

Changes to District Plan for Riverside Stage 6

Insertions are underlined

Individual Township Issues

9.1.3.3 Albert Town

Issues:

Riverside Stage 6

- Township character and amenity values
- Public open spaces and the public realm
- Land use efficiency and the ability to accommodate growth
- Accessibility and movement network
- Landscape and environmental features
- Integrated planning and stormwater management
- Cost-effective and resource efficient development
- The need to provide for an integrated and diverse community

9.1.4 Objectives and Policies – Townships

Objectives- Riverside Stage 6

1. Comprehensive development within Riverside Stage 6 that:
 - complements the character of Albert Town
 - provides an interconnected network of streets and walkways that facilitates a safe, efficient and pleasant walking, cycling and driving environment
 - provides for a variety of lot sizes and densities
 - promotes the efficient and sustainable use of land
 - protects and enhances significant landscape and environmental features
 - facilitates an integrated approach to the design of open space and urban water management
 - creates cost-effective and resource-efficient development
 - manages the effects of State Highway 6 on Albert Town.
 - provides a high quality living environment

Policies- Riverside Stage 6

1. To facilitate a site responsive approach to residential development on the Riverside Stage 6 site that recognises and is consistent with the existing character of Albert Town.

2. To create active interfaces between streets and land uses, with building frontages to streets that improve amenity and safety through increased surveillance and activity.
3. To facilitate an efficient and sustainable approach to urban development by maximising land use efficiency and minimising energy use.
4. To provide a safe and visually attractive urban environment that provides a variety of housing types and densities to meet the diverse needs of the community.
5. To provide a movement network which incorporates a highly interconnected street network that clearly distinguishes between arterial routes and local streets, establishes good internal and external access for residents, provides safe and efficient pedestrian and cycle linkages and supports public transport.
6. To provide for safe, attractive and useable community and outdoor spaces.
7. To protect and enhance the landscape and environmental features of the site.
8. To provide an attractive buffer between residential development and State Highway 6.
9. To provide cost-effective housing options, including the provision of duplex housing within sub-zone A.
10. To ensure that new residential development incorporates best practice stormwater management techniques.

Implementation Methods

The objectives and associated policies will be implemented through a number of methods including:

- (i) District Plan
 - (a) The identification of Township Zones and associated objectives, policies and rules
 - (b) Inclusion of a Structure Plan to guide the planned expansion of Albert Town at the Riverside Stage 6 site.
- (ii) Other Methods-
Riverside Stage 6 at Albert Town:

- (a) Private covenants for design guidelines, insulation and solid fuel burners.
- (b) Stakeholders Deed

Explanation and Principal reasons for adoption

No changes proposed.

Environmental Results Anticipated

No changes proposed.

9.2 Townships Zone Rules

Controlled Activity- Riverside Stage 6

9.2.3.2(iv)

Within the Riverside Stage 6 site, an Outline Development Master Plan of the site lodged with the Council pursuant to Rule 9.2.5.2 (viii) in respect of:

- a. Consistency with the Riverside Stage 6 Structure Plan.
- b. The maintenance of view shafts.
- c. Subdivision design, lot configuration, densities and allotment sizes, including the provision for duplex development and smaller lot sizes within Sub-Zone A through comprehensive subdivision design.
- d. Provision of an interconnected roading pattern.
- e. The provision of a buffer area and mitigation measures to minimise noise and visual impacts from State Highway 6.
- f. Landscaping.
- g. The provision of Design Guidelines to apply to all buildings erected within the area subject to the Outline Development Master Plan.
- h. Consistency with the relevant objective and policies within the Township Zone.

9.2.5 Standards

9.2.5.1 Site Standards

i Site Density

The minimum net allotment size for each residential unit shall be 800m² **except:**

- (b) Within Subzone 'A' of the Riverside Stage 6 site at Albert Town, the minimum net allotment size per residential unit shall be 400m²;

Or

Two residential units or a duplex (being two residential units sharing a common wall) may be erected on the site.

The lots to which this rule applies shall be depicted in the Outline Development Master Plan, approved pursuant to Rule 9.2.5.2(viii).

(c) Within Riverside Stage 6, Subzone 'B', there shall be one residential unit per allotment.

ii Building Coverage

The maximum building coverage for all activities on any site shall be 35% **except** for buildings within **Commercial Precincts** or **Visitor Accommodation Sub-Zones**. Within the **Riverside Stage 6** site at Albert Town the maximum building coverage for all activities on any site shall be:

- a. Lots within Subzone 'A' - 40%
- b. Lots within Subzone 'B' - 35%
- c. Lots within Subzone 'C' - 35%

iii Setback from Roads, Reserves and Access Lanes

The minimum setback of any building from road boundaries shall be 4.5m **except:**

(d) Within the Riverside Stage 6 site at Albert Town:

any building within the Subzone 'C' area shall be set back 10m from the boundary adjoining the State Highway 6 reserve;

within Subzone 'A', where a site is adjacent to a public reserve, there shall be a minimum setback of 2 metres for any building from the reserve boundary.

within Subzone 'A', there shall be a minimum setback of 2m from road boundaries (excluding secondary rear access lanes).

within Subzone 'A', where the site has access to a secondary rear access lane, all residential dwellings shall be set back at least 2 metres from the rear lane boundary, and there shall be no setback requirements from this rear lane for garages and accessory buildings.

where sites have access to a secondary rear access lane, all residential dwellings shall front the primary public road.

v Access

Each residential unit shall have legal access to a formed road. Except:

Within the Riverside Stage 6 site at Albert Town, where access to a secondary rear lane is available, all garaging and vehicle access to the site must be provided via this rear lane.

xiii Fence Heights

Within the Riverside Stage 6 site at Albert Town, no solid fence constructed or otherwise erected within the Road Setback shall exceed 1.2m in height above ground level.

9.2.5.2 Zone Standards

viii Riverside Stage 6 - Outline Development Master Plan

No subdivision or development shall take place within Subzones ‘A’, ‘B’ or ‘C’ identified on the Riverside Stage 6 Structure Plan unless in accordance with an Outline Development Master Plan that has been lodged and approved by Council pursuant to Controlled Activity Rule 9.2.3.2(iv).

ix Subdivision, use and development - Riverside Stage 6

All subdivision, use and development within Riverside Stage 6 shall be generally in accordance with the Riverside Stage 6 Structure Plan identified on page XXX. Reserves, including neighbourhood parks, and areas of open space and rear lanes may be subject to changes in location, form and size through the Outline Development Master Plan process.

9.3.2 Assessment Matters

iii Controlled Activity - Outline Development Master Plan for Riverside Stage 6.

Conditions may be imposed to ensure that:

- Subdivision design and configuration:
 - o Methods are identified to integrate the development with the existing pattern and character of development at Albert Town.
 - o Lots are orientated to achieve maximum solar gain, and where possible lots are provided that are deep and align north-south with streets aligned east-west.
 - o Methods are incorporated to encourage coordinated building styles, materials and external elements.

- A permeable layout with strongly defined active street frontages is achieved.
- Development Density
 - There is a mix of allotment sizes throughout the development.
 - Wherever possible, smaller lots are located alongside parks and reserves.
 - Duplex development within 50-55% of sub-zone A is encouraged within the Outline Development Master Plan.
- Roading, Pedestrian and Cyclist Connectivity:
 - Secondary rear access lanes for lots fronting the central main street are provided where possible.
 - Alignment, design and treatment of roading promotes safe vehicle speeds.
 - Where possible and cost effective, incorporate techniques where roads and public spaces can provide “green engineering” solutions for drainage.
 - Street planting and beautification techniques are identified.
 - The ‘Albert Town Loop Walkway’ is continued through the escarpment area linking with existing walking links to Mt Iron.
 - Easy to walk pedestrian linkages are provided throughout the road network and via dedicated walkways from residential lots to neighbourhood parks and the escarpment reserve areas.
 - Cycleways are provided throughout the site.
- Reserve Areas
 - An appropriate number of neighbourhood parks to be used for children’s play areas, recreational spaces and/or community purposes to be interspersed throughout the development.
 - Provision is made for planting of trees within neighbourhood parks.

- The western escarpment and wetland areas are created as public reserve areas.
- Appropriate methods to supplement and/or protect native vegetation within the western escarpment and ecological values within the wetland area are adopted.
- Landscaping
 - Appropriate design responses to managing the interface between the site and State Highway 6 are adopted.
- Built Form
 - Appropriate building style and external appearance guidelines are provided, and methods for their implementation identified, such as via developer design approval processes, the use of a pattern book and/ or the use of covenants or encumbrances.
 - Residential design guidelines are adopted that are to be employed on those lots identified to enable higher density development.
- Parking and Garaging
 - Provision is made to require all driveways to include sufficient space for vehicles to stand completely clear of the road and footpath.

15.2 Subdivision, Development and Financial Contributions Rules

15.2.6.3 Zone Subdivision Standards – Lot Sizes and Dimensions

i Lot Sizes

- (a) No lots to be created by subdivision, including balance lots, shall have a net area less than the minimum specified for each zone in the Tables below,

Zone	Lot Areas
The Townships:	

Albert Town	<ul style="list-style-type: none"> • 800m²
<u>Riverside Stage 6 Subzone A</u>	<ul style="list-style-type: none"> • <u>50-55% of lots will be developed to a minimum area of 400m²</u> • <u>Average lot size: 600m²</u> • <u>Maximum lot size: 800m²</u>
<u>Riverside Stage 6 Subzone B</u>	<ul style="list-style-type: none"> • <u>Average lot size: 800m² (minimum 700m², maximum 1000m²)</u>
<u>Riverside Stage 6 Subzone C</u>	<ul style="list-style-type: none"> • <u>Minimum 1,000m², maximum 2000m²</u>

(h) Riverside Stage 6 – Albert Town

Any subdivision of the Riverside Stage 6 site at Albert Town shall include a covenant on each resultant certificate of title that requires:

- a) adherence to the built form guidelines,
- b) adherence to insulation requirements; and
- c) restrictions on the use of solid fuel burners;

as contained within the Riverside Stage 6 Outline Development Master Plan approved pursuant to Rule 9.2.5.2 (viii).

For the purpose of providing secondary rear access lanes, the minimum width of any secondary rear access lane shall be 5m (min) and 6m (max).

Any subdivision of the Riverside Stage 6 site at Albert Town shall include a covenant on each resultant certificate of title within Subzone ‘C’ that prevents the further subdivision of these allotments.