



Planning & Development Services

**City of Albany
Policy**

**OUTLINE
DEVELOPMENT PLAN -
BIG GROVE**

OUTLINE DEVELOPMENT PLAN - BIG GROVE

1) **General Requirements**

The purpose of the Big Grove ODP is to guide and coordinate future land use, subdivision and development for land zoned 'Residential Development' within the plan area, in accordance with the provisions of the City of Albany's Town Planning Scheme. The plan area also includes land currently zoned 'Motel' and 'Rural' and reserved for 'Public Purposes' and 'Parks and Recreation', with the ODP also providing guidance on preferred future land use, subdivision and development for these areas.

Land not zoned Residential Development may require rezoning prior to subdivision and development in accordance with the ODP.

Minor variations to the requirements of the ODP may be supported subject to complying with the ODP Objectives described in Section 2 below.

1.2 **Land Use**

Land use within the ODP area is regulated by Table 1 of the City of Albany Town Planning Scheme, which nominates the permissibility of specific land 'Use Classes' within the various zones. The Big Grove ODP provides guidance to the City of Albany in the exercising of discretion for the location and layout of land uses within the ODP area.

Residential density as nominated on the ODP plan shall be in accordance with the provisions of the R Codes except where varied by this ODP.

Where there is a discrepancy between the provisions of the Scheme and this ODP, the provisions of the Scheme shall apply.

1.3 **Subdivision**

Subdivision within the ODP area is to be consistent with the objectives provided in Section 2, and the ODP plan with regard to the design of movement networks, distribution of public open space areas, residential densities and lot configuration.

Residential density as nominated on the ODP plan shall be in accordance with the provisions of the R Codes except where varied by this ODP.

1.4 **Development**

Council shall be guided by the ODP and any Detailed Area Plans within the ODP area when giving consideration to development which requires Council approval for all land zoned or reserved within the plan area.

2) **Objectives**

- To facilitate an urban form that provides for housing and associated community facilities which is responsive to the character of the site and the locality, as depicted on the ODP Plan;
- To respond to the natural features of the land including the natural vegetation, foreshore and visual amenity;
- To provide safe and convenient vehicle and pedestrian access;

- To provide a stormwater system that minimises risk to public health and amenity, protects the built environment from flooding and water logging, protects existing waterways, wetland and foreshore and is economically viable in the long term;
- To maintain vegetation, where possible, within road reserves, public open space, foreshore areas, and individual lots; and
- To provide a range of public open spaces catering for both passive and active recreational use by the local community.

3) Residential

Land designated Low Density Residential or Medium Density Residential on the ODP Plan shall be used predominantly for residential housing purposes, consistent with City of Albany Town Planning Scheme objectives for the 'Residential Development' zone. In relation to the R25 density coding, the ODP amends Table 1 of the R-Codes by increasing the minimum average site area from 350m² to 400m².

Land designated 'Residential' (with no density indicator) is included within the South Coast Water Source P2 Protection Area and is to be combined with a building area / lot outside the P2 area. No further subdivision of this land will be permitted. Future land uses in this area must also take into account the Department of Water's Water Quality Protection Guidelines and Codes of Practice. Minor modification to the road layout will be required to facilitate this outcome.

Where an existing house is located within the foreshore (or future foreshore) as shown on the ODP, that house may be subdivided from that lot onto a lot of not less than 1ha subject to the provisions of section 10.

4) Mixed Use

Land designated Mixed Use should be used predominantly for residential purposes, with 'Home Business' and 'Home Occupation' uses also permissible (as provided for in the 'Residential Development' zone under the Scheme).

5) Rural Residential

Land designated rural residential is located within the South Coast Public Drinking Water Source Protection Area and as such no further subdivision of these lots will be supported. Future land uses are also required to be in accordance with the Department of Water's Water Quality Protection Guidelines and Codes of Practice.

6) Tourism

Land designated Tourism is currently used as a caravan park. Continuation of this tourism use is provided for in the ODP. Redevelopment of the site for tourist purposes is also provided for in the ODP subject to meeting other applicable provisions of the ODP particularly height limits, visual amenity, retention of existing vegetation, the provision of reticulated water and reticulated sewerage, etc.

7) Village Centre

The ODP nominates that land designated 'Village Centre' for convenience shopping and commercial uses, along with complementary residential uses, consistent with those permitted by the Scheme within the 'Residential Development' zone.

Development within the Village Centre shall be restricted to 3 storeys in height, and shall be required to accord with a Detailed Area Plan approved for the site. Adaptable residential and commercial use of the ground floor area shall be provided for through a minimum requirement for a 3m floor to ceiling height and provision of disabled access through primary entrances.

8) Primary School

A site for a new primary school is identified on the ODP Plan.

The Primary School shall be subject to an Access and Parking Strategy which shall be provided to the satisfaction of Council and the WAPC (upon advice from the Department of Education) prior to creation of this lot. There is to be no direct access from the school site to Frenchman Bay Road.

9) Public Open Space

The ODP Plan shows the indicative locations for public open space (POS) within the plan area. POS is to be located generally in accordance with the outline development plan. Variations to the location of POS may be supported subject to complying with the objectives of the Plan and State and local government policy.

POS Schedules have also been prepared. Updated POS schedules shall be submitted at the time of subdivision detailing the existing POS and the land proposed for POS in the ODP area at the time of subdivision. The indicative locations for public open space as shown on the ODP plan may need to be modified consistent with updates of the POS schedule. Modifications to the POS schedules shall be considered minor by the WAPC and not require advertising of the ODP.

Where a lot is not required by the ODP to provide at least 10% of the area of the lot as POS, a minimum of 10% of the subdivisible area is to be provided as either land if requested by Council or cash in lieu of land. Any monetary contribution paid to Council shall be used for the purpose of purchase of land for POS or improvements to POS in the ODP area.

10) Foreshore Reserve

A foreshore reserve shall be provided along the length of Princess Royal Harbour as shown on the ODP plan.

Land designated as 'Future Foreshore' on the ODP plan includes either:

- a part of a lot which contains an existing dwelling which may be retained on a lot of not less than 1ha in area; or
- part of the land within the existing caravan park.

Further intensification of land uses within the Future Foreshore area is not supported. The land owner is required to enter into an agreement to this effect at the time of subdivision of an existing house on a retained lot. A notification on the title of the retained lot shall also be required, advising of its vulnerability to coastal processes over the next 100years, and that upon further subdivision or development of the land the future foreshore area as shown on the ODP shall be ceded to the Crown free of cost.

Land designated Future Foreshore shall be dedicated to the Crown as Foreshore Reserve free of cost at the time that the retained lot is further subdivided in accordance with the ODP.

Once the Future Foreshore area has been ceded to the Crown free of cost as a condition of subdivision or development approval, development within the Future Foreshore area shall be in accordance with the approved Big Grove ODP Foreshore Management Plan.

A conceptual Big Grove ODP Area Foreshore Management Plan has been prepared for the ODP area. Development within the Foreshore Reserve shall be in accordance with this Foreshore Management Plan and include (ultimately) a continuous Dual Use Path and specified activity nodes with associated infrastructure (bins, seats etc). Implementation of the Plan shall be either in stages in accordance with subdivision of the adjoining land or via a contribution towards the cost of providing such works. The road abutting the Foreshore Reserve shall be provided with on-street parking and access to the foreshore restricted by bollards and gates / chains to the specification of Council.

Any existing structures within the land ceded free of cost as Foreshore Reserve shall be removed or retained for public use, as agreed with Council. Any buildings proposed within the Foreshore Reserve shall be designed to the satisfaction of Council to ensure acceptable visual impact.

11) Remnant Vegetation

The ODP retains significant remnant vegetation within the foreshore reserve and public open space areas as shown on the ODP plan.

Following detailed assessment by the proponent and State Government agencies the value of remnant vegetation on Lots 7 and 109 could not be determined. The proponent shall undertake further consultation with the EPA to confirm the value of remnant vegetation and appropriate land use prior to any further subdivision and development within that area shown as 'Remnant Vegetation' on the ODP plan. Should the existing ODP design remain appropriate, no further modification to the ODP shall be required.

12) South Coast Water Reserve

The south-western corner of the OPD area is included in the South Coast Water Reserve. A Water Corporation production bore is located within this reserve.

Three existing houses are located within the water reserve, and are shown as rural residential lots on the ODP. Two areas of vacant land are shown as Residential within the reserve which shall be combined with a lot (including building envelope) outside the water reserve to create one single lot each. These lots shall not be further subdivided. The balance of the area within the water reserve is shown as public open space.

Due to the need to protect the integrity of the water reserve, no additional subdivision other than that mentioned above is to be created within the reserve area. Development within the reserve area shall be required to address the water quality management objectives specified in the '*Land Use Compatibility in Public Drinking Water Source Areas*' Water Quality Protection Note and any other applicable policy to the satisfaction of the Council upon the advice of the Department of Water.

13) Road Infrastructure

Road alignments are generally to be located in accordance with the ODP. Variations to the locations may occur where local circumstances dictate in order to protect existing vegetation, provide a better traffic management outcome, refine lot orientations, increase public access to public open space and foreshore areas, etc.

To the extent that the creation of any road shown on the ODP requires any easements or other interest in that land to be extinguished, the proponent must at its cost (including any compensation that may be payable) arrange for the interest to be extinguished.

Intersection treatments are required for the roads within the ODP area intersecting Frenchman Bay Road.

Access to the foreshore is to be maintained from Panorama Road. The road abutting the foreshore shall be provided with on-street parking and access to the foreshore restricted by bollards and gates / chains to the specification of Council.

A Shared Use Path is to be constructed along the foreshore either within the reserve (subject to compliance with the approved Foreshore Management Plan and detailed plans) and/or along parallel roads. The path is to be constructed at the earliest opportunity (with the option for interim alignment/temporary arrangement for staged development). Paths are to be constructed or a contribution paid towards their future construction by each lot owner as a condition of subdivision or development.

Upgrading of Frenchman Bay Road contiguous with the ODP area to be defined by the City of Albany based on impact of development, with costs shared by Big Grove proponents. A proportionate contribution to upgrading other parts of Frenchman Bay Road including intersection treatments in accordance with a Road Contribution Policy to be adopted by Council shall also be required.

Frenchman Bay Road and Hanrahan Road intersection upgrade requirements are to be further defined by the City of Albany in consultation with MRWA, with costs based on apportioned impact of development.

14) Sewer and Water Infrastructure

All future development and subdivision (except for the creation of retained lots to excise existing dwellings adjacent to the foreshore and South Coast Water Reserve Priority 2 Protection Area) within the ODP area is to be provided with reticulated water and reticulated sewerage infrastructure. Subdivision and development within the ODP area shall not be supported unless the proposal can provide reticulated water and sewerage services.

15) Electricity

All future subdivision and development within the plan area shall provide underground reticulated electricity.

16) Urban Water Management

A Local Water Management Strategy (2011) has been prepared and approved for the ODP area.

An Urban Water Management Plan (UWMP) shall be submitted with all subdivision and/or development applications in accordance with the objectives, principles and delivery approach outlined in the Stormwater Management Manual for Western Australia and the principles of the Big Grove Local Water Management Strategy. Prior to designing a UWMP, developers shall consult with the Department of Water (DOW), City of Albany and other relevant stakeholders.

As a means to manage nutrient inputs; design and development is required to retain the post development hydrology as close as possible to the pre-development hydrology. Adequate field investigations shall be undertaken to determine the appropriate hydrologic regime for the site.

Runoff from the constructed impervious areas (e.g. roofs and paved areas) is to be retained or detained on-site through the use of tanks, soak wells, pervious paving, vegetated swales and/or native gardens.

17) Fire Management

A conceptual Fire Management Strategy - Big Grove has been prepared for the ODP area.

A detailed Fire Management Plan shall be prepared for any subdivision and development in the ODP area. Development shall accord with an approved Fire Management Plan in accordance with FESA/WAPC Planning for Bush Fire Protection Edition 2, and the City of Albany Fire Management requirements, which shall accord with the provisions of the Fire Management Strategy for the area, namely:

- Development abutting POS areas within which remnant vegetation is to be retained (namely POS area A, B, C and M) shall provide an adequate (21m) Building Protection Zone (which may include road reserve, foot or dual use path and setback area) and appropriate dwelling construction standard in accordance with AS 3959-2009;
- Development abutting the reserves outside the ODP area at the western and eastern ends of the ODP shall provide a 20m Building Protection Zone (which may include road reserve, foot or dual use path and setback area) and a 20m Fire Hazard Separation Zones (which may include road reserve and setback area as well as cleared areas of

Open Space) to adjacent lots. Buildings within these lots shall comply with AS3959-2009 *Construction of Buildings in Fire Prone Areas*

- Development abutting POS areas which are predominantly cleared (and proposed to remain so – below 2 tonnes fuel load / ha) shall be provided with either a road reserve between the lot and
- POS or an adequate Building Protection Zone, and to comply with an appropriate dwelling construction standard in accordance with AS 3959-2009;
- Development abutting the foreshore shall provide a 20m Building Protection Zone (which may include road reserve, foot or dual use path and setback area) where the adjoining foreshore is vegetated or a lesser setback (to be determined through the applicable Fire Management Plan) if the adjoining foreshore is cleared and designated in the approved Foreshore Management Plan to remain so. Buildings within these lots shall comply with AS3959-2009, with the applicable construction standard determined through the Fire Management Plan;
- A minimum of two entrance / egress points must be maintained from the site to Frenchman Bay Road at all times;
- During development construction, a 6 m wide gravel access (or other suitable buffer) shall be provided between development and non development areas;
- Fire hydrants shall be installed at each stage of development at 200m intervals;
- Remnant vegetation retained on lots shall be maintained below a maximum of 4.6 tonnes fuel load / ha.

18) Geotechnical Investigation and Acid Sulphate Soils Management

A Geotechnical Survey will be required for subdivision or development proposals to determine acidity, contamination and building capability.

The areas defined as having acidity present will need to be treated during the subdivision or development phases.

19) Visual Management

A Visual Amenity Impact Assessment (VAIA) has been prepared for the ODP area. The assessment contains recommendations for the management of visual impacts from the development. All subdivision and development within the ODP area shall be required to comply with the management recommendations of the VAIA including those listed below.

A vegetation screen/buffer is required adjacent to Frenchman Bay Road to screen development from the road. Development along Frenchman Bay Road will be required to be screened to minimise visual impact to the road. Fencing along Frenchman Bay Road to be low visibility and low maintenance to the satisfaction of the City of Albany.

Light colours (zincalume, off white, cream) for roofs of building are not permitted in the Outline Development Area. Preference is for dark tonings, particularly for building facades on the northern edge of the development, including black, dark blue brown, dark red, grey and dark green. Subject to later detailed site specific assessment buildings should be generally limited in height to 3 Storeys. This assessment should also deal with the need for measures (overhanging eaves, recessed windows) to minimise light reflection and glare.

Retention of existing trees (where practical) and planting of additional semi-mature trees along all roads is desirable, and shall be required along boulevard style roads shown on the ODP Plan. Rooflines shall not extend above Grove Hill / Snake Hill ridgeline when viewed from the panorama location identified in the Visual Amenity Impact Assessment.

Where potential for retention of native vegetation is identified on the ODP, native trees shall represent the predominant form of the POS. This may involve some remediation and revegetation,

and some landscape development, as approved in the POS applicable development concept. Areas with regionally or locally significant vegetation shall maintain and enhance this.

Active and passive areas of POS (including the foreshore) are to be developed with appropriated infrastructure and the cost of the developer in accordance with approved plans.

20) Detailed Area Plans

At the time of subdivision and / or development, Council may request the provision of Detailed Area Plans (to be adopted as a Local Planning Policy) for:

- The Village Centre,
- Medium Density Residential R40 sites;
- Mixed Use sites;
- Sites with direct frontage to Public Open Space and Foreshore; and
- Other sites considered significant in the ODP area.

DAPs should reference Requirements 34 to 36 of Element 3 of Liveable Neighbourhoods and may be required to address the following:

- Positioning of building envelopes;
- Orientation of buildings and provision of surveillance;
- Vegetation protection and rehabilitation areas;
- Fencing;
- Vehicle access points; and
- Private Open Space

Uniform fencing shall be provided along existing lot boundaries to protect the amenity of neighbouring landowners.

21) Subdivision

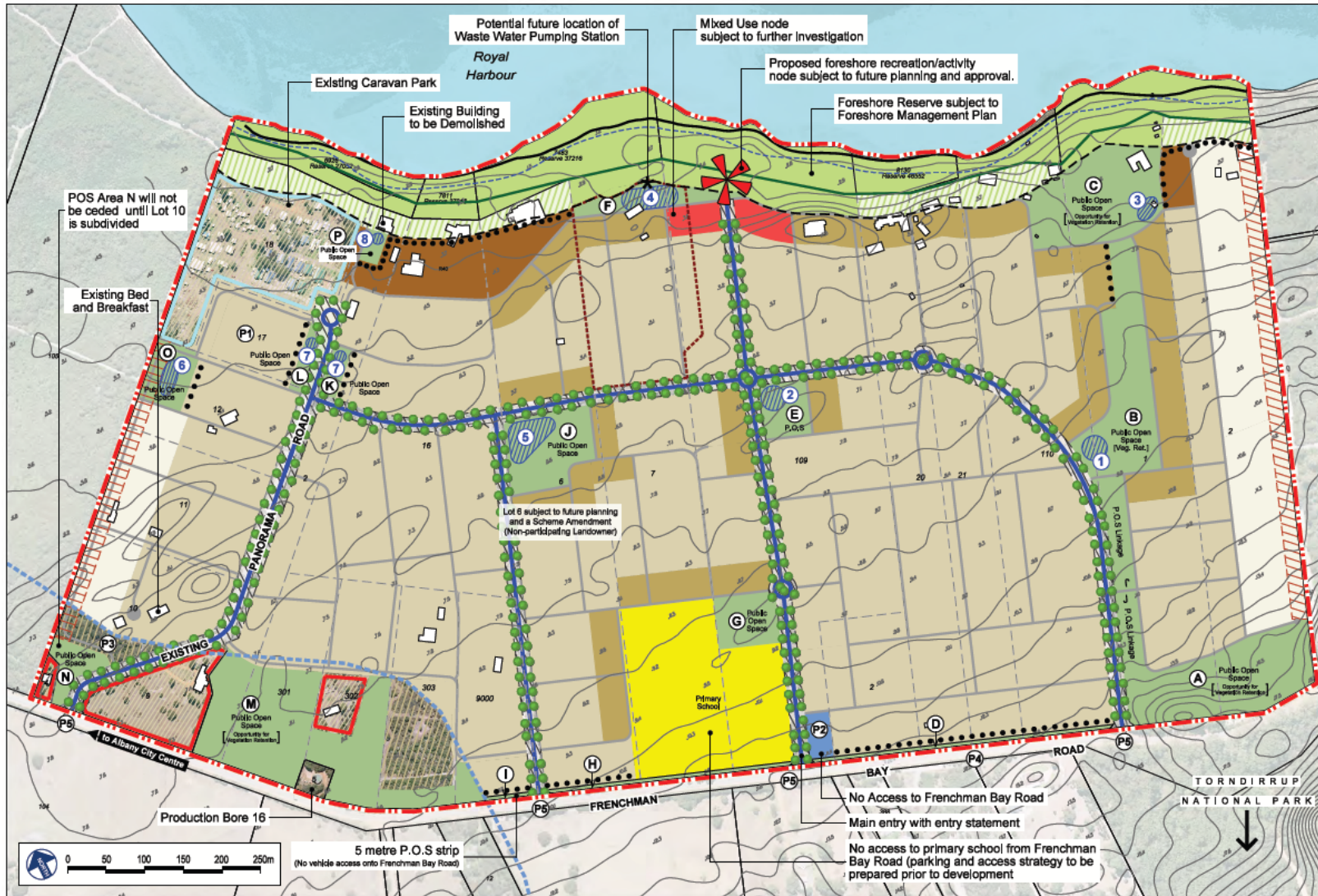
Subdivision applications shall be assessed against the provisions of this Plan and applicable State and local government policies.

Standard conditions expected to be imposed relate to:

- Provision and connection to infrastructure (power, water, sewer, telecommunications);
- Design and construction of road infrastructure and intersections;
- Provision, design (including retention of vegetation) and construction of public open space areas;
- Approval and implementation of a Fire Management Plan;
- Transfer of Foreshore and/or Future Foreshore areas to the Crown free of cost (whichever is applicable under 10);
- Approval and implementation of a Foreshore Management Plan
- Dedication of the land for the primary school or a contribution towards the primary school site acquisition; and
- Preparation of Detailed Area Plans.

Staged subdivision shall consider and address access arrangements, infrastructure co-ordination, fire management, foreshore upgrading obligations and integration with existing and future adjoining development.









Subdivision within the ODP area shall be accompanied by a staging plan to ensure there is sufficient access, egress and services to the site, as required by the Fire Management Plan and servicing agencies.




LEGEND

 Outline Development Plan Boundary

Land Use:

-  Low Density Residential (R10)
-  Low Density Residential (R17.5)
-  Low Density Residential (R25)
-  Medium Density Residential (R30)
- Requires Detailed Area Plan
-  Residential
-  Rural Residential
-  Tourism
-  Mixed Use R30

 Village Centre (R40 - R60)
- Requires Detailed Area Plan and POS Calculation Review

 Primary School

 Public Open Space (Cash In Lieu at subdivision stage for those lots that do not provide 10% open space of land)

 Foreshore Reserve

 Future Foreshore Reserve


 Foreshore Node

 POS / Drainage


Infrastructure:


 Neighbourhood Connector


 Access Street

 Dual Use Path (2m wide) Indicative alignment only
- refer to Foreshore Management Plan

Other:

 South Coast Water Reserve
- Priority 2 Protection Area

 Existing Buildings / Houses

 Detailed Area Plan (DAP) for lots adjoining POS / Foreshore Reserve (permeable fencing, habitable room orientation etc)

 Fire Protection


 POS Identifier

 Drainage Identifier

 Development Plan Provision Identifier

 Existing Parks and Recreation Reserve Boundary (as shown on TPS maps)

 HSD
- Horizontal Setback Datum

 Physical Process and Foreshore Reserve Setback Required by the Department of Planning (M P Rogers / Coffey)

 Remnant Vegetation

OUTLINE DEVELOPMENT PLAN PROVISIONS

GENERAL

- Detailed Fire Management Plans shall be submitted with subdivision applications to the WAPC in accordance with 'Planning for Bushfire Protection - Edition 2'.
- To the extent the creation of any road shown on the ODP requires any easement or other interest in that land to be extinguished, the proponent must at its cost (including any compensation that may be payable) arrange for the interest to be extinguished.
- For areas identified as 'Low Density Residential (R25)' the average site area shall be 400m² rather than 350m² as per Section 9.3 of the Outline Development Plan Report.

(P1)

Should the owner of Lot 17 wish to develop their landholding for residential purposes a re-zoning from 'Motel' to 'Residential Development' zone prior to any residential subdivision or development would be required. Any rezoning requires separate approval by the Minister for Planning.

(P2)

A Detailed Area Plan is required for the Village Centre prior to development and shall be in accordance with the City of Albany Residential Design Code Policy with car parking in accordance with the City of Albany Scheme.

(P3)

Land identified as "Residential" to be retained for vegetation protection and added to one lot outside the Priority 2 Protection Area at the time of subdivision. Further subdivision, erection of a dwelling or waste disposal is prohibited.

(P4)

Should a need for widening of the Frenchman Bay Road reserve be identified, such widening will need to be accommodated north of Frenchman Bay Road (to meet the City requirements). Public Open Space schedule may require adjustment at subdivision stage.

(P5)

Frenchman Bay Road Intersection treatments to be designed in accordance with the Traffic Assessment Report at the subdivision stage.