



Planning & Development Services

**City of Albany
Policy**

**FRENCHMAN BAY
TOURIST DEVELOPMENT
SITE**

FRENCHMAN BAY TOURIST DEVELOPMENT SITE

Objectives:

- 1) ***To ensure development conserves the outstanding natural and environmental values of the area.***
- 2) ***To encourage innovative tourism development appropriate to the local natural environment and the visual amenity of the area and provide an incentive to reduce the footprint of development.***
- 3) ***To ensure that the impacts of any areas of higher development on the natural topography are minimized.***
- 4) ***To ensure development on the site is not seen from the beach other than in the area immediately in front of the eastern parking area.***

Policy Statement

Landuses

Development shall provide for tourist establishments which offer short-term accommodation (i.e. for periods of less than three months) to the general public.

These uses may include small scale hotels, motels and guest houses; holiday flats, chalets, lodges and other low-impact tourist development. Such uses could be considered with or without facilities, and could also include ancillary uses such as minor conference facilities.

The inclusion of a convenience store serving the daily needs of local residents will be actively encouraged in any development and a restaurant and could be considered.

Building Heights

In relation to the eastern portion of Lot 1 as identified on Appendix A attached, in the area immediately south of the land affected by the 75m coastal development setback, a 15 metre section will only be capable of development at a single storey height above natural ground level. Development to a maximum height of 2 storeys above natural ground level may be permitted behind (to the south) the section which is limited to single storey development.

Building heights shall generally be limited to two storeys and shall comply with the standards established by Category B of Clause 3.7.1 of the Residential Design Codes notwithstanding that the buildings may be used exclusively for short stay accommodation and related facilities.

The Council may consider buildings of three storeys subject to the following criteria:

- 1) That the proposed development has reduced the potential development footprint on the site while utilising areas of least visual impact and avoiding steeper and/or higher slopes.
- 2) That the setbacks of the development footprint from boundaries shall be maximized and that vegetation is retained or established in these areas to screen development.
- 3) That the components of three storey development are limited to 25% of the total building footprint on the site.

- 4) Heights comply with the standards established by Category C of Clause 3.7.1 of the Residential Design Codes.

Setbacks

The Council will be willing to relax setbacks between buildings to assist in reducing the overall footprint of development.

All development on the Land is to be setback a minimum of 75 metres from the high water mark (as per Appendix A attached). A greater setback may be required if recommended by any relevant public authority or in an applicable policy.

No development is to encroach into the spring catchment boundary unless, having regard to technical information concerning the potential impact of development on the Vancouver Springs catchment, a lesser distance is supported by the relevant public authority and approved by Council.

Bulk and Scale

Preferably development should comprise a number of smaller buildings tightly integrated around pedestrian walkways and sheltered public areas. Larger buildings shall be articulated to break down their perceived bulk and establish an appropriate scale when read against the topography of the locality.

Materials and Colours

The materials and colours used shall comprise a limited palette consistently applied across the whole development. The use of natural materials such as stone and timber will be encouraged

Parking Areas

Parking areas shall be sensitively distributed and within the site.

Wherever possible parking areas shall be screened with walls or vegetation.

Retaining walls

Retaining walls more than 3 metres high shall be screened with vegetation to reduce their visual impact

Assessing Impacts on the Natural Topography and Landscape

The Council will require the submission of a scaled model of the development or detailed accurate photomontage images, which clearly delineates the impact of the proposal on the natural topography of the site.

Any submission shall also include:

- 1) A drawing indicating all areas where current ground levels will be altered with the proposed new levels clearly set out.
- 2) A site survey indicating existing vegetation on the site which identifies the areas of existing vegetation which will be removed to facilitate the development. This drawing is to include FESA requirements for fire prevention on the site.

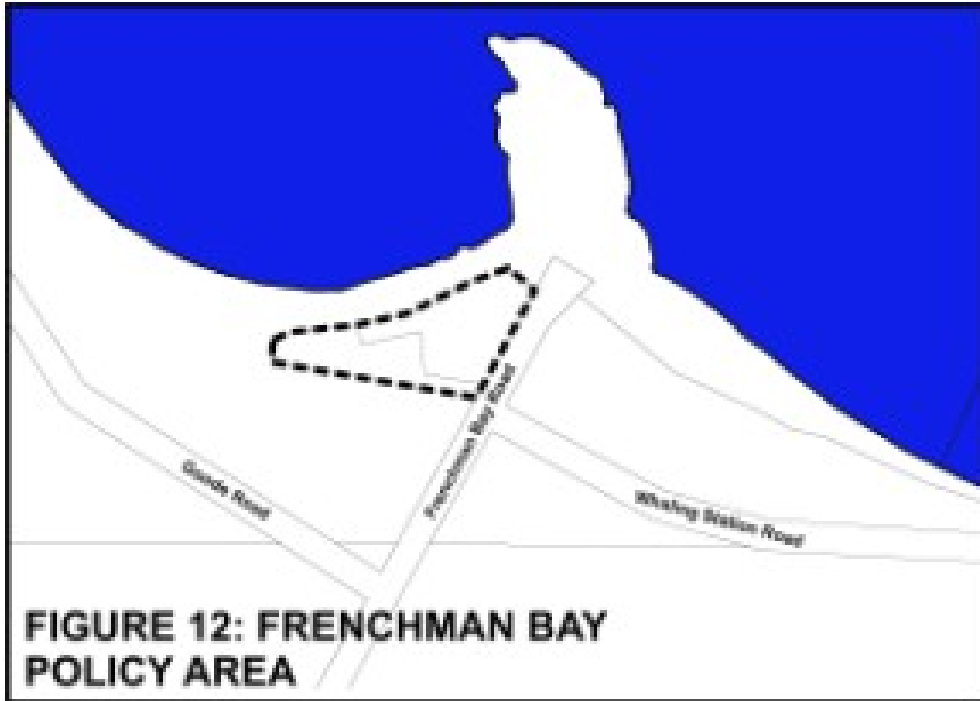


FIGURE 12: FRENCHMAN BAY POLICY AREA

