



Development Services

**City of Albany
Policy**

VARIATIONS TO RESIDENTIAL DESIGN CODES

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Objective:

To ensure the local topography and built character of a street or suburb is protected by varying an inappropriate element of the Residential Design Codes.

Policy Statement

The specific variations that apply to the Residential Design Codes are set out in the following Table 1 (Variations to Residential Design Codes).

Table 1 – Variations to Residential Design Codes

Design Code	Variation
Part 6 – Design Principles Setback of garages and carports	Additional Deemed-to-comply requirements Carports setback 3.0m from primary street and 1.5m from a secondary street.
Part 6 – Design Principles Excavation or fill	Additional Deemed-to-comply requirements Retaining walls on the side or rear lot boundaries that adjoin reserved land, not exceeding 1.0m in height from natural ground level. Where land is included within Schedule 1 of the Sloping Land Policy (Element D) the extent of cut and fill is to be in accordance with that Policy. Additional Design Principles Retaining walls that will not detrimentally affect the character and/or amenity of the streetscape or when viewed from reserve areas. Where adjacent to reserved lands walls that do not facilitate a decrease in the direct visual surveillance of a public area.
Part 6 – Design Principles Outbuildings	See Policy – Non Habitable structures (Element A).