



Planning & Development Services

**City of Albany
Policy**

**MIDDLETON BEACH
TOURIST PRECINCT**

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Objectives:

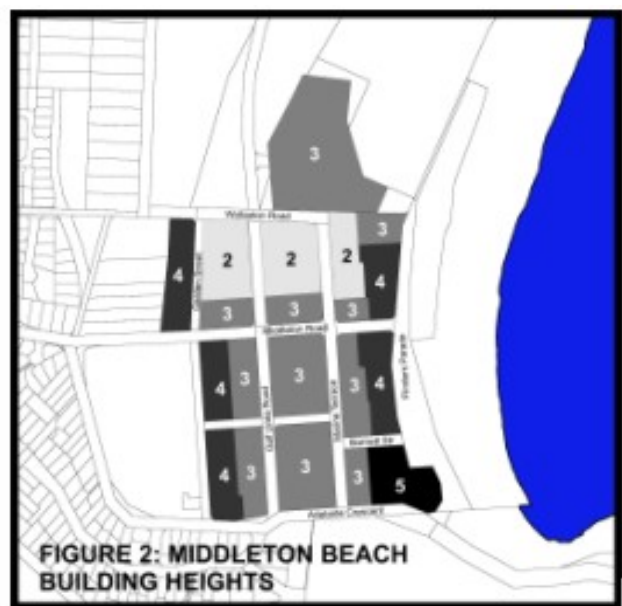
- 1) To create a high quality and vibrant beachside tourist precinct.**
- 2) To encourage the provision of a wide range of facilities and services to serve both visitors and the local community.**
- 3) To encourage a more diverse range of housing and tourist accommodation.**
- 4) To establish appropriate height limits for development within the precinct.**

Scope

The policy applies to the area identified in the plan found at the rear of this policy.

Policy Statement

The preferred distribution of land uses within the Precinct is indicated on Figure 1 below.



Land Use Aspirations

The City's land use aspirations for the area seek to create:

- 1) Flinders Parade – 'The Beach Strip': As an active beach front urban edge comprising restaurants, cafes, tourist accommodation and residential apartments.
- 2) Middleton Road – 'The Main Street': As an urban street with on street parking, commercial uses on the ground floor and residential uses above. To include small shops (deli video rental, etc), tourist related uses, and offices directly serving the public.
- 3) Adelaide Crescent – 'Local Mixed Use Street': As an informal street incorporating occasional small cafes and other local facility uses.
- 4) Garden Street: 'Residential Edge to the Park': As an intense residential edge to Eyre Park.

Proposed land uses will be dealt with on their merits based on the relevant provisions of the Town Planning Scheme. The aspirations set out above are intended to provide applicants with clear direction in terms of Council's intentions for the area and to provide guidance to the Council in exercising discretionary powers under the scheme.



'Beach Strip'



'Main Street'



'Local Mixed Use Street'



'Residential Edge to Park'

Building Heights

Maximum building heights within the Precinct are set out in Figure 2 above. In relation to the the Middleton Beach Caravan Park site, the following height criteria applies:

1. No development shall be approved which results in overlooking of the beach and bathing area (100 metres seaward of high water mark), by an occupant within the development.
2. Development should harmonise with the landscape elements in siting and design, particularly in regards to colours, scale, height and materials.
3. No development shall exceed 7.5 metres in height. Where development at the prescribed height may result in overlooking of the beach and bathing area the provisions of clause 1 shall prevail.
4. Alterations to natural landforms (eg. Cutting, filling, grading, excavating) shall be minimised during development and the site restored to it's former appearance or as near as practical.
5. This policy may preclude the construction of a building to the maximum height otherwise allowed under the operative Town Planning Scheme or another policy of Council.

While the figures indicated in the Figure 2 represent the maximum number of floors allowable the specific height requirements are as set out below:

- 1) Two (2) Storeys: As per Category B of Clause 3.7.1 of the Residential Design Codes.
- 2) Three (3) Storeys: As per Category C of Clause 3.7.1 of the Residential Design Codes.
- 3) Four (4) Storeys: Top of External Wall (roof above) - 12 metres; Top of External Wall (roof concealed) - 13 metres; Top of Pitched Roof - 15 metres
- 4) Five (5) Storeys: Top of External Wall (roof above) - 15 metres; Top of External Wall (roof concealed) - 16 metres; Top of Pitched Roof - 18 metres

Variations to the maximum heights will only be considered in the following circumstances:

- 1) Where, in order to articulate the built form and roofscape, heights are averaged around the maximum height. Such variations shall be subject to no increase in the number of floors and the demonstration that the amenity of neighbouring properties will not be adversely affected.
- 2) Where ground floor heights are increased to facilitate commercial use in mixed use buildings. The maximum increase shall in such cases be 1.0 metre.

Front Setbacks

On Middleton Road (between Flinders Parade and Garden Street) and on Adelaide Crescent (between Flinders Parade and Golf Links Road) front setbacks may be relaxed to nil where commercial uses are incorporated in a mixed use building. Setbacks may be relaxed in residential buildings from those required by the Residential Design Codes to a minimum of 1.5m.

Other than the relaxations set out above setbacks shall comply with the provisions of the Residential Design Codes.

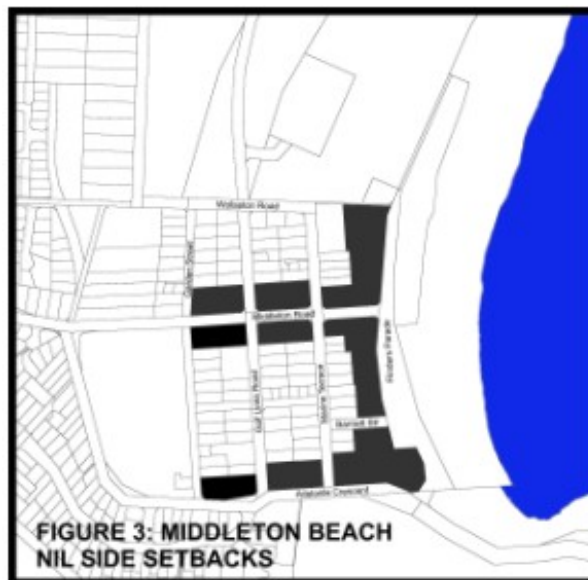
Side Setbacks

Two (2) Storey Zone – As per the Residential Design Codes.

Three (3) Storey Zone – Nil on Middleton Road and Adelaide Crescent.

Four (4) and five (5) Storey Zone – Nil on Flinders Parade.

Other than the relaxations set out above setbacks shall comply with the provisions of the Residential Design Codes.



Active Streetscapes

Buildings shall interact with the public domain. Blank walls, heavy planting, screen walls, or garages and carports in the front setback area shall be avoided.

The entrance to buildings shall be clearly visible from the street.

Buildings shall have windows overlooking the street to improve passive surveillance of the public domain.

Front Fences

Front fences above 750mm from natural ground level shall be visually permeable (minimum 50% open) and masonry piers shall be limited to a maximum height of 1800mm above natural ground level.

Fibre cement and metal sheeting shall not be acceptable materials for front fences.

Retaining Walls

Retaining walls are to be limited in length and height along street frontages.

Balconies

Balconies are to be located adjacent to living areas, to be sufficiently large to promote indoor/outdoor living, and to provide wherever possible surveillance over the street.

Bulk and Scale

Larger new buildings shall be articulated to break down their perceived bulk and establish a scale appropriate for the locality when seen from the street.

Council may require the submission of streetscape drawings indicating how new buildings will integrate into the street.

Car Parking

Except for residential development, where the development generates its peak parking demand outside of 8am to 5pm and is within 200 metres of the foreshore car park a 50% reduction in the parking requirement will be considered by Council.

Cash in leiu payments for parking shortages as specified in the scheme shall be considered at the same rate as specified in Council's Car Parking (Central Area Zone) Policy.

POLICY APPLICATION AREA (FIGURE 1)

