

Local Development Plan

1.0 GENERAL PROVISIONS

- 1.1 The requirements of the City of Albany Local Planning Scheme No. 1 (Scheme), SPP 7.3 Residential Design Codes Volume 1 (R-Codes), SPP 7.3 Residential Design Codes Volume 2 – Apartments, and Local Planning Policy Neighbourhood Centres apply, unless otherwise provided below.
- 1.2 This Local Development Plan (LDP) is prepared in accordance with clause 5.7 of the Scheme and Part 6 of the Deemed Provisions.
- 1.3 Proponents are to address the specific sub-precinct character statements, precinct objectives and sub-precinct development provisions in any development application.

2.0 WHOLE OF PRECINCT OBJECTIVES

- 2.1 The objectives of the LDP are listed below:
 - (a) Provide opportunities for the enhancement of the Spencer Park Neighbourhood Centre toward a mixed use, medium to high density development that includes employment, housing, community facilities and a high-quality network of streets and paths.
 - (b) Ensure that development is visually interesting and responsive to the local context and streetscape with well-considered application of materials, textures, colour, and the articulation of building form and mass.
 - (c) Ensure that development incorporates appropriate weather protection, solar access, and open space.
 - (d) Minimise the visual impact of surface parking on the public domain and surrounding lots.
 - (e) Provide for non-residential uses at the ground level within the Central Sub-Precinct and fronting the 'Main Street'.
 - (f) Provide for adaptable ground floor levels within the Residential Mixed Use Sub-Precinct where fronting the street.
 - (g) Ensure that development occurs together with improved street and verge treatments.

3.0 SUB-PRECINCT CHARACTER STATEMENTS

- 3.1 The following character statements apply to the four sub-precincts:

Central Sub-Precinct (R80 C)

Medium to high-density mixed-use development as an intensive neighbourhood centre node anchored by a supermarket. Ground level activation with non-residential land uses along Hardie Road to promote walking and interest, with dwellings integrated above ground floor.

A mix of retail, food and beverage, and commercial uses as outlined in the Scheme. May contain community facilities, al fresco and spaces for community-based events/activities.

Development to contribute to Hardie Road becoming an activated 'Main Street' that is well landscaped and framed by active building frontages on both sides of the road. Create a community focal point in association with the Main Street.



Mixed Use Sub-Precinct (R60 MU)

Medium density residential development comprising grouped and multiple dwellings with some adaptable ground floor-space for compatible non-residential land uses (such as offices and consulting rooms) as outlined in the Scheme.

The Mixed Use Sub-Precinct will deliver built form that provides good surveillance and activation to the street frontage. Development to contribute to streetscape upgrades including street trees, street furniture and footpaths.



Residential Inner-Frame Sub-Precinct (R60 IF)

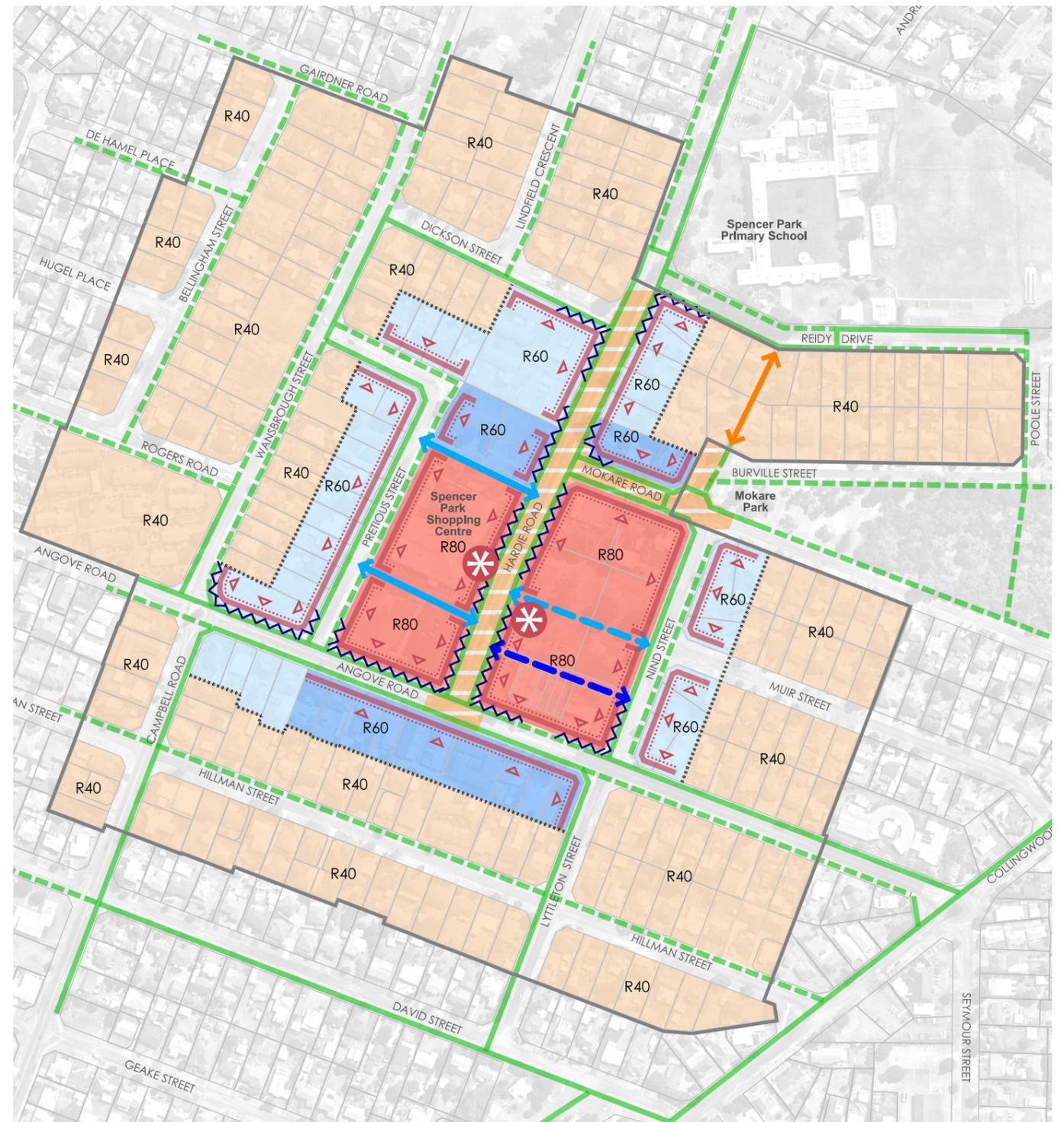
Medium density residential development that may include grouped and multiple dwellings. Development fronting streets as an inner frame transitioning from the neighbourhood centre node to the surrounding residential area.

The Residential Inner-Frame Sub-Precinct is to incorporate active building frontages to streets to help provide a sense of arrival. Development to contribute to streetscape upgrades including street trees, street furniture and footpaths.



Residential Outer-Frame Sub-Precinct (R40 OF)

Low to medium density residential comprising grouped / multiple dwellings located in proximity to the neighbourhood centre, park, and school. Provide for subdivision and development layouts that consolidate vehicle access and where practicable have dwellings fronting the street, and landscaped frontages including street trees and footpaths.



LEGEND

- Extent of Local Development Plan
- Central Sub-Precinct (R80 C)
- Mixed Use Sub-Precinct (R60 MU)
- Residential Inner Frame Sub-Precinct (R60 IF)
- Residential Outer Frame Sub-Precinct (R40 OF)
- Community Focal Point
- Surveillance and activation from built form
- Pedestrian and Vehicle Access
- Pedestrian Access (indicative)
- Service Access
- Pedestrian Access Way (existing)
- Footpaths Existing
- Footpaths (potential)
- Key edges - pedestrian activation, limited crossovers

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4.0 SITE AND DEVELOPMENT REQUIREMENTS

4.1 The following site and development requirements apply to development in all sub-precincts unless otherwise specified:

Built Form and Urban Design – Non-Residential

- Maximum plot ratio and building height shall be in accordance with the Scheme and LPP Neighbourhood Centres, as applicable.
- Maximum NLA for 'Neighbourhood Centre' zoned land shall be in accordance with the Scheme.
- Ground finished floor levels shall be consistent with the adjacent verge level, unless where not practical.
- Ground level commercial frontage glazing and verandah/awnings provided in accordance with the Scheme.
- Loading areas, storage areas, bin areas, and all plant equipment shall be adequately screened from view from public streets.



Built Form and Urban Design – Residential

- Residential development shall comply with the minimum and maximum density code ranges in accordance with the Scheme.
- Maximum plot ratio and building height shall be in accordance with the Scheme.
- Where residential development is proposed in the Mixed Use Sub-Precinct (R60 MU) and Residential Inner-Frame Sub-Precinct (R60 IF), buildings shall be designed so that ground floor units fronting the street are capable of being adapted from any residential use to commercial use by providing the following:
 - 31 course height to the ground floor ceiling height, excluding a garage or store;
 - Front room with minimum 3m x 4m dimension; and
 - Major opening to front room that can be converted into a separate universally accessible external door.



Surveillance

- Non-residential buildings shall incorporate doorways and unobscured glazing to the 'Main Street', and 'Key Edges' as shown on the LDP.
- Residential dwellings shall incorporate large windows, balconies (where applicable), living spaces and/or terraces that overlook the 'Main Street', the 'Key Edges' as shown on the LDP, public open space, adjacent streets and/or pedestrian access ways.
- Uncovered parts of outdoor living areas for residential development are permitted to be located within the front setback area, and shall be designed to maintain surveillance and activation of the adjoining streetscape.



Active Street Frontages

- The most active uses within ground floor buildings shall be oriented towards the 'Main Street', and the 'Key Edges' as shown on the LDP.
- Main entrances shall be legible and well defined and address the primary street.



Hardie Road 'Main Street'

- Development on lots within the Central Sub-Precinct with a frontage to Hardie Road (between Angove Road and Mokare Road) is to address the Additional 'Main Street' sub-precinct provisions in clause 5.7.11(h) of the Scheme.
- Development shall present a built frontage to the 'Main Street', except where primary vehicle and pedestrian access ways are detailed on the LDP.
- A nil building setback for buildings is permitted to the 'Main Street'.
- Development applications shall address items such as uniform street furniture, signage, public art, and lighting to contribute to the quality of the 'Main Street'.



Central Sub-Precinct Community Focal Point

- Development Applications in the Central Sub-Precinct (R80 C) shall demonstrate how a Community Focal Point is facilitated on the western and eastern sides of the Hardie Road 'Main Street' as generally shown on the LDP and to the satisfaction of the local government.



Street fencing

- Central Sub-Precinct (R80 C): no front fencing permitted to Hardie Road between Angove Road and Mokare Road. For other streets and where residential development is proposed on the ground floor, front fencing permitted to a maximum height 1.2m.
- Mixed Use Sub-Precinct (R60 MU): front fencing permitted to a maximum height 1.2m.
- Residential Inner-Frame Sub-Precinct (R60 IF): front fencing permitted to a maximum height 1.2m.
- Residential Outer-Frame Sub-Precinct (R40 OF): front fencing permitted as per R-Codes.



Landscaping

- The local government encourages the protection of existing trees and any new trees to be in keeping with the species that are prevalent in the local area.



Parking and Access

- Larger car parking areas to be sleeved behind buildings, or in the absence of existing/proposed buildings, sleeved with landscaping. Larger car parking areas shall be planted with shade trees and designed to incorporate lighting and pedestrian access routes.
- Central Sub-Precinct (R80 C): vehicle crossovers shall be consolidated and designed to avoid the 'Key Edges' as shown on the LDP, unless it can be demonstrated that the crossover will not impact upon streetscape and pedestrian amenity to the satisfaction of the Local Government.
- Other Sub-precincts: Vehicle crossovers shall be located and designed to minimise impact on pedestrian and cyclist movement, either through amalgamating sites, or co-locating crossovers where practicable.
- The non-residential on-site parking requirement may be reduced in the following circumstances, at the proponent's cost and to the specification and satisfaction of the local government:
 - a rate of one car bay on-site per one additional on-street parking bay;
 - a rate of one car bay on-site per two scooter/motorcycle parking bays on-site;
 - a rate of one car bay on-site per bike rack for 4 bicycles on-site; and/or
 - a rate of one car bay per reciprocal car bay available in perpetuity on a neighbouring lot with different land use peak parking demands to the proposed land use, and subject to a suitable easement and agreement with the neighbouring landowner.



Colours, Materials, Textures

- All street frontages shall incorporate at least two wall materials or colours to provide visual interest.



Signage

- Signage shall be in accordance with the Scheme and due regard to the Local Planning Policy – Signs.

