

Planning & Development Services

**City of Albany
Policy**

**LAKE SEPPINGS
DRIVE/LOFTIE & WRIGHT
STREET**

LAKE SEPPINGS DRIVE/LOFTIE & WRIGHT STREET

Objective:

The objective of this policy is to assist land owners, designers and architects prepare building plans and lot layouts which maximise the potential of the lots, without unduly encroaching on the rights and privacy of neighbours, whilst creating a development of small lots at a medium density.

Background

The Lake Seppings Drive/Loftie Street and Wright Street residential area is located on the southeast side of Collingwood Road, Seppings and covers 5.4098 ha. When subdivided, the policy area will produce approximately 100 residential (R30) lots and approximately 5,400m² of Public Open Space.

The land abuts Park and Recreation reservations to the northeast, northwest (opposite side of Collingwood Road) and to the southeast (which includes Lake Seppings).

'Future Urban' zoned land is located to the south and 'Residential - R20' zoned land exists to the southwest, north and west.

When seeking to rezone the policy area, landowners highlighted the need to approach subdivision and development in a co-ordinated manner to maximise the benefit for future residents and create a strong sense of community.

Unless otherwise required by this policy, site and building requirements shall be in accordance with the provisions of the Residential Planning Codes of WA and Council's normal development requirements.

Policy Statement

Subdivision Requirements

There are a number of requirements that Council will request the Western Australian Planning Commission (WAPC) to impose upon a developer at the time of subdivision. These are:

- 1) The subdivision shall generally be in accordance with the Subdivision Concept Plan attached;
- 2) Lot sizes shall be in accordance with the R30 requirements of the Residential Planning Codes of Western Australia;
- 3) Submission of indicative house plans to demonstrate capacity to design houses upon the proposed lots to meet the design guidelines.
- 4) Landscaping of the Public Open Space and the community open spaces, including road verges;
- 5) Streetscape treatments being undertaken at the time of subdivision and to include drainage design to meet AMCORD performance criteria. Within the subject area the entrance roads shall have road reserves of 14 metres wide, with carriageways 6.0 metres wide. The internal road system shall have road reserves of 12 metres with 5.4 metre carriageways.

- 6) On-street parking shall be provided with additional parking bays near the Public Open Space. There shall also be traffic calming devices installed at time of subdivision, adjacent to the Public Open Space. On-street car parking is to be provided as shown on Concept Plan;
- 7) Access to the development from the local road network shall be restricted to Lake Seppings Drive / Loftie Street and Wright Street; and
- 8) A memorial may be requested to be placed on the titles of newly created lots outlining that area is prone to mosquitoes.

Development Requirements

Front Setbacks

Dwellings

Internal Lots (Lots not fronting Lake Seppings Drive/Loftie Street or Wright Street):

- Minimum of 2 metres with an average of 3 metres.

Lots fronting Wright Street:

- Minimum of 2 metres with an average of 4 metres.

Lots fronting Lake Seppings Drive / Loftie Street:

- Minimum of 4 metres with an average of 6 metres.

For Lots with dual road frontage, setbacks to a secondary street shall be:

Internal Lots-

- Minimum of 1 metre.

Lake Seppings Drive-

- Minimum of 2 metres.

Carports and Garages

Shall be setback a minimum of 0.5 metres behind the main face of the dwelling or in-line with main face where a verandah, portico etc projects forward of the main face.

Where more than one parking space is required, single carports/garages shall be setback a minimum of 5.5 metres.

Carports and garages shall not dominate the streetscape. To prevent this double garages/carports shall not be permitted to face the primary street.

Setbacks to carports/garages, where they face the secondary street, shall be not less than half the setback to the street of any existing adjacent dwelling that faces the secondary street, provided that the setback is not less than that of the associated dwelling.

Rear Setbacks

Dwellings shall be setback a minimum of 3 metres.

Side Setbacks

Setbacks to the side boundaries shall be:-

- Minimum of 1metre setback from side boundaries;
- Where setback is not less than 1metre fascias, gutters, downpipes, eaves up to 0.6 metres, masonry chimneys, flues, pipes, domestic fuel tanks, cooling or heating appliances or other services may encroach beyond the building envelope (refer below);

- Pergolas, screens or sunblinds may have nil setbacks where Building Code of Australia (BCA) requirements can be met.

Zero Setbacks

Where considered appropriate for reasons including:

- better solar orientation of the house; and
- rear setbacks abutting side boundaries of neighbouring lots.

The Council may allow zero setbacks. This is subject to the walls built on side boundaries having:

- a maximum average height of 3 metres;
- a maximum height of 3.5 metres; and
- a maximum of 50% of the length of the adjoining side boundary.

Where two adjoining lots have zero setback boundary walls, they shall abut each other.

Lots adjoining the Public Open Space shall not be permitted to have zero setbacks to the Public Open Space.

Building Envelopes for Solar Access

All buildings shall be located within a 'building envelope'. This building envelope is illustrated in Figure 1 and 2 and determined by:

- At a height of 3.5 metres above natural ground level, a line is drawn at 45° to a height of 8.5 metres.
- This area does not include the front or rear setbacks.

Setbacks from Neighbouring Driveways

Walls of dwellings incorporating a habitable room are to be set back a minimum of 1.5 metres from neighbouring driveways. This may be reduced to 1 metre where there is an intervening fence 1.5 metres or greater, or where the windowsill is a minimum of 1.4 metres above the neighbouring driveway.

Private Open Space

Each lot shall have:-

- A minimum of 20% of the lot area set aside for private open space, this area shall have minimum width of 3 metres; AND
- There shall be a minimum area of 25m² with a minimum dimension of 4 metres and directly accessible from a living area of the dwelling with that area capable of being screened.

Other Requirements

Security

For those lots that adjoin the Public Open Spaces, the dwelling shall have at least one habitable room window with an outlook to the Public Open Space. These dwellings shall be oriented towards the Public Open Spaces.

Designing for Climate

All dwellings shall be sited and designed to maximise energy efficiency and solar access.

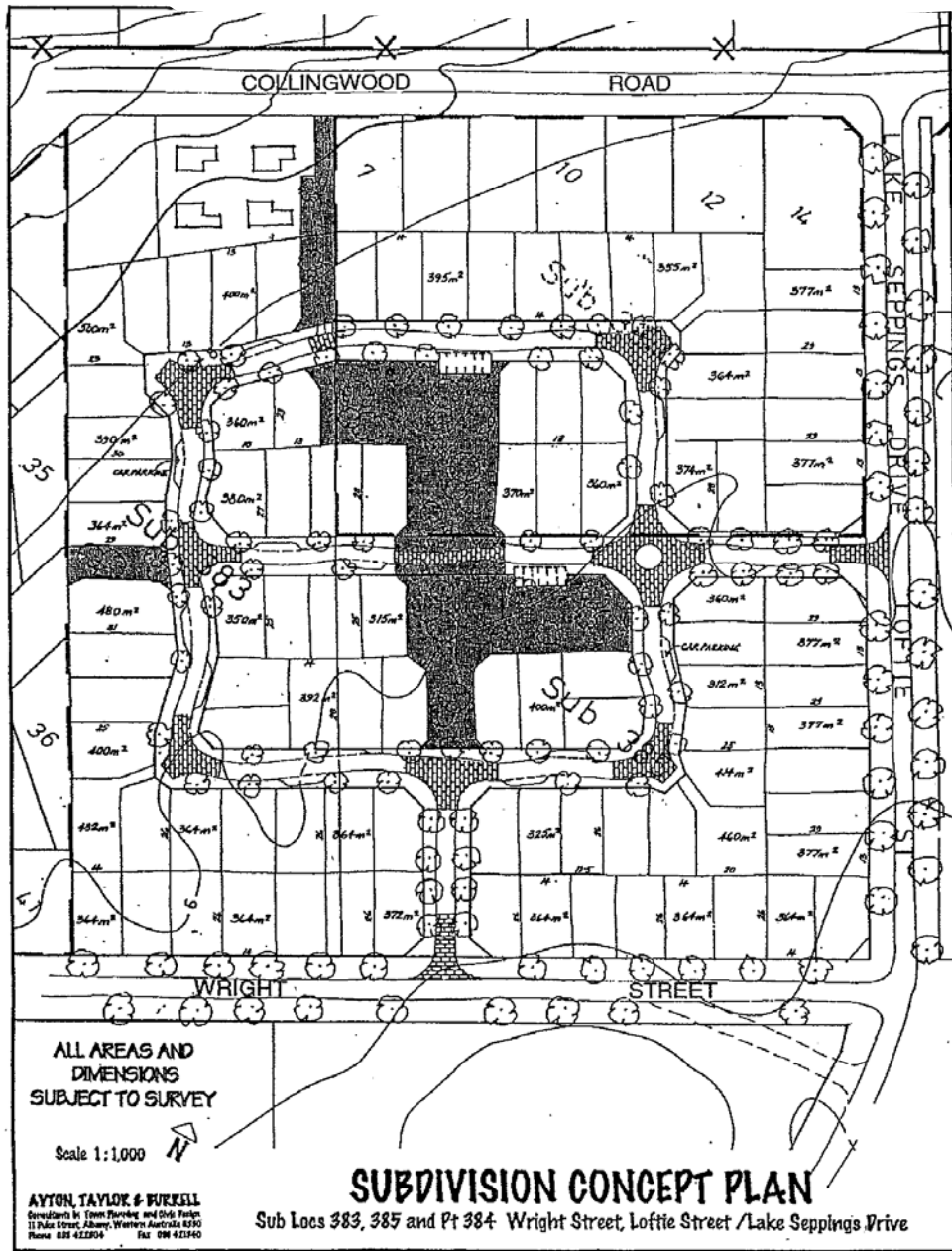
Streetscape

Carports, garages and screen walls shall not dominate the streetscape.

Fencing

Fencing shall accord with the following:-

- No fencing exceeding 600mm in height forward of the front setback (ie. 3 metres for internal lots); and
- Along Public Open Space, fencing shall be a maximum height of 0.9m or 1.5m if of an open design allowing a minimum of 50% visual penetration.



ALL AREAS AND
DIMENSIONS
SUBJECT TO SURVEY

Scale 1:1,000

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SUBDIVISION CONCEPT PLAN

Sub Lots 383, 385 and Pt 384 Wright Street, Loftie Street /Lake Seppings Drive