

LOCAL DEVELOPMENT PLAN PROVISIONS - LOTS 213, 214 AND 215 SPENCER STREET, ALBANY

Relationship to City of Albany Local Planning Scheme No. 1, Residential Design Codes and Other Planning Instruments

- A) The provisions of the *City of Albany Local Planning Scheme No. 1* (LPS1) and the *Residential Design Codes* (R-Codes) are varied as detailed within this Local Development Plan (LDP).
- B) Where related to residential development, the following standards constitute amendments to the R-Codes and operate as deemed-to-comply provisions.
- C) Where residential development is consistent with the LDP on Lots R1 – R7 inclusive, there is no requirement for neighbour consultation and development approval.
- D) Any variation to the deemed-to-comply provisions, as outlined in the LDP or the R-Codes, is required to be addressed through an application for development approval.
- E) All other requirements of LPS1 and the R-Codes shall be satisfied in all other matters.
- F) This LDP is to be read in conjunction with the *Albany Historic Town Design Policy* with relevant provisions of this Policy applied as appropriate to development of the LDP site.

Residential Design Codes

1. The R-Coding applicable to the LDP area is R60.

Streetscape

2. The facade of any building fronting Spencer Street is to be designed to complement the appearance of the existing buildings on Lots M1 and M2 in a manner consistent with 'recognised heritage conservation guidelines and principles'.
3. The minimum building setback on Lots R1, R2 and R3 from the Frederick Street property boundary is 3 metres.
4. Dwellings fronting Frederick Street are to be single storey in height at the street frontage (northern boundary) and be complementary to the bulk and character of the adjoining dwelling to the east (27 Frederick Street).
5. Buildings fronting Frederick Street or Spencer Street are to provide pedestrian access from the street elevation.

Design Elements

Heritage

6. The existing facades of the building on Lot M1 are to remain unaltered with the exception of the removal of the later and intrusive verandah and window additions. Any restoration of the building (i.e. replacement of the verandah or windows, repainting, etc.) should be authentic and be based on documentary and physical evidence.
7. The facade of the building on Lot M2 is permitted to be rationalised, such that only the windowed section of the facade, as well as the original timber trusses and south facing skylight windows, are retained either in-situ or reused within any development. The remainder of the facade fronting Spencer Street is to incorporate design elements of the building on Lot M2 in order to provide visual cues back to the retained structure.

8. Development is to conform to the City of Albany *Historic Town Design Policy* or any subsequent adopted Local Planning Policy.

View Corridor

9. A view corridor from Frederick Street to the Penny Post building and existing oak tree on adjoining Lot 212 Stirling Terrace is to be maintained as shown on the LDP.

Building Height

10. Building height will be generally in accordance with Category B of Table 3 of the R-Codes, except as otherwise varied by this LDP. 'Natural ground level' will be considered the finished floor level (FFL) for the lower floor of each building.
11. The building height on Lots M1 and M2, for residential and non-residential development, is to be in accordance with Category B of Table 3 of the R-Codes. There is scope to have single storey and/or second storey development for all or parts of Lots M1 and M2.
12. Notwithstanding Provision 11, the maximum building height for dwellings on the Frederick Street frontage on Lots R1, R2 and R3 will be in accordance with Category A of Table 3 of the R-Codes. The purpose of this Provision is to ensure a single storey scale and bulk for these buildings when viewed from Frederick Street, whilst allowing for use of the existing fall of the site to establish an undercroft area under the FFL of the upper floor. Subject to detailed design and the location of the dwelling footprint, a two storey dwelling may be permitted on Lot R1 provided the maximum building height when viewed from the Frederick Street frontage is in accordance with Category A of Table 3 of the R-Codes.

Built Form, Materials and Colours: Lots R1 – R7

13. Built form, materials and colours should generally be consistent across Lots R1 – R7 inclusive and complement surrounding and nearby buildings including historic listed buildings. External materials can include painted or rendered masonry, timber weatherboard or cement-cladding. Development should be sympathetic in form, size, bulk and setback to surrounding Frederick Street properties.
14. Use of unpainted or non-rendered face brick is not permitted.
15. Roof pitch for all new dwellings to be a minimum of 25 degrees with the roof ridges generally running north-south to optimise view corridors to the harbour. Small sections of flat roofs may be permitted if they facilitate 'good' design.
16. Unpainted 'Zincalume' roofing is required for all buildings. Roofing tiles are not permitted.
17. All dwellings on Lots R1-R7 inclusive are to be provided with a garage and/or carport constructed in materials to complement the dwelling.

Built Form, Materials and Colours: Lots M1 and M2

18. Built form, materials and colours should generally be consistent across both Lots and should respect the existing heritage values of the Lots. External materials can include painted or rendered masonry, timber weatherboard or cement-cladding.
19. Unpainted 'Zincalume' roofing is required for all buildings. Roofing tiles are not permitted.

Garage width

20. For Lots R4, R5 and R6, the garage door and its supporting structure can occupy up to 60% of the frontage of the private road/common property.

Fencing

21. Any fencing on the Frederick Street boundary of the LDP site is to be to the satisfaction of the City. Any fencing on the Frederick Street boundary is to be of uniform construction, visually permeable above 1.2 metres to a height no higher than 1.8 metres above the natural ground level. The fencing is not to be constructed in Colorbond.

Surveillance of the Open Space and Surveillance of the Common Property

22. Provision should be made for dwellings on Lots R1, R2, R6 and R7 so they offer passive surveillance where possible to the open space through the provision of major openings and habitable rooms.
23. Dwellings on Lots M2 and R7, abutting the common property, should be orientated so they offer passive surveillance over the common property through the provision of major openings and habitable rooms.

Setbacks

24. Minimum building setbacks are shown on the LDP that apply to certain setbacks for Lots R1 to R6 inclusive. No balconies, roofed patios and decks raised above 0.5 metre from the courtyard ground level are to be located within the identified building setback area. Averaging of the building setback from these identified boundaries is not supported.
25. No building is permitted in the common property.
26. The setbacks from other property boundaries can be nil. In order to maximise solar access, ventilation, streetscape and privacy, buildings are supported to be built to the boundary.

Open Space/Site Coverage

27. The minimum open space is 30% on Lots R1 – R7 inclusive.
28. A maximum plot ratio of 2:0 applies to Lots M1 and M2.

Landscaping

29. Landscaping in the common property is to be established and maintained by the Strata Company at all times.
30. The proponent is responsible for installing street trees bordering the site for the Frederick Street frontage to the satisfaction of the City.

Access and Parking

Vehicular Access

31. The existing Right of Carriageway easement to Cheyne Cottage, located within the common property to the south of Lots M2 and R7, is to be modified to pedestrian access only.
32. The location of vehicle access points is generally to accord with the LDP.

33. The private road/common property servicing Lots R1 – R7 inclusive, to have a 'reserve' width of at least 6 metres.
34. Vehicular access to garages and carports is to be from the preferred crossover locations (vehicle access) shown on the LDP unless approved by the City.
35. Crossovers are to be suitably constructed, drained and sealed in asphalt, concrete, brick paving or similar materials to the satisfaction of the City prior to occupation of the dwellings.

Parking

36. Two car parking spaces are to be provided per dwelling on Lots R1 – R7 inclusive.
37. Single garages only are permitted to Lots R1, R2 and R3 from Frederick Street. A garage, carport or parking space for a second car for these Lots must be accessed from the private road/common property.
38. Visitor parking associated with Lots R1 – R7 inclusive are to be located as generally outlined on the LDP.
39. The four existing on-street car parking spaces in Spencer Street, adjoining the LDP site, provide an off-set for on-site car parking on Lot M1.
40. Car parking for the mixed use development is to be located as generally outlined on the LDP.
41. Two car parking spaces are provided in the common property, to the south of Lot M2, to support development on Lot M2. The City will consider tandem parking in the common property, to the south of Lot M2, where suitable arrangements have been made at the Development Application stage to the satisfaction of the City.
42. Car parking design is to ensure that cars can enter and exit the driveway/common property, located between Lots M1 and M2, in a forward gear.

Bicycle Parking

43. Appropriate bicycle parking and/or bicycle storage will be provided on the LDP site and addressed at the Development Application stage.

Non-Residential Uses

44. Further to LPS1 Schedule 2 for AU12 and Condition 2(a), development of Lots M1 and M2 is to incorporate commercial land uses such as 'office' and 'shop' on the ground floor for the section of the buildings fronting Spencer Street. A minimum of 60m² of commercial floorspace net lettable area (NLA) is required per Lot.
45. Without demolition of any part of the existing building on Lot M1, floor space limitations exist due to limited available space to develop car parking. The following scenarios may apply:
 - Combination of commercial on ground floor and residential on second floor. Maximum commercial floorspace of 60m² NLA along with two car parking spaces for residential use to address the R-Codes.
 - Commercial floorspace and no residential. Maximum commercial floorspace is 120m² NLA.
46. With demolition of parts of the existing buildings on Lots M1 and M2, office accommodation may be provided on the LDP for a maximum of 270m² NLA of non-residential use on Lot M1 (if there is no residential component) and a maximum of 210m² NLA of non-residential use on Lot

M2 (if there is no residential component). Should the residential component be greater, the commercial floorspace is required to correspondingly be reduced to address LPS1 car parking requirements.

47. Development of the upper floor of the building on Lot M2 must take into account the existing heritage elements of the building including two internal trusses, south facing windows and the need to let light in through these windows. The heritage elements can remain in-situ or be re-used within any development. Development of the upper storey is to minimise impact on the streetscape and must be setback appropriately from the Spencer Street frontage.

Servicing

48. Stormwater drainage is to be managed on site and released into the surrounding drainage system in accordance with *Better Urban Water Management Guidelines*, as approved by the City.
49. Appropriate arrangements are to be made at the Development Application stage regarding the approach to recycling and waste collection.

Incidental Development

50. Provision is to be made for centralised letter boxes for Lots R1-R7 inclusive near the entrance of the private road/common property from Frederick Street.
51. As a condition of development approval, a security gate is to be developed in the 'service corridor', on the eastern side of proposed car parking bays.

LOCAL DEVELOPMENT PLAN

Lots 213, 213 and 215
 Spencer Street (corner
 Frederick Street)
 City of Albany

LEGEND

- Local Development Plan Boundary
- Existing Lot Boundary
- Proposed Lot Boundary
- Minimum Building Setback (distances as shown)
- Existing buildings can be retained, partly demolished or demolished except facades on Lot M1
- ↗ View Corridor
- Mixed Use
- Residential
- Open Space (Common Property)
- Common Property (access and servicing)
- ➔ Vehicle Access
- 🚗 (2) Parking Area (and number of carparking bays)
- ↔ Pedestrian Access
- Existing facades to be retained
- Facade permitted to be rationalised
- * Carparking to be designed to enable cars to enter and exit the driveway in a forward gear

The Local Development Plan has been approved pursuant to Schedule 2, Part 6, clause 52(1) of the Planning and Development (Local Planning Schemes) Regulations 2015.

Chief Executive Officer _____ Date _____
 City of Albany

<p>F ADD FACADES, CARPARK, EXIS. BUILDINGS 181031 REV DESCRIPTION YMMDD</p>	<p>10m NORTH SCALE 1:400 SHEET A3</p>
<p>edge PLANNING & PROPERTY</p> <p><small>Edge Planning & Property 134 Hare Street, Mount Clarence ALBANY WA 6330 E: steve@edgeplanning.com.au M: 0409 107 336</small></p>	<p>DRAWING NUMBER REV EP 170924 01 F</p> <p><small>Issued for design intent only. All areas and dimensions are subject to detail design + survey.</small></p>

