



## Planning & Development Services

### City of Albany Policy

# FRENCHMAN BAY ROAD RESIDENTIAL DEVELOPMENT AREA

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*Objective:*

***This Policy has been prepared to provide guidance on subdivision, sizes of outbuildings and positioning of future dwellings.***

## Definitions

**“Structure Plan”** – A framework for the future use and development of land within a designated area.

**“Outbuilding”** – Any class 10a building under the Building Code of Australia (1996) Volume 2, which is not substantially connected to a dwelling

**“AHD” (Australian Height Datum)** - is the datum (adopted by the National Mapping Council of Australia) to which all vertical control for mapping is to be referred.

## Scope

The Policy Area has been divided into three (3) precinct areas, being Precincts A, B and C.

Precinct A contains a mixture of higher land above the 2.64 metre contour line (particularly west of Frenchman Bay Road and immediately north of Harding Road), and lower lying land that is not suitable for closer subdivision. As the pocket of higher land has limited constraints and could support closer subdivision a conceptual structure plan is needed to guide a legible subdivision pattern in this area.

Precinct B between Harding Road and Bramwell will allow limited subdivision so long as the resultant lot can accommodate a dwelling above the 2.64m AHD line, with a minimum floor level of 3.02m AHD.

Precinct C is low lying land which is not recommended for closer subdivision, however larger outbuilding sizes are recommended.

The Policy will specifically resolve the following issues:

- 1) Ensure that any new dwellings are constructed at a level where the dwelling is not prone to flooding or influenced by the high ground water table.
- 2) Allow increased outbuilding sizes in areas where there is limited potential for further subdivision.
- 3) Postponing subdivision in areas where subdivision is desirable, but only at such time that structure plans have been adopted and the appropriate infrastructure and services are implemented and/or available.

## **Policy Statement General**

### **Precinct A**

#### ***Land Above 2.64m AHD***

No subdivision proposals will be supported until such time as a conceptual local structure plan has been prepared for that area of land above 2.64m AHD to ensure that the subdivision pattern of the locality is undertaken in an orderly and efficient manner

Council will require that the resultant lots utilise alternative effluent disposal systems, such as approved amended soil and/or aerobic systems

#### ***Land Below 2.64m AHD***

No subdivision proposals will be supported on the balance of Precinct A until infrastructure services are extended to the Precinct.

### **Precinct B**

Within Precinct B each existing lot as of the 1st May 2006, can be considered for subdivision to create one additional lot.

The subdivision proposals will only be supported by Council where the proposed lot has the ability to accommodate a single dwelling and associated outbuildings in a building curtilage located above the 2.64m AHD line as shown on the attached map.

The subdivider will need to demonstrate that the proposed new lot will be able to comply with the Draft Country Sewerage Policy (as amended 2003), specifically in relation to minimum lot sizes and the required clearance between the water table and the effluent disposal systems.

Council shall require the use of alternative effluent disposal systems, such as approved amended soil and/or aerobic systems.

In order to accommodate a legible road network (should Precinct B be identified for closer subdivision in the future) where a lot is to be serviced by a battle-axe leg, the location and width of that leg shall be in accordance with the attached diagram.

### **Precinct C**

No subdivision shall be supported within Precinct C.

## **Dwellings**

### **Precinct A**

With the exception of a single house, no additional dwellings are permitted until such time as a structure plan has been endorsed and subdivision has taken place

### **Precinct B**

Within Precinct B new dwellings are to be located above the 2.64m AHD line at a minimum floor level of 3.02m AHD.

### **Precinct C**

With the exception of a single house, no additional dwellings are permitted.

## Outbuildings

### Precinct A and B

Within Precinct A and B outbuildings will be permitted in accordance with the Residential Zone Requirements of Council's outbuilding Policy.

### Precinct C

Within Precinct C, outbuildings can be constructed in accordance with the Special Residential Zone Requirements of Council's Outbuilding Policy.

