Planning & Development Services

City of Albany
Policy

THOMAS STREET
DESIGN GUIDELINES

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> **Objectives:**
> 1) *To ensure the location and design of all new development, in terms of building height, bulk, roof shapes, materials, colours and details, is compatible with the existing character and amenity of "Old Surrey" and its environs.*
> 2) *To retain the quiet secluded character of Thomas Street by protecting existing trees and vegetation, both within the road reserve and on the subject land.*

Background

"Old Surrey" is a two storey residential dwelling located on a 7563m² lot on the northern slopes abutting the Mt Clarence Parks and Recreation Reserve. It represents one of the oldest privately owned houses in WA and together with the surrounding gardens and trees, is considered an important part of Albany's heritage.

Subdivision approval to create up to five lots has been granted by the WA Planning Commission subject to the preparation of a guide plan to protect the heritage value of the site. The purpose of these design guidelines is to comply with this requirement.

As a basis for preparing the design guidelines, this section describes the essential elements of the site that contributes to its heritage value.

"Old Surrey" is one of the oldest privately occupied houses in WA and is associated with James Newell, a time served convict. The original two storey cottage was added to in the 1950's and 1980's and retains a simple charm that is enhanced by its landscaped setting.

The original cottage was constructed of bluestone with the additions being predominantly of ironstone with some brick and timber cladding. All the exterior walls have been painted white and the roof consists of grey tiles.

The house is almost completely screened from Thomas Street with only the driveway, a timber sign and the croquet lawn and pavilion being visible. The heavily treed gardens and secluded location of the residence is an integral part of the character of the property.

The property effectively comprises four parts:
1) the house and environs which incorporate the main driveway, brick paved areas and terraced gardens;
2) the croquet lawn, which is located adjacent to Thomas Street and includes a small weatherboard pavilion and barbecue area. A drainage line separates this site from the house;
3) the area to the south of the house which abuts the Mt Clarence reserve, is dominated by rock outcrops, remnant vegetation and a ravine which separates it from the croquet lawn; and
4) a large grassed area to the north of the house which is referred to as "the orchard" and is divided by a seasonal drainage line.

Policy Statement

Density

Not withstanding the R20 Density Code which is applicable to the site, only one dwelling shall be constructed on Lots 1, 2, 3 & 4 as identified on the plan of subdivision. Two dwellings may be constructed on Lot 5 provided the proponent can demonstrate to Council's satisfaction that the majority of mature trees on the lot can be retained.

Retention of Vegetation

Prior to development proceeding on site, the landowner shall submit a plan identifying all existing trees and vegetation on the lot and shall obtain Council approval for removal of any trees or vegetation.

Within the "Old Surrey" environs no development shall be permitted which would result in the removal. of existing trees or changes to the terracing and gardens, unless approval has been granted by Council.

Council may rewire supplementary tree planting and landscaping to be provided as a condition of development approval.

Building Design

New development on lots 1, 2, 3 and 4 should be designed by an architect with experience in heritage design to ensure the character and amenity of the site and locality is retained. This is considered particularly critical in regard to Lot 4.

Development on Lots 1, 2 & 4 shall comply with Council's "Urban Design & Streetscape Guidelines for Infill Development in Albany". In particular, proposed buildings should:
1)   reflect the building of housing from the 1890's as described in the Town of Albany Design Guidelines.
2)   have external walls of either masonry, rendered brickwork, traditional weatherboard or such combination as is compatible with the character of the nominated building period.

Outbuildings shall be designed and constructed of materials to ensure they are compatible with the character of the main residence.

Notwithstanding the "R" Codes, any additional development on Lot 4 shall be restricted to the building envelope as indicated on the plan of subdivision.

On Lot 5, development proposals should minimise disturbance to the environment. Building finishes should be restricted to non reflective materials and colours that blend in with the native vegetation. Buildings constructed above rock outcrops will be considered provided the area below the finished floor level of the house in infilled with materials compatible with the external cladding of the residence

Access

A joint driveway will be built to Lots 1 & 2, in the position shown on the plan of subdivision, concurrently with the subdivision of the land and no additional accessways shall be constructed to these lots.

Only one driveway crossover shall be permitted for all other lots.

Driveways should be constructed either of traffiicable brick paving or sealed with a washed gravel finish

Fencing

Solid fencing shall not be permitted with preference given to open pickets, cast iron fencing or hedges as per the fencing guidelines in the Town of Albany Design Guidelines
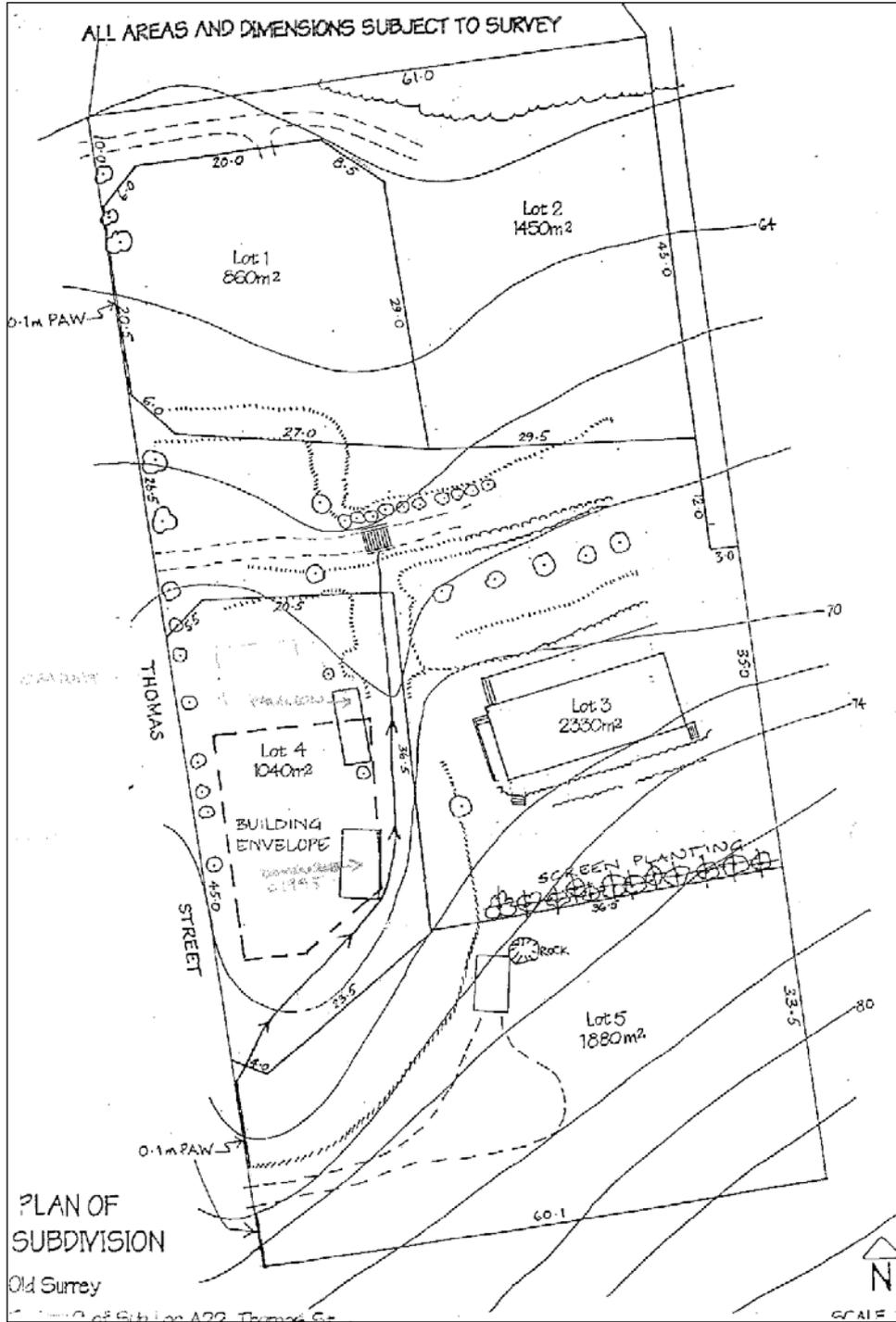
Services / Aerials

All services within the lot, such as power and telecommunication lines shall be placed underground

Radio and TV aerials, other than domestic receivers, shall not be permitted. Satellite dishes should also not be permitted

Drainage Lines

All development, including fencing, should be set back to Council's satisfaction from the existing natural drainage lines located within the lots.

ALL AREAS AND DIMENSIONS SUBJECT TO SURVEY

Lot 1
860m2

Lot 2
1450m2

0.1m PAW

Lot 4
1040m2

BUILDING
ENVELOPE

Lot 3
2330m2

SCREEN PLANTING

THOMAS

STREET

ROCK

Lot 5
1880m2

0.1m PAW

PLAN OF
SUBDIVISION

Old Surrey

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SCALE