly integrated with the Town proper,
- It must develop its own unique character with its own sense of place,
- It must facilitate strong connection with the future developments on the foreshore and function as a catalyst to movement between the Town and the foreshore.

It is a precinct with strict controls, in which the treatment of the facades is crucial to the character of the precinct, the type and scale of the roofs will be highly visible from Stirling Terrace and the pattern, scale and character of the development will greatly influence the appreciation of the foreshore development.

Scope

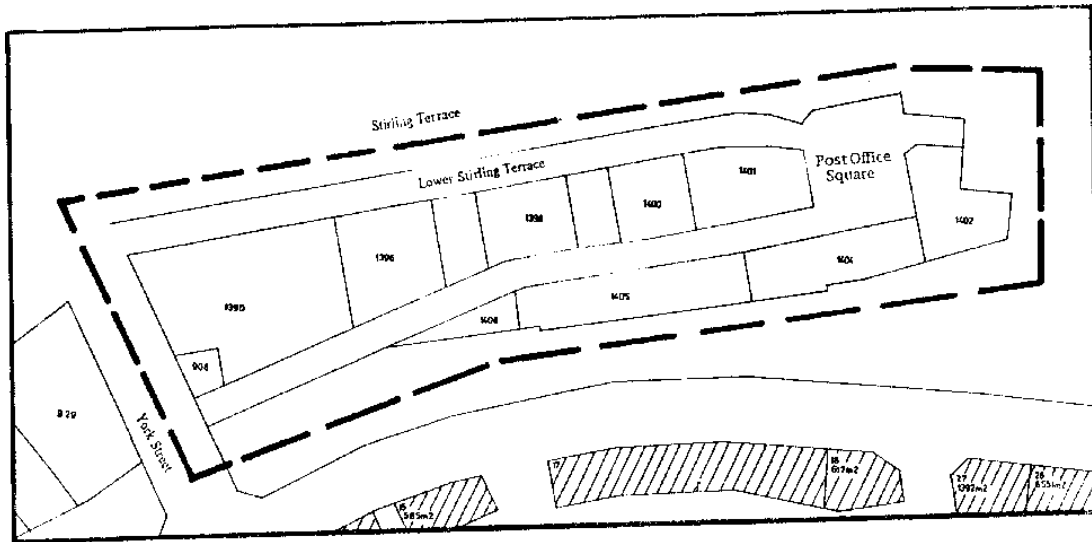
1. This policy applies to the area depicted in the below image.



Policy Criteria

Subdivision

2. The size and location of development sites is defined by the subdivisional plan below. Development sites may be amalgamated and subdivided following planning approval of an appropriate development proposal, which satisfies the development objectives, development guidelines and illustrated concept design.



Land Tenure

3. The development sites defined shall be issued for:

- Freehold Purchase and/or
- Leasehold

at the discretion of the relevant authorities and under such conditions as they deem to be appropriate, which shall be in accordance with these guidelines, but not exclusively so.

4. Any tenancy agreements pertaining to the defined development sites shall have specific performance requirements based on the guidelines.

Site Definition

5. Development sites are shown hatched and communal car parking sites are shown stippled. Site boundaries may be redefined to meet the objectives of the guidelines, providing design proposals have been approved by the Development & Infrastructure Services Committee.

Zonings/Land Uses

6. The preferred uses are to be of a tourist orientation and by the nature of their operation be supportive of the tourism theme and/or the development of cultural facilities within the precinct.

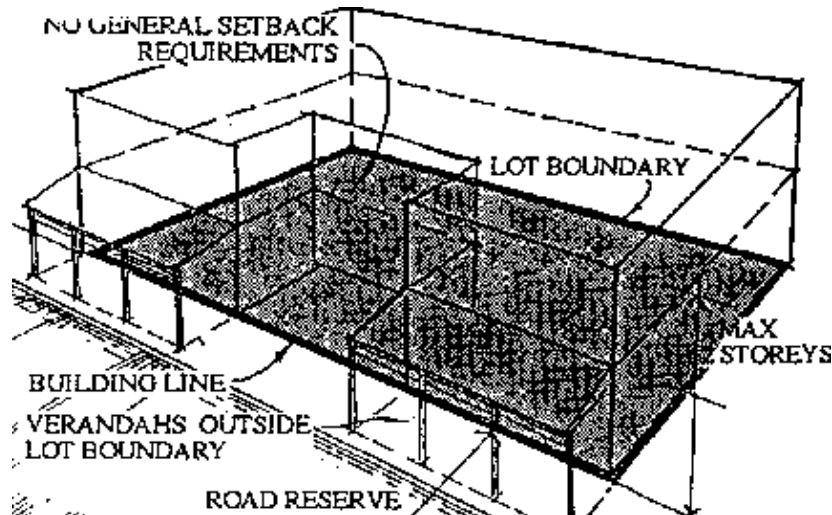
7. Free standing fast food outlets that are not integrated with adjacent shops are unlikely to be approved, unless designed in a manner beneficial to the overall development of the precinct.

Plot Ratios

8. A maximum plot ratio of 1.5 may be permitted, with a maximum of 2 storey height limit and 100% site cover, providing this is compatible with development in the vicinity. 3 storey development will be permitted on site 1402.

Setbacks

9. There are not setback requirements from any boundary. Any setbacks will need to be justified in accordance with other provisions of these guidelines. Verandah and awnings shall be constructed within the abutting public road and other reserves.



Landscaping

10. This shall be provided within hospitality courtyard spaces or to make the street presentation of service yards more attractive.

Streetscape

11. The streetscape characteristics for the rest of Upper Stirling Terrace should be emulated within this Precinct.

For development this means:

- Facades constructed at the building line.
- Facades as continuous as possible.
- Footpaths sheltered by awnings or verandas.
- Facades should be 1 or 2 stories in height

Fronts

12. All developments must present “fronts” to each street, i.e. Lower Stirling Terrace, Post Office Square and the Parade in front of the Station Communal car parks should be considered as street frontages for this purpose.

Setbacks

13. Generally are not encouraged, except where hospitable courtyards can be formed and to the frontage of the Railway Station.

Service Yards

14. Should be internalised to avoid visual impact on streetscapes.

Street Furnishings

15. The type, nature and character of street furnishings and landscaping are illustrated in the accompanying landscape concept.

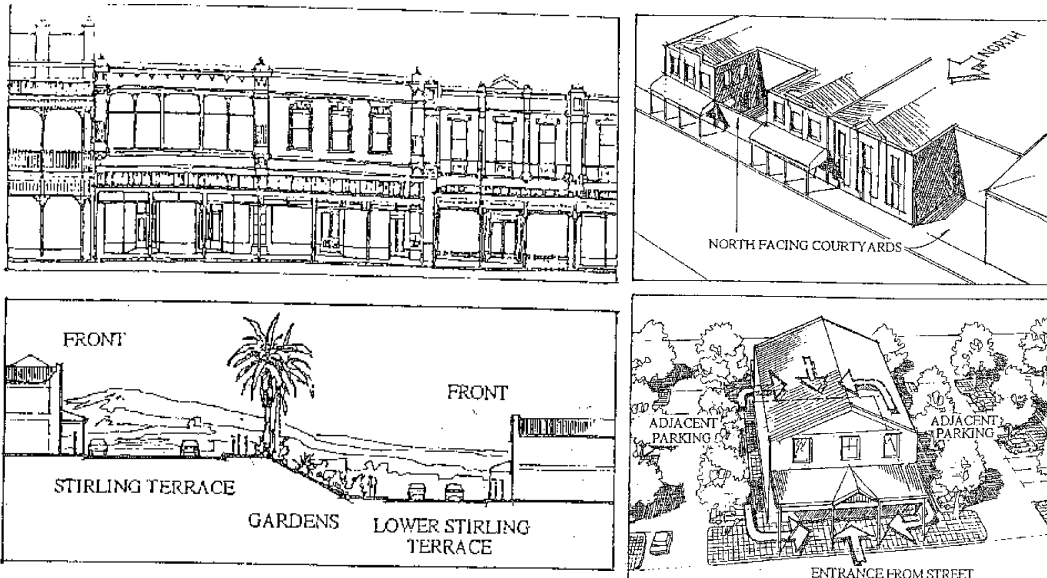
Streets, Car Parks, etc.

16. All elements within the public domain shall be undertaken by the relevant development agencies.

17. This will ensure a consistent character and standard of implementation. The standard of these works shall indicate the development standards expected of private developers.

Pedestrian Access

18. All developments shall have direct pedestrian access through street frontages.



BUILDING DETAILS

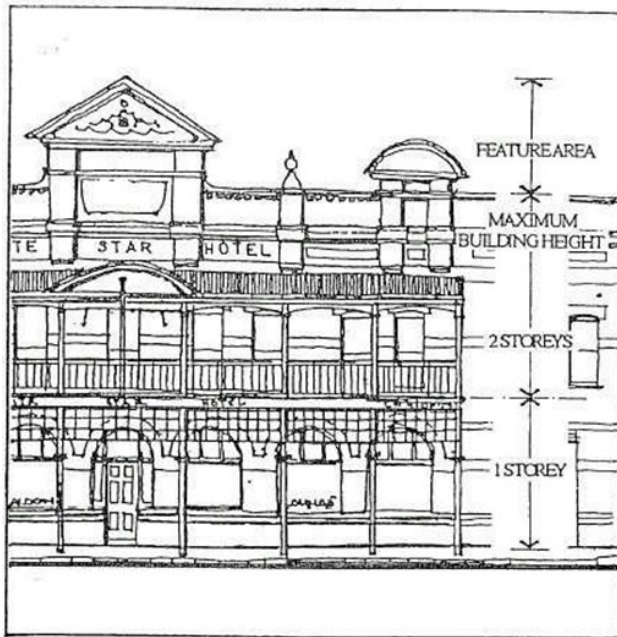
Exemplars

19. The buildings of Upper Stirling Terrace provide the model for the following building details, in their scale and proportions.

Building Heights

20. All buildings shall be 1 or 2 stories in height 4.5-8m façade heights.

21. Features, such as towers, may be permitted to exceed 2 stories in height.



Roofs

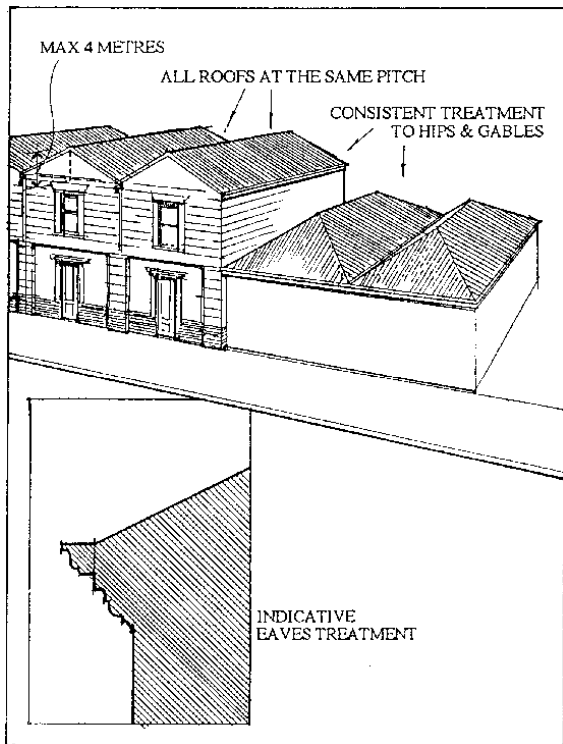
22. All roofs shall be pitched. Roof pitches are to within the range 26.5 degrees (1:2) to 45 degrees (1:1).

23. From eave to ridge roof heights shall not exceed 4m.0

24. Generally roof ridges shall run normal to Stirling Terrace.

25. Roofs shall be gabled or hipped ends, unless parapeted.

26. Generally eaves shall be finished flush with walls, unless forming a verandah.



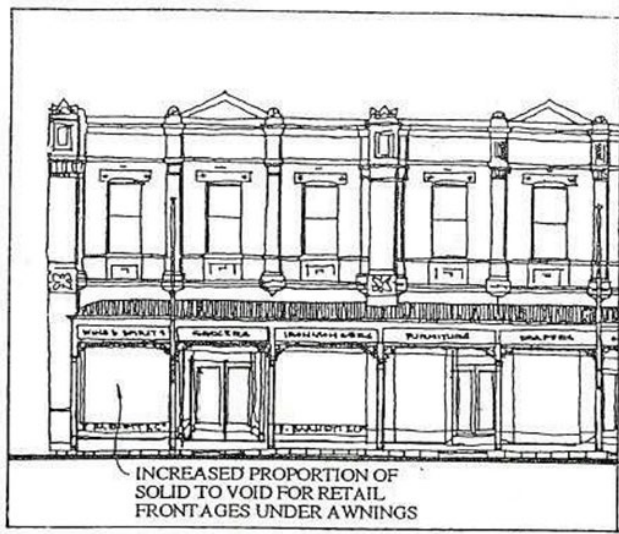
Walls

27. Generally walls shall be of masonry or timber construction with holes for windows and doors.

28. Walls should be articulated into a base, middle and capping as per the Stirling Terrace exemplars.

29. Walls should be articulate into bays not exceeding 6m in length.

30. Exceptions to this shall be retail frontages under verandas or awnings, where the proportion of void to solid may increase as per the exemplars.



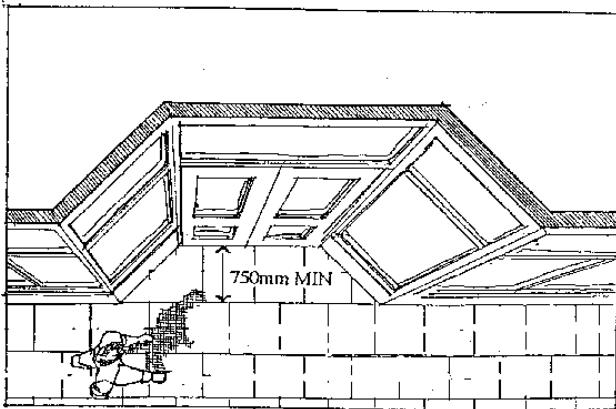
Openings

31. Apart from retail frontages door and window openings shall be inset from the façade by, at least 125mm. Openings should be articulated to set up façade rhythms as per the exemplars.

32. Door openings shall be indented from the facade by, at least, 750mm.

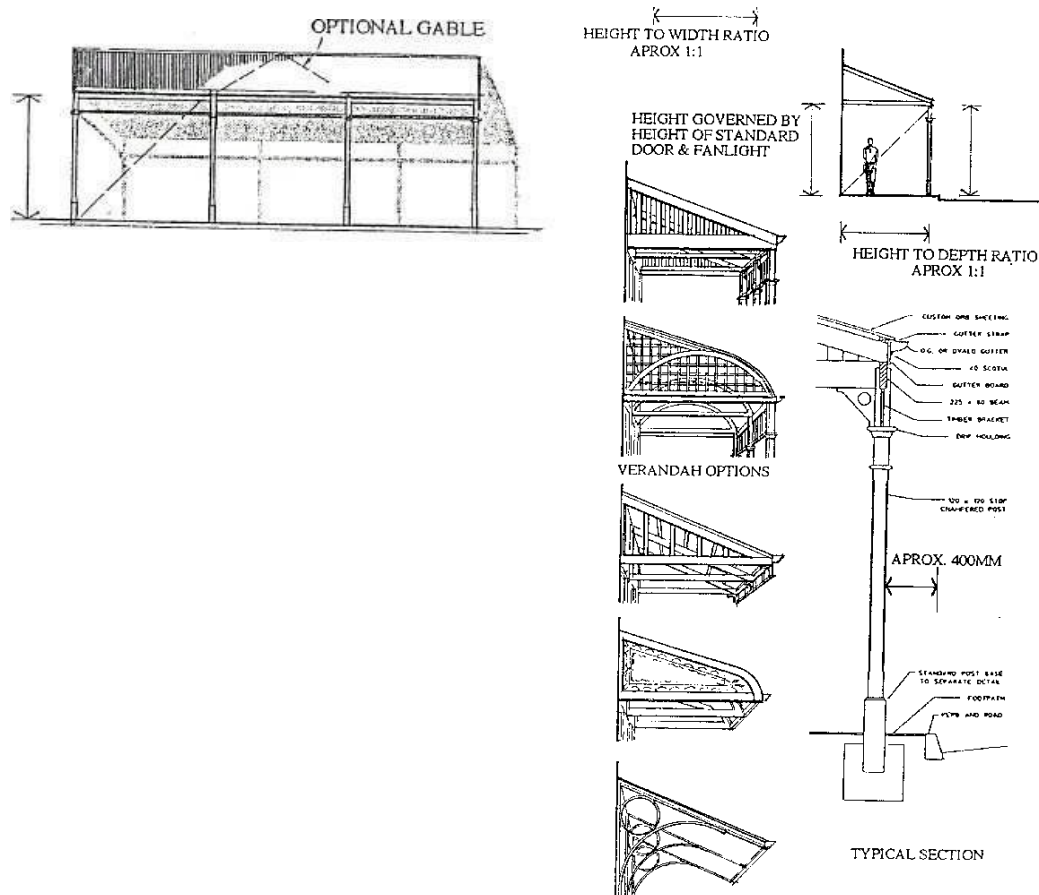
33. Retail frontages shall consist of:

- Tiled recessed entry.
- Thin timber or bronze shop fittings.
- Timber or tiles stall boards.
- Plate glass glazing.
- Timber part-glazed doors.



Verandah and Awnings

34. These shall comply with the dimensions shown below.



35. As far as possible there shall be continuity of shelter for pedestrian movement provided by verandas and awnings.

36. Traditional structures and roofing materials shall be used.

Materials

37. The range of materials, traditionally used, and the relative extent of their use, are as follows:

- Brickwork, equivalent to dark blend Albany bricks or light blend Albany bricks.
- Painted render using Classical Revival proportioning and details.
- Painted timber boarding, joinery and verandah.
- Glazing generally clear glass to windows, clear etched or patterned to door lights.
- Painted signs with external illumination only, when provided.
- Roofs in iron or shingle

Colours

38. The traditional palette of colours used in this part of Albany is as follows:

- 1) Walls: Various ochre shades, cream, off-white, light pink, grey/blue.
- 2) Highlights: Black, dark brown, chocolate brown, dark green, rust.
- 3) Joinery: Dark Green, black, white, beige, turquoise, various browns.
- 4) Tiling: Dark green, mid-brown, white, coloured frieze tiles. Verandah Dark green, mid to dark brown, white.
- 5) Roofs: Grey shingles or iron. Where visible this should be painted in dark green, dark red and/or cream.

Building signage

39. Exterior identification signage only shall be permitted. It shall consist of painted signs with any illuminations being external to the sign. Signage shall be integral with the construction of the building.

40. Exterior signage shall be confined to traditional locations:

- Flush parapet signs.
- Projected hung signs from the upper facade – valance signs.
- Under verandah/awning signs.

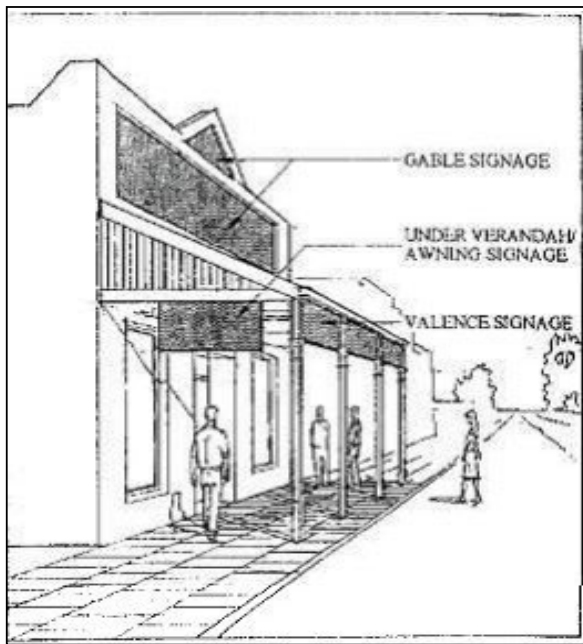
41. Livery colour schemes shall not be permitted unless they conform with the preferred colour palette and are approval by the City of Albany.

42. Window signage may be permitted.

43. Permanent signage should be painted, stained or etched.

44. Advertising signage should be confined to internal display.

45. Sandwich boards and other forms of portable signage must comply with Council policy



Courtyards

46. If courtyards are to be provided these should be on the north side of developments where hospitable climatic conditions can be assured.

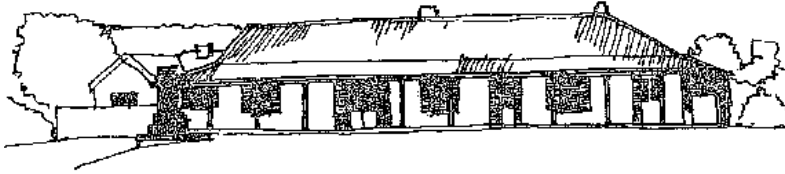
47. Congeniality of scale and character must also be provided in courtyard spaces.



BUILDING DETAILS

Respectful Development

48. New buildings shall not ape or replicate heritage buildings. They shall, as far as possible, be contemporary buildings which utilise building vocabularies drawn from their immediate context, particularly heritage elements. These vocabularies shall include building types and configurations, orientation; heights; scale; roof forms; pitches and materials; wall materials, massing fenestration; opening details, eaves, awnings, verandah, hoods, screens, chimneys; roof ornamentation, other ornamentation; building rhythms; colours, textures and qualities of materials and finishes, including signage.



RESIDENCY MUSEUM

49. Design proposals shall be accompanied by detailed appraisal of the immediate context of all development proposals.

Vehicular Servicing

50. Off street servicing shall be walled from public view and shall, preferably, not occupy street frontage.
51. Vehicular crossing points shall be readily visible with adequate sightlines for pedestrian and vehicular safety.

Aerials, Collectors, etc.

52. Structure and appurtenances such as radio and TV aerials, antennas, masts, dishes, solar collectors, air conditioners, plant and equipment etc. which are normally roof mounted shall be concealed from view. The only exceptions which may be granted are to be proposals which can satisfactorily demonstrate that these appurtenances are an integral part of the design and contribute to the character and interest of the development.

Colour Schemes

53. Recommended colours for new buildings are provided in Appendix 2. Contemporary colour palettes or traditional palettes, compatible with the heritage buildings in the precinct will be considered, however approvals must be obtained from the City of Albany or the Heritage Council, as applicable.

DEVELOPMENT STANDARDS

54. These shall be determined in accordance with the heritage requirements of the precinct.

Zonings/Land Uses

55. These are not applicable in this precinct as the heritage requirements and the museum uses are not bound by the Local Planning Scheme. Ancillary uses and site planning factors impinging on surrounding roads and precincts shall need planning approvals.

Setbacks

56. There are not setback requirements from any boundary.

Landscaping

57. This shall be provided within hospitable courtyard spaces or to make the street presentation of service yards more attractive.

STREETSCAPE FACTORS

Streetscape

58. The integrity of the setting of heritage elements must be safeguarded ahead of other streetscape considerations.

Service Yards

59. Should be internalised to avoid visual impact on streetscapes.

Street Furnishings

60. The type, nature and character of street furnishings and landscaping are illustrated in the accompanying landscape concept.

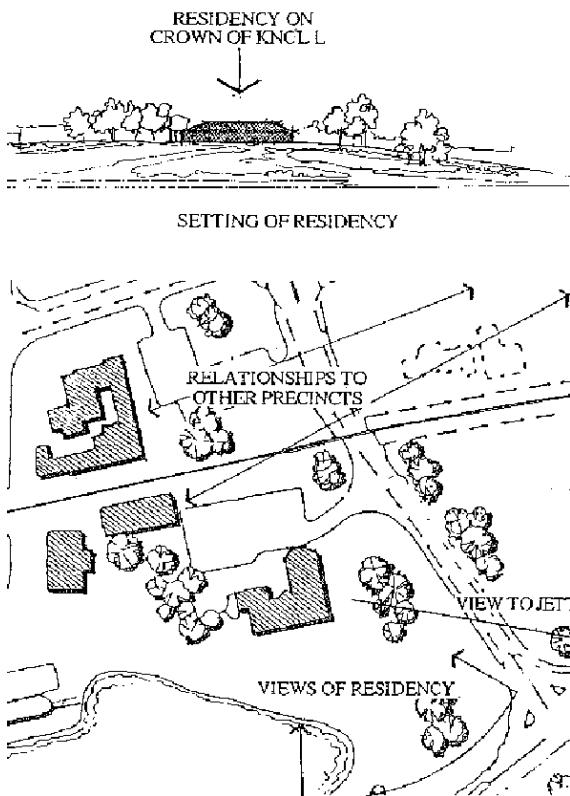
Streets, Car Parks, etc

61. All elements within the public domain shall be undertaken by the relevant development agencies.

62. The standard of these works shall indicate the development standards expected of private developers.

Pedestrian Access

63. All developments shall have direct pedestrian access through street frontages.



Vehicular Servicing

64. On street servicing shall be from designated kerb side loading bays only.

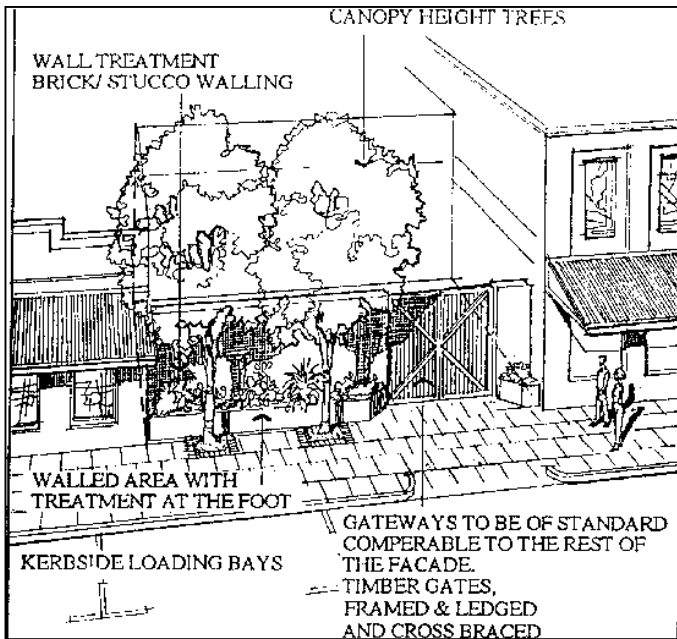
65. Off street servicing shall be walled from public view and shall, preferably, not occupy street frontage.

66. Vehicular crossing points shall be readily visible with adequate sightlines for pedestrian and vehicular safety.

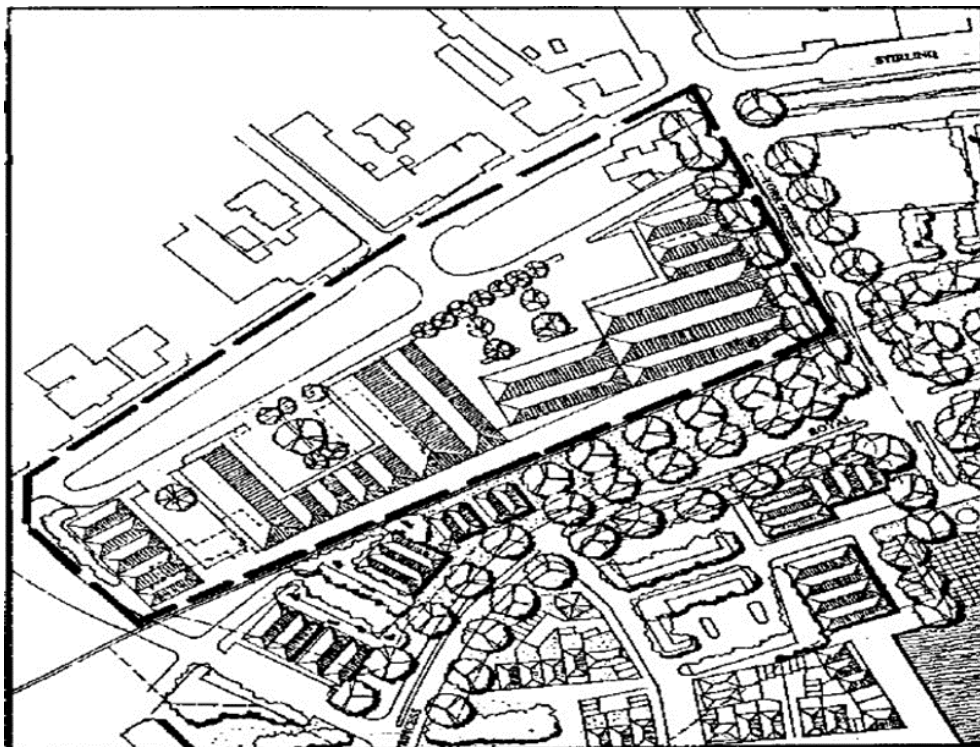
Aerials, Collectors, etc.

67. Structure and appurtenances such as radio and TV aerials, antennas, masts, dishes, solar collectors, air conditioners, plant and equipment etc. which are normally roof

mounted shall be concealed from view. The only exceptions which may be granted are to be proposals which can satisfactorily demonstrate that these appurtenances are an integral part of the design and contribute to the character and interest of the development.



WESTERN PRECINCT GUIDELINES



Introduction

68. Redevelopment within this precinct must achieve three urban design goals:

- It must physically complement the Station Precinct and reinforce its relationship with the City of Albany (Town proper);
- It must provide a transition between the Town proper and the Major Lockyer Park Precinct;

- It must encourage movement and activity between the Major Lockyer Park Precinct, the Town proper and the Station Precinct.

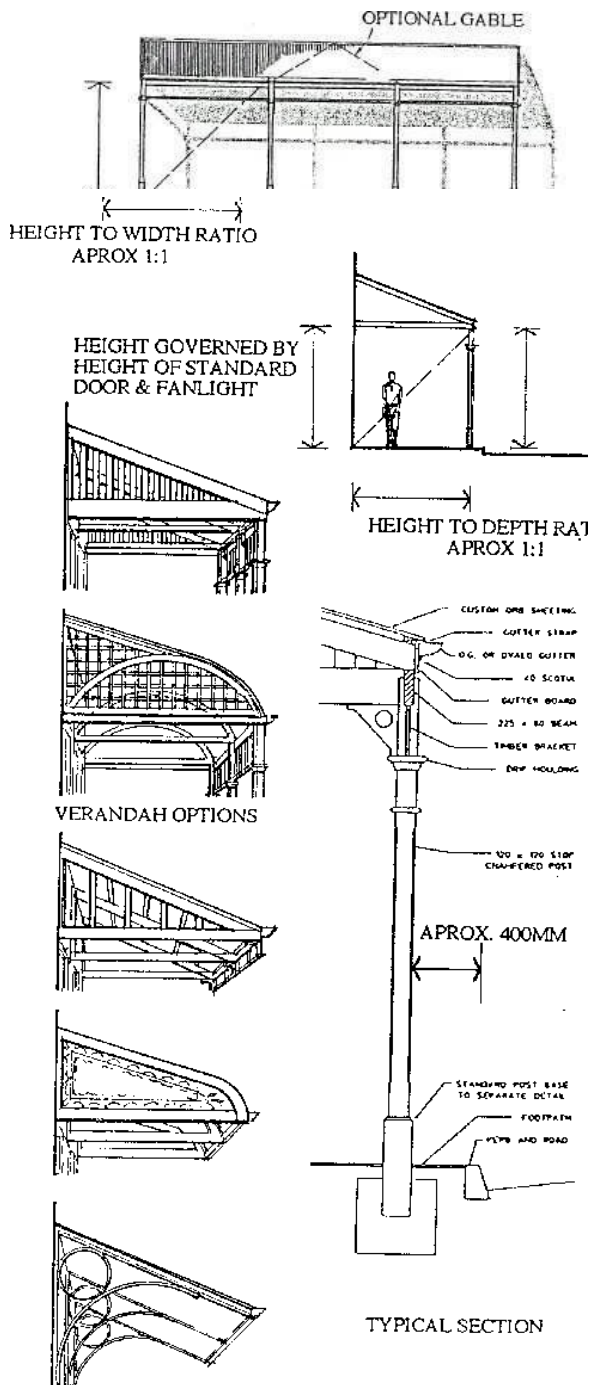
69. It is a precinct with strict controls as it occupies as prominent a position as the Station Precinct. In this precinct the treatment of the facades is crucial to its character and must provide a transition to the historically important Major Lockyer Park Precinct. Its scale must mediate between the larger scale required of development at the foot of York Street and the more modest scale and considered patterning and detailed of the historic Major Lockyer Park Precinct.

Verandas and Awnings

70. These shall comply with the dimensions shown below.

71. As far as possible there shall be continuity of shelter for pedestrian movement provided by verandas and awnings.

72. Traditional structures and roofing materials shall be used.



Materials

73. The range of materials, traditionally used, and the relative extent of their use, are as follows:

- Brickwork, equivalent to dark blend Albany bricks or light blend Albany bricks.
- Painted render using Classical Revival proportioning and details.
- Painted timber boarding, joinery and verandah glazing generally clear glass to windows, clear etched or patterned to door lights.
- Painted signs with external illumination only, when provided.
- Roofs in iron or shingle.

Colours

74. The traditional palette of colours used in this part of Albany is as follows:

- 1) Walls: Various ochre shades, cream, off-white, light pink, grey/blue.
- 2) Highlights: Black, dark brown, chocolate brown, dark green, rust.
- 3) Joinery: Dark Green, black, white, beige, turquoise, various browns.
- 4) Tiling: Dark green, mid-brown, white, coloured frieze tiles. Verandah Dark green, mid to dark brown, white.
- 5) Roofs: Grey shingles or iron. Where visible this should be painted in dark green, dark red and/or cream.

Colour Schemes

75. Recommended colours are provided in Appendix 2.

76. Contemporary colour palettes will be considered, however approvals must be obtained from the City of Albany.

Building Signage

77. Exterior identification signage only shall be permitted. It shall consist of painted signs with any illuminations being external to the sign. Signage shall be integral with the construction of the building.

78. Exterior signage shall be confined to traditional locations:

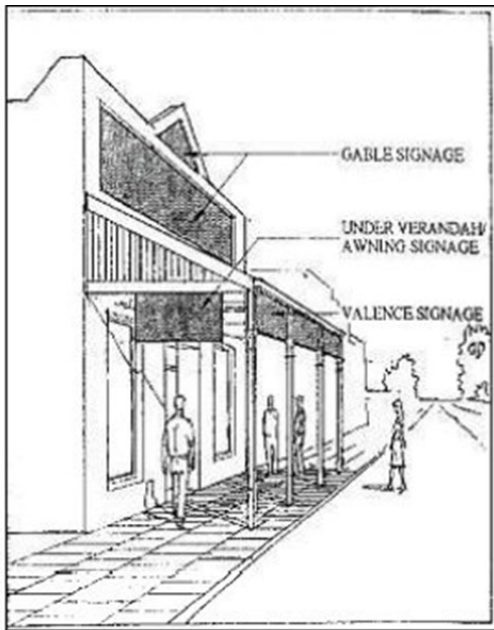
- Flush parapet signs.
- Projected hung signs from the upper façade – valance signs.
- Under verandah/awning signs.

79. Livery colour schemes shall not be permitted unless they conform with the preferred colour palette and are approval by the City of Albany.

80. Window signage may be permitted. Permanent signage should be painted, stained or etched.

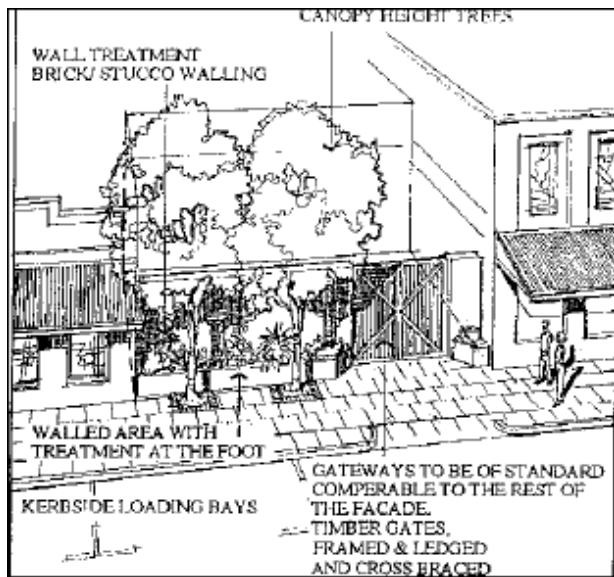
81. Advertising signage should be confined to internal display.

82. Sandwich boards and other forms of portable signage must comply with Council policy.



Vehicular Servicing

- 83. On street servicing shall be from designated kerb side loading bays only.
- 84. Off street servicing shall be walled from public view and shall, preferably, not occupy street frontage.
- 85. Vehicular crossing points shall be readily visible with adequate sightlines for pedestrian and vehicular safety.



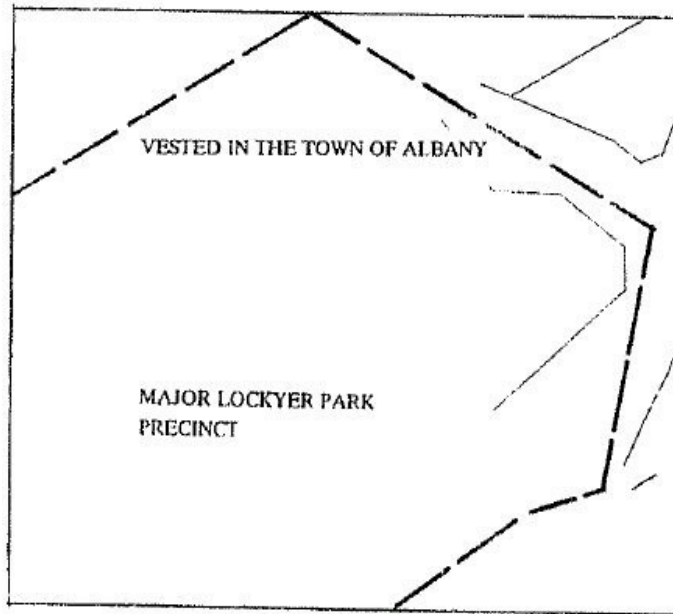
Aerials, Collectors, etc.

- 86. Structure and appurtenances such as radio and TV aerials, antennas, masts, dishes, solar collectors, air conditioners, plant and equipment etc. which are normally roof mounted shall be concealed from view.

87. The only exceptions which may be granted are to be proposals which can satisfactorily demonstrate that these appurtenances are an integral part of the design and contribute to the character and interest of the development.

Development Sites

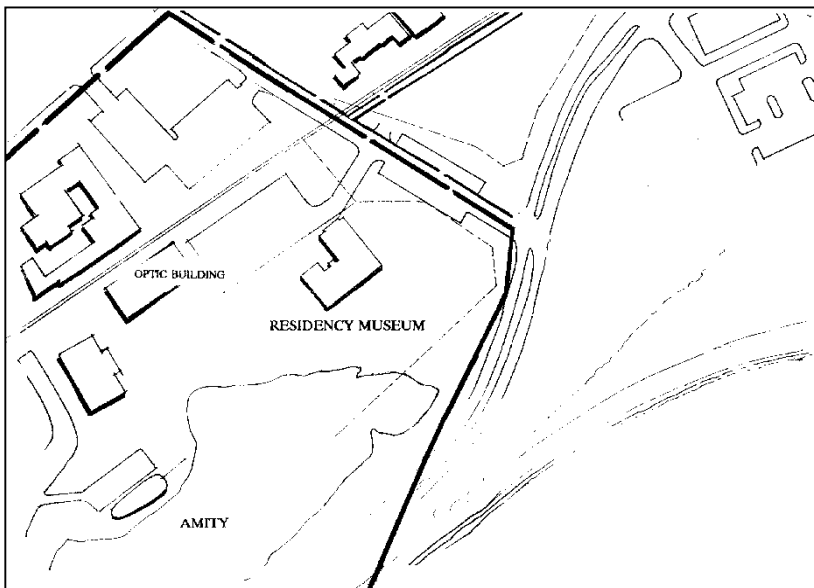
88. The size and location of development sites shall be determined in a master plan to meet the expanding needs of this precinct and to ensure the integrity of all heritage elements.
89. Development sites will be determined in accordance with the master plan and all development proposals perused by the Development Infrastructure & Services Committee, to ensure satisfaction of the development objectives, development guidelines and illustrated concept design.



Land Tenure

90. The development sites defined shall be given the appropriate form of land tenure, which safeguards specific performance requirements based on the guidelines.

MAJOR LOCKYER PRECINCT GUIDELINES



91. Development within this historically important precinct must achieve the following urban design goals:

- The historical integrity and setting of this precinct and its heritage elements must be safeguarded.
- The visual relationships between this precinct and other parts of the town and foreshore must be retained.
- It is a major destination point for visitors to Albany and the foreshore and it must be attractively linked and highly accessible to the other foreshore precincts.

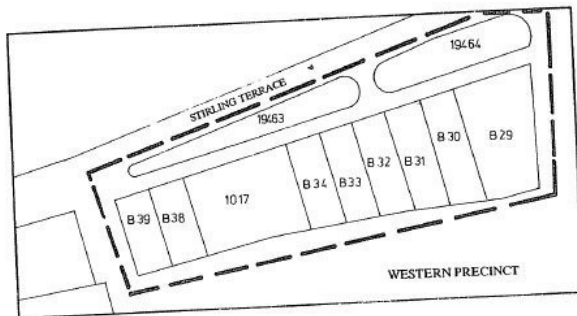
92. It is a precinct with strict controls because of the assessed heritage value of the precinct and its major elements. It is also a precinct which has established the identity of Albany in the minds of visitors. Development must reinforce the heritage value of the precinct and strengthen the precinct's role. Development should not emulate heritage places, but respect them in the manner of the Optic Building.

DEVELOPMENTS SITES

Subdivision

93. The size and location of development sites is defined by the existing subdivisions.

94. Development sites may be amalgamated and subdivided following planning approval of an appropriate development proposal, which satisfies the development objectives, development guidelines and illustrated concept design.



Site definition

95. Development sites would benefit by communal car parking, which would need to be developed by the building owners in co- operation. Site boundaries may be redefined to meet the objectives of the guidelines, providing design proposals have been approved by the Development Infrastructure & Services Committee.

Development Standards

96. All of the following standards shall be in accordance with the City of Albany, Town Planning Scheme – Central Area Zone, unless otherwise noted.

Zonings/Land Uses

97. Various uses are permitted under the central area zone within the current City of Albany Local Planning Scheme. The preferred uses are to be of a tourist orientation and by the nature of their operation be supportive of the tourism theme and/or the development of public facilities within the precinct.

98. Free standing fast food outlets that are not integrated with adjacent shops are unlikely to be approved, unless designed in a manner beneficial to the overall development of

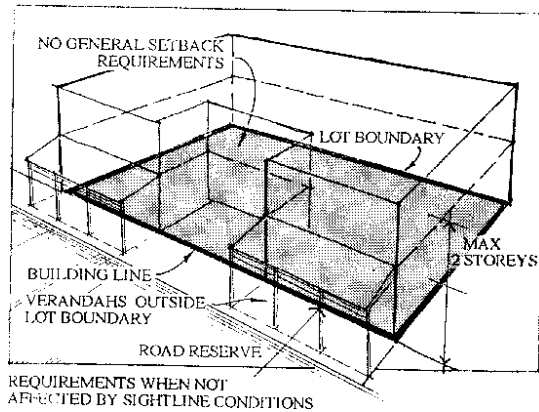
the precinct.

Plot Ratios

99. A maximum plot ratio of 1.5 may be permitted, with a maximum of 2 storey height limit and 100% site cover, providing this is compatible with development in the vicinity.

Setbacks

100. There are not setback requirements from any boundary. Any setbacks will need to be justified in accordance with other provisions of these guidelines.



Landscaping

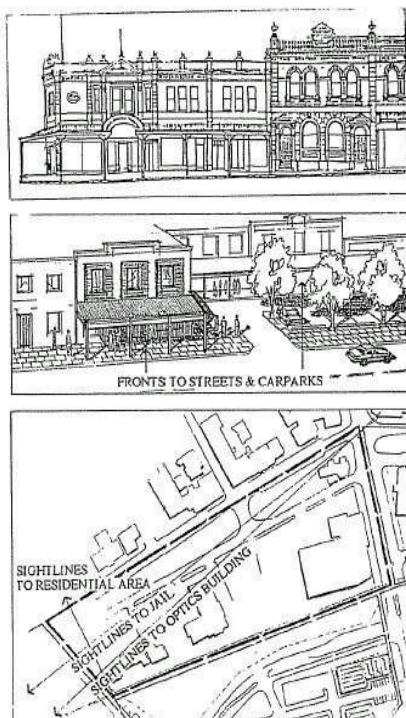
101. This shall provide an extension of the street landscaping themes or make the street presentation of service yards more attractive.

Streetscape Factors

Streetscape

102. Appropriate streetscape characteristics of Upper Stirling Terrace should be emulated within this Precinct. For development this means:

- Facades constructed to maintain views from York Street to Major Lockyer Park Precinct.
- Pedestrian routes sheltered by awnings or verandas.
- Facades should be 1 or 2 storeys in height.



Fronts

103. All developments must present “fronts” to Stirling Terrace, York Street and Residency Drive. Railway frontage must be attractively presented.

Setbacks

104. These are related to sightlines between important places.

Service Yards

105. Should be internalised to avoid visual impact on streetscapes.

Street Furnishings

106. The type, nature and character of street furnishings and landscaping are illustrated in the accompanying landscape concept.

Streets, Car Parks etc.

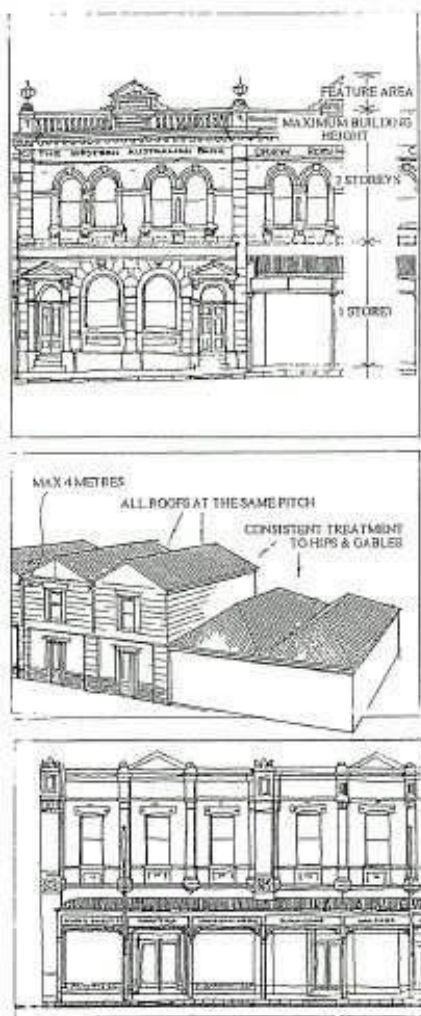
107. All elements within the public domain shall be undertaken by the relevant development authority.

BUILDING DETAILS

Building heights

108. All buildings shall be 1 or 2 storeys in height 4.5- 8m facade heights.

109. Features, such as towers, may be permitted to exceed 2 storeys in height.



Walls

110. Generally walls shall be of masonry or timber construction with holes for windows and doors.
111. Walls should be articulated into a base, middle and capping.
112. Walls should be articulated into bays not exceeding 6m in length.
113. Exceptions to this shall be retail frontages under verandas or awnings, where the proportion of void to solid may increase.

Roofs

114. All roofs shall be pitched. Roof pitches are to within the range 26.5-45. From eave to ridge roof heights shall not exceed 4m. Roofs shall be gabled or hipped ends, unless parapeted. Generally eaves shall be finished flush with walls, unless forming a verandah.

Openings

115. Apart from retail frontages door and window openings shall be inset from the façade by, at least 125mm. Openings should be articulated to set up façade rhythms.
116. Door openings shall be indented from the façade by, at least, 750mm.
117. Retail frontages shall consist of:
- Tiled recessed entry.
 - Thin timber or bronze shop fittings.
 - Timber or tiles stall boards.
 - Plate glass glazing.
 - Timber part-glazed doors.

Legislative and Strategic Context

The policy operates within the following framework of legislation.

- *Planning and Development Act 2005*
- *Planning and Development (Local Planning Schemes) Regulations 2015*
- *City of Albany Local Planning Scheme No.2.*

Review

This policy should be reviewed every two years, or earlier if required.