

## Planning & Development Services

**City of Albany  
Policy**

**BARRY COURT**

# BARRY COURT

**Objective:**

***To ensure that residences and short-stay accommodation at Lot 150 Barry Court, Collingwood Park respects and blend harmoniously with existing development and enable all residents and tourists to maximise their enjoyment of the natural coastal setting through appropriate house design.***

## Relationship to Other Planning Instruments

These Design Guidelines are to be read in conjunction with the following planning instruments with relevant provisions of these instruments applied as appropriate to the subject land:

- City of Albany Local Planning Scheme 1
- City of Albany Local Laws and Policies
- Residential Design Codes of Western Australia (R-Codes)

Where a provision of this Policy is inconsistent with the Residential Design Codes of Western Australia (R-Codes), this Policy will prevail to the extent of the inconsistency to the satisfaction of the City of Albany.

## Scope

These Design Guidelines apply to the short stay accommodation and permanent residential development on Lot 150 Barry Court, Collingwood Park.

## Policy Statement

The specific Design Guideline requirements for short stay accommodation and permanent residential development on Lot 150 Barry Court, Collingwood Park are outlined in the provisions below. Development in accordance with these Design Guidelines is deemed to comply. However, alternative designs may be considered subject to demonstration that any proposed development is in keeping with the objectives and intent of the Design Guidelines and subject to Council approval.

## Approval process

### **Short-Stay Accommodation and Permanent Residential Component**

1. Applications for Planning Consent are to be assessed by the City of Albany in accordance with these Design Guidelines; and
2. Short-stay Accommodation is to be developed to a minimum standard of 'R50' and Permanent Residential is to be constructed to a maximum standard of 'R30' in accordance with the R-Codes.
3. Where strata-titling of Short stay-Accommodation is proposed:
  - (i) Units are to be constructed and completed to the satisfaction of the City of Albany prior to final approval of the strata plan; and
  - (ii) A Management Statement requiring management of the units by a common facility manager is to be incorporated into the strata by-laws.

## Building Setbacks

### **Short-Stay Accommodation Component**

1. Buildings are required to be setback at least 5m from the common property driveway, except where the setback is considered a side setback;
2. Carports are to be accessible from the common property driveway and are to be setback at least 1m from the common property driveway;

3. A porch, verandah, balcony or equivalent is permitted to have a nil setback to a public road reserve, but must be setback at least 1.5m from the common property driveway;
4. Side setbacks are permitted to be nil (wall on boundary) for up to 90% of the boundary length; and
5. Corner Lots Barry Court and Barry Court/Dillon close within the short-stay accommodation component are land mark sites and all design on these lots will be subject to Council approval.

### **Permanent Residential Component**

1. All building setbacks are to be in accordance with the R-Codes.

### Streetscape

### **Short-Stay Accommodation Component**

1. Primary elevations shall be designed to provide surveillance over the public realm;
2. Fencing heights and designs to be in accordance with the Design Guideline requirements including the following:
  - Fences, except for those screening clothes drying areas, are not permitted in the setback area from the common property driveway;
  - Side and rear fences to common boundaries (behind the building line) - Maximum 1800mm high and either solid or visually permeable; and
  - Front and side fences adjoining the public realm - Generally a maximum of 900mm high and visually permeable providing view through the fence (in excess of 50% open). Where outdoor living areas are provided adjacent to the public realm, 30% of the adjacent boundary fence may be 1.5m high with 25% open.
3. Garages/garage doors are not permitted. Carports must be maintained in an open state.
4. Verandahs and awnings are to be in accordance with the requirements of the R-Codes.
5. Bin Storage areas are to be fully screened from view from public spaces in accordance with the requirements of the R-Codes.

### **Permanent Residential Component**

1. Primary elevations shall be designed to provide surveillance over the public realm;
2. Garages and Carports are to be located within the nominated envelopes as shown on the Development Plan; and
3. All other requirements are to be as per R-Codes specifications.

### Built Form

### **Short-Stay Accommodation and Permanent Residential Component**

1. Short-Stay Accommodation units with more than two (2) bedrooms are to be dual keyed to provide for separate letting;
2. Buildings must be designed to complement the existing character and colours of Albany. Documentary and physical evidence should be submitted as part of any application to justify the proposal;
3. Buildings must be designed to respond to Albany's climate and take advantage of the climatic benefits that the region offers;
4. Buildings must be orientated to north to maximise solar access to living space;
5. One main living space is to be situated on the north side of the building with a major northern opening preferably opening to an outdoor living space or balcony;
6. The house and outbuildings should be orientated to take advantage of cross ventilation through the summer, but provide shelter from strong winter winds associated with storms and passing cold fronts;
7. Buildings must be sealed to comply with the Building Codes of Australia;
8. Roofs must be designed to minimise their visual impact. This includes pitched roofs having the principal ridge running in a generally north south direction and ensuring that

Skillion roofs are designed with a fall to the south to limit overshadowing of the neighbours to the south; and

9. Tiled roofs are not permitted within the Short-Stay Accommodation Component. Tiled roofs are permitted within the Permanent Residential Component.

## Height and Bulk

### **Short-Stay Accommodation Component**

1. Wall height is to be a maximum height of 7m, measured from the NGL;
2. Roof height is to be a maximum of 9m measured from the NGL;
3. Buildings are to have a maximum plot ratio of 1.1;
4. Building form and massing should be used to encourage cross ventilation, provide summer shade and permit winter sun access;
5. Careful design of form and materials must be used to break up the perceived bulk of buildings;
6. Consideration should be given to the form and mass of adjacent properties when designing new dwellings; and
7. The use of landscaping should be considered to help soften walls and rooflines.

### **Permanent Residential Component**

1. Wall and roof height is to be in accordance with Category B of Table 3 of the R-Codes;
2. Building bulk and scale is to be in accordance with the R-Codes;
3. Building form and massing should be used to encourage cross ventilation, provide summer shade and permit winter sun access;
4. Careful design of form and materials must be used to break up the perceived bulk of buildings;
5. Consideration should be given to the form and mass of adjacent properties when designing new dwellings; and
6. The use of landscaping should be considered to help soften walls and rooflines.

## Materials and Colours

### **Short-Stay Accommodation and Permanent Residential Component**

1. The choice of materials for external walls must be selected from a range of materials that complements the existing palette of Albany materials. External materials should preferably be selected from the following locally identifiable materials:
  - Painted weatherboards/fibre cement/timber cladding;
  - Rendered masonry or tilt-up concrete; or
  - Face brick.
2. A colour scheme must complement the existing colours and materials used in Barry Court and Dillon Close, Collingwood Park;
3. Roofs shall be finished with tiles or Colorbond and shall have a BCA Colour Absorptance Figure between 0.40 – 0.62. Zinalume roofing is not permitted; and
4. The colour of the garage doors should match or complement the dwelling.

## Privacy and Outdoor Living Spaces

### **Short-Stay Accommodation Component**

1. Major openings and private balconies are to be positioned to minimise overlooking of adjacent properties living space; and
2. An outdoor living space is to be provided for each dwelling and is to be a minimum of 16m<sup>2</sup> in area, with a minimum dimension of 2.9m, with a direct connection to at least one main living space.

### **Permanent Residential Component**

1. Major openings and private balconies are to be positioned to minimise overlooking of adjacent properties living space; and
2. An outdoor living space is to be provided for each dwelling and is to be a minimum of 16m<sup>2</sup> in area, with a minimum dimension of 3m, with a direct connection to at least one main living space.

## Landscaping

### **Short-Stay Accommodation and Permanent Residential Component**

1. A landscape plan must be submitted with Development Plans to the City and be approved by the City for each lot;
2. Gardens must be designed to respond to Albany's climate, take advantage of climate benefits (such as solar gain in winter) and follow good environmental principles such as low water use and weed control;
3. Materials and finishes must reflect the landscape qualities of the site;
4. Plants from the City of Albany's unsuitable species list must not be used (refer to approved Landscaping Plan); and
5. Gardens should not impact negatively on neighbours by preventing them from taking advantage of solar passive design by over shadowing.

## Access and Parking

### **Short-Stay Accommodation and Permanent Residential Component**

1. Short-stay accommodation units are to have a maximum driveway width of 6m, with permanent residential units to have a maximum driveway width of 9m, or 40% of the common property driveway frontage, whichever is the lesser.
2. Short-stay accommodation units are to provide visitor parking in accordance with the requirements of the R-Codes.

## Staging and Development

### **Short-Stay Accommodation**

1. Should common facilities be provided these are to be constructed in the first stage.



**TOTAL BUILDING AREAS**

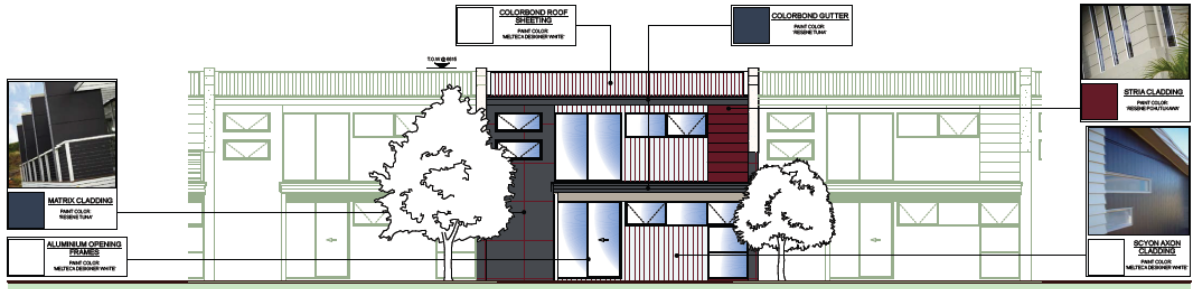
LOCATION	AREA (m <sup>2</sup> )	PERIM (m)
<b>SITE AREA</b>		
TOTAL SITE AREA	6,103.82	
TOTAL LANDSCAPE AREA	1,989.85	
<b>GROUND FLOOR LEVEL</b>		
GROUND FLOOR LIVING	1,391.49	
GARAGE	576.99	
COURTYARD	316.35	
PORCH	38.34	
STORE	82.80	
<b>TOTAL GROUND FLOOR</b>	<b>2,405.97</b>	
<b>FIRST FLOOR LEVEL</b>		
FIRST FLOOR LIVING	1,558.35	
BALCONY 1	259.38	
<b>TOTAL FIRST FLOOR</b>	<b>1,817.73</b>	
<b>TOTAL LIVING</b>	<b>2,949.84</b>	
<b>TOTAL AREA</b>	<b>4,223.70</b>	

**BUILDING AREAS (TYPE A)**

LOCATION	AREA (m <sup>2</sup> )	PERIM (m)
<b>CARPOR</b>		
CARPOR	30.96	
<b>PORCH</b>		
PORCH	2.14	
<b>GROUND FLOOR</b>		
GROUND FLOOR	77.06	
<b>STORE</b>		
STORE	4.68	
<b>UPPER FLOOR</b>		
UPPER FLOOR	84.28	
<b>BALCONY</b>		
BALCONY	22	
<b>TOTAL AREA</b>	<b>221.02</b>	

**BUILDING AREAS (TYPE B)**

LOCATION	AREA (m <sup>2</sup> )	PERIM (m)
<b>CARPOR</b>		
CARPOR	33.25	
<b>PORCH</b>		
PORCH	2.12	
<b>STORE</b>		
STORE	4.50	
<b>GROUND FLOOR</b>		
GROUND FLOOR	77.55	
<b>UPPER FLOOR</b>		
UPPER FLOOR	68.87	
<b>BALCONY</b>		
BALCONY	6.82	
<b>TOTAL AREA</b>	<b>213.11</b>	



FRONT (TYPE B - INDICATIVE ONLY)

Scale 1:100

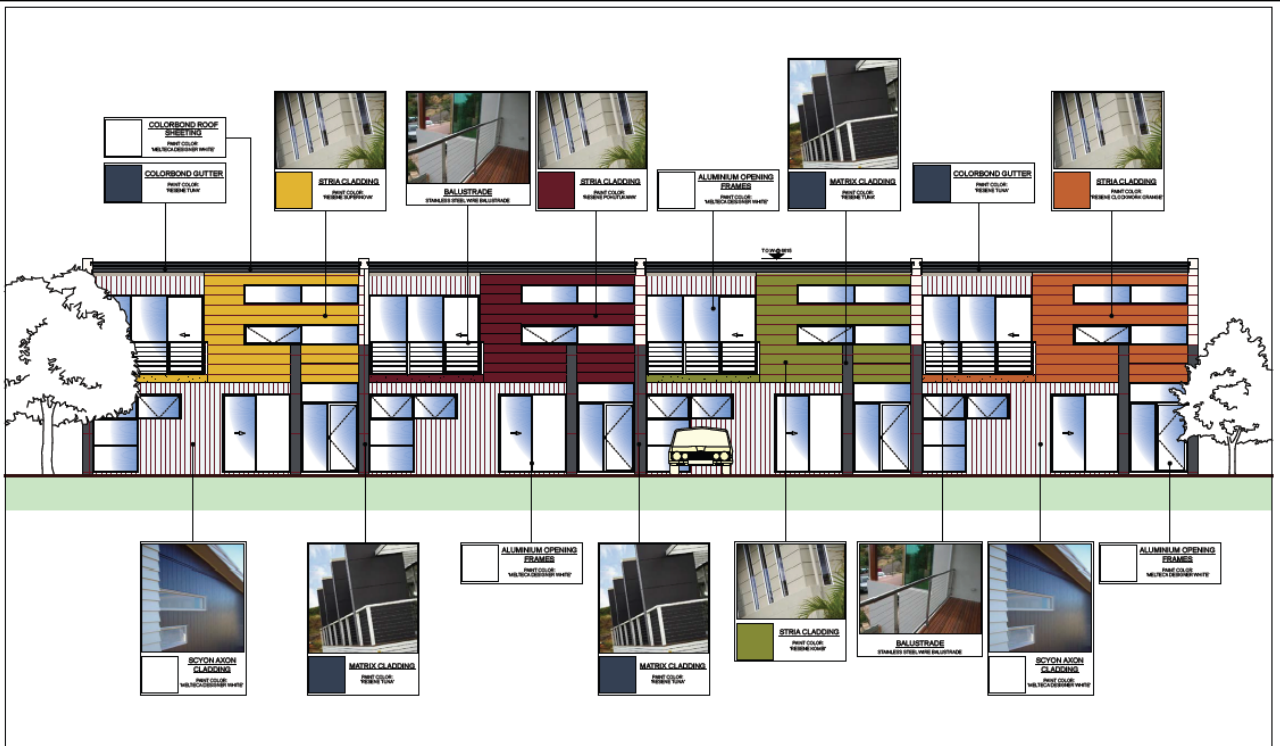
N



REAR (TYPE B - INDICATIVE ONLY)

Scale 1:100

S



STREETSCAPE ELEVATION TYPE 'B' - INDICATIVE ONLY

Scale 1:100

E00