



Planning & Development Services

**City of Albany
Policy**

**CENTENNIAL PARK
REDEVELOPMENT AREA**

CENTENNIAL PARK REDEVELOPMENT AREA

Objectives:

- 1) To provide a mechanism to manage the orderly transition of land use within the locality.
- 2) To rationalise the use of, and improve the quality of, open space and sporting facilities in the city.
- 3) To broaden the range of housing available within the close proximity to the town centre.
- 4) To encourage mixed use and adaptable buildings along Lockyer Avenue, Sanford Road and Campbell Road and assist urban consolidation in proximity to the City centre.

Scope

This policy applies to that area identified on the Centennial Park Policy Area Plan.

Policy Statement

Building Heights

Generally development will be limited to three stories. Facing onto Centennial Park four storey developments may be considered, subject to compliance with the provision of solar access to adjoining sites as set out in Clause 3.9.1 of the Residential Design Codes.

The permitted height of buildings shall be calculated as set out below:

- 1) Three (3) Storeys: As per Category C of Clause 3.7.1 of the Residential Design Codes.
- 2) Four (4) Storeys: Top of External Wall (roof above) - 12 metres
- 3) Top of External Wall (roof concealed) - 13 metres
- 4) Top of Pitched Roof - 15 metres

Setbacks

Nil side setbacks except where side boundary faces a street or access way.

Apart from the side setback provision set out above buildings shall comply with the provisions of the Residential Design Codes

Articulation and Modelling

Development should establish sets of design elements, and materials which break down the bulk of developments, and provide visual interest through the articulation and modelling of their built form.

Building elements should be used to add complexity and interest in complementing the overall design.

Roof Forms

Roof forms shall be articulated to ensure that large expanses of roof are avoided or effectively screened.

Roof level service structures shall be integrated into the building design and any air conditioners or other mechanical plant shall be screened from public view.

Windows on Upper Floors

Windows on the upper floors shall facilitate natural surveillance of the public domain.

Balconies and Terraces

In order to assist in the articulation of facades and provide increased surveillance of streets and Centennial Park balconies and terraces will be encouraged.

Materials

The front facades of any new building or a refurbished building of a showroom/warehouse or industrial nature, plus the side returns for a distance of three metres should be constructed in brick or other approved materials which enhance the visual appearance of the structure and the streetscape.

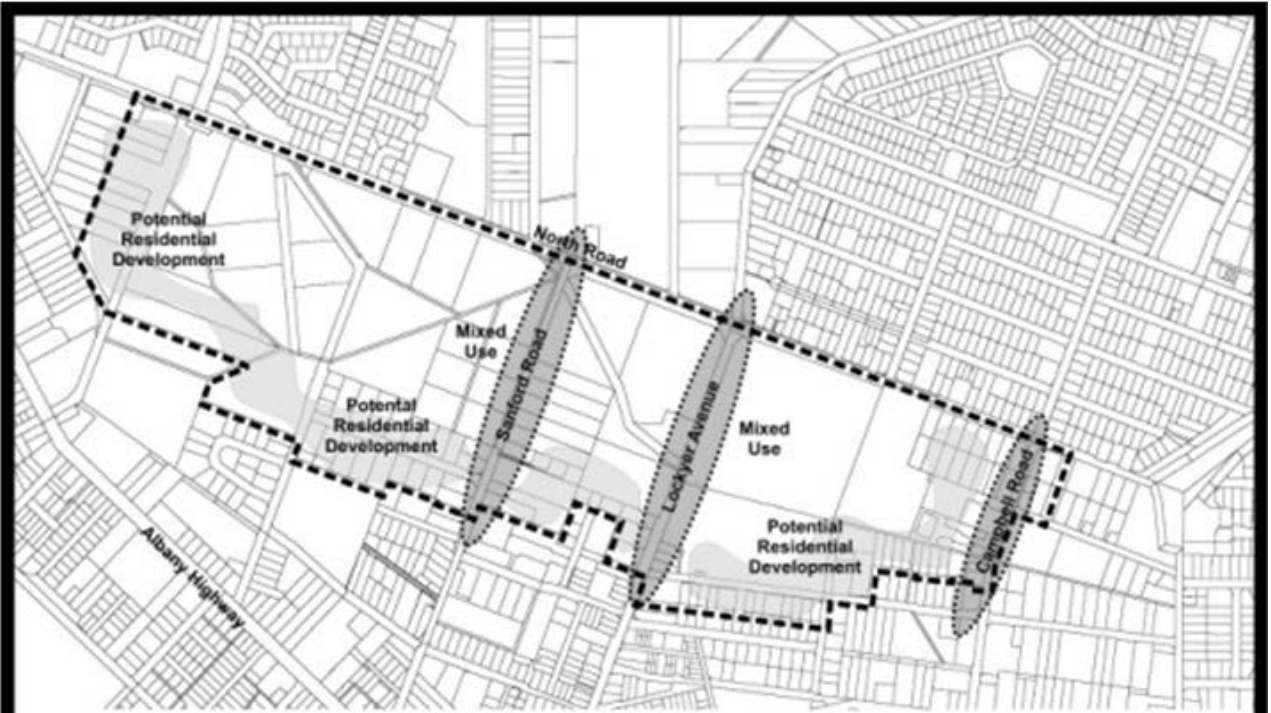
The external finishes and colour treatment of buildings shall be based on a consistent palette of light background colours (white/cream/beige/grey) with the possible inclusion of material and colour highlights.

A variety of materials is encouraged although large expanses of reflective glass are discouraged.

Location and Staging of Residential Development

At present there is the potential for adverse impacts (such as noise, dust, risk, traffic or negative visual amenity) from existing industrial uses to affect future mixed use and residential development.

A transition of land uses shall be encouraged, with developments staged to ensure an appropriate living environment is established for long term residential and mixed use developments, without curtailing the shorter term operational requirements of existing industries.



Centennial Park Policy Area