



## CONVERSATION PLAN

### What is the Conversation Plan?

This conversation plan is prepared by the City of Albany to lead the consultation on the structure plan in accordance with the *Planning and Development (Local Planning Schemes) Regulations 2015*.

The purpose of the conversation plan is to:

1. Inform the community and agencies about a proposed structure plan and tourist resort for Lot 660 La Perouse Road, Good Beach; and
2. Provide some input to the shape or execution of the structure plan and tourist resort.

The Final decision making sits with the Western Australian Planning Commission and the City of Albany is responsible for managing its implementation.



## PROPOSED STRUCTURE PLAN NO.9

### What does the current proposal entail?

A Structure Plan has been prepared to guide the development of a tourist resort contained within Lot 660 La Perouse Road, Goode Beach, within the City of Albany. A full copy of the structure plan can be found on the City of Albany's website at [www.albany.wa.gov.au](http://www.albany.wa.gov.au), or alternatively can be viewed at the City of Albany offices.

The landowner seeks to develop a unique, high quality tourist resort comprising 51 units (totaling 61 beds), car parking areas and recreation facilities (function centre, café and dining).

The Structure Plan area comprises 7.7107 hectares and is located immediately north of the Goode Beach coastal townsite.

The intent of the Structure Plan is to consider all matters relative to the land and to guide subsequent lodgment of a detailed development application with the City of Albany.

The Structure Plan details the land use precincts and generally identifies other related development parameters to guide future land use and development. It has been prepared in accordance with the structure planning framework defined by the state planning regulations, to facilitate and guide the future development assessment of the land.

The following table summarizes the structure plan.

ITEM	DATA	STRUCTURE PLAN REF (Section No)								
Total area covered by the structure plan	7.7107 hectares	1.2.2 & Figure 2								
Area of each land use proposed: <ul style="list-style-type: none"><li>• Holiday Accommodation</li><li>• Development Buffer</li><li>• Remnant Vegetation</li></ul>	<table border="1"><thead><tr><th>Hectares/m2</th><th>Lot Yield</th></tr></thead><tbody><tr><td>2.1ha</td><td>1</td></tr><tr><td>Included in the above</td><td>n/a</td></tr><tr><td>5.6107ha</td><td>n/a</td></tr></tbody></table>	Hectares/m2	Lot Yield	2.1ha	1	Included in the above	n/a	5.6107ha	n/a	3.1, 3.2 & Figure 5
Hectares/m2	Lot Yield									
2.1ha	1									
Included in the above	n/a									
5.6107ha	n/a									
Total estimated lot yield	1	3.2								
Estimated number of tourist accommodation units	51 (to provide 61 beds)									
Estimated population (at full occupancy) + Employees	122									
Estimated percentage of natural area (existing vegetation to be retained within the lot)	5.6107 Hectares 72.76 %	1.2, 2.1, 3.1 & Figures 4 & 5								

The following are documents submitted to support the structure plan.

- Appendix 4 - Coastal Hazard Assessment & Risk Management Strategy – (MP Rogers & Associates Pty Ltd)
- Appendix 5 - Environmental Assessment - (Aurora Environmental)
- Appendix 6 - Targeted Survey for Western Ringtail Possum, Main's Assassin Spider and Black Cockatoo (Aurora Environmental)
- Appendix 7 - Bushfire Management Plan (Eco Logical Australia in association with Biodiverse Solutions)

- Appendix 8 - Civil Engineering Report (Wood & Grieve Engineers)
- Appendix 9 - Vancouver Beach Resort Concept Plan (Grounds Kent Architects)
- Appendix 10 - Draft Scheme Amendment Provisions to be inserted under Schedule 4 Special Use Zone of the Scheme under SU1.

The following is the proposed Structure Plan:



## **CITY OF ALBANY LOCAL PLANNING SCHEME (Legislation)**

### **What does the City of Albany Local Planning Scheme No.1 say?**

The City of Albany *Local Planning Scheme No.1* ('the Scheme') was gazetted on 28 April 2014 and provides the statutory basis for town planning in the City of Albany.

The Scheme identifies the Structure Plan area to be zoned in part 'Special Use' and Reserve for 'Parks and Recreation'. Land use and Development is guided by specific provisions set out against portion of the land zoned 'Special Use' and relate to Special Use Area (SU1) in Schedule 4 of the Scheme.

Holiday Accommodation may be considered for development in the special use zone.

Provisions for the special use zone are:

1. Prior to commencement of development of the special uses on the site, the owner/developer shall submit an overall Development Guide Plan (*structure plan*) to the Local Government for endorsement.
2. The Development Guide Plan shall provide details on the development for the site including:
  - a. Achieving a low-key holiday accommodation development commensurate (maximum 10 Chalet/Cottage Units) with the fragile coastal nature of the area;  
*The development is proposing 10 two storey holiday complexes comprising a total of 51 units and 61 beds. A Coastal Hazard Assessment and Risk Management Strategy has been undertaken to determine suitability of the proposed development site.*  
  
*The Coastal Hazard Assessment & Risk Management Strategy presents the potential inundation levels over a range of planning timeframes. A 2.04 m AHD level is the potential inundation level associated with the 500 year Average Recurrence Interval (ARI) event given current sea levels. In 100 years, assuming a 0.9 m rise in sea level, the potential inundation level would be 2.94 m AHD. However, as outlined in the Coastal Risk Management & Adaptation Strategy section of the report, the expected service life of the resort is 50 years, therefore it is the potential inundation in 50 years that is relevant to the current construction of the resort. The potential inundation level in 50 years is 2.39 m AHD, therefore the proposed FFL or 2.4 m AHD is appropriate. Actual finished earthworks level are likely to be around 4.0 to 5.0 AHD which will be detailed in the subsequent development application?*
  - b. Buildings being clustered together;  
*Buildings are proposed to be clustered in a 2.1ha cleared area.*
  - c. Siting of buildings and access roads within degraded/cleared areas to minimise clearing required for servicing and built development;  
*Proposed tourist resort buildings to be located 100m from Lake Vancouver.*

*Clearing of native vegetation will be minimised, with existing access alignments to be utilised for guest and emergency access.*

*The vegetation type to be cleared comprises *Agonis flexuosa* (Peppermint) and *Adenanthos sericeus* (Albany Woolly Bush) closed scrub and is well represented within the area and further afield. The clearing is not considered to be a high risk to the integrity of the vegetation type due to the relatively small area proposed to be cleared and the fact that a significant area is secured in conservation and other crown land.*

- d. The buildings to be sited away from the eastern boundary with the coastline to protect coastal processes and the significant sand dunes in this area;  
*Buildings are proposed to be located away (approx. 30m) from the eastern lot boundary and approximately 60m from the beach zone.*
- e. Building density, design, colours and materials to blend the buildings within the site;  
*Buildings are proposed to be designed to minimise visual impacts.*
- f. Coastal setbacks and Foreshore Management Plan;  
*A Coastal Hazard Assessment & Risk Management Strategy has been developed in accordance with the State Planning Policy 2.6 – State Coastal Planning Policy.*
- g. On-site stormwater drainage, effluent disposal methods and impacts on Lake Vancouver hydrology;  
*Stormwater is proposed to be managed in accordance with a stormwater management plan to the satisfaction of the City of Albany. No direct discharge of stormwater is proposed to occur into the Lake Vancouver. The proposed development aims to treat effluent onsite, via a secondary sewer treatment system with nutrient removal. Two onsite wastewater treatment plants are proposed. Engineer investigations confirms current wastewater technology can collect, treat and utilise (treated) wastewater in accordance with health, environmental and engineering requirements.*
- h. Potable water supply;  
*Potable water for the development will be provided through the Water Corporation scheme system.*
- i. Implementation of a Fire Management Plan incorporating the existing fire access tracks within the area; and  
*A Bushfire Management Plan (BMP) has been prepared for the subject land.*
- j. Any additional controls required to be implemented to ensure the proposal complies with the objective of providing low-key holiday accommodation on the site.

## ***CITY OF ALBANY STRATEGIC PLANNING***

### ***What does the City's Albany Local Planning Strategy say?***

The City's Local Planning Strategy recognises that Albany and its surrounds have many tourist destinations that exhibit outstanding cultural and natural beauty.

It references the coastline of the Torndirrup National Park as an example and also identifies Frenchman Bay as a tourism accommodation node/centre on its Strategic Plan.

### ***What does the City's Tourism Accommodation Planning Strategy (2010) say?***

Lot 660 La Perouse Road is identified in the City's Tourism Accommodation Planning Strategy as a 'Prime Tourism Site' noting its potential to offer a boutique "eco village" style development supplying accommodation to the upper end of the market.

The site is recognised in the Tourism Accommodation Planning Strategy as being important to Albany's local tourism accommodation supply.

The subject site offers unique qualities including:

- The lot has ready access to the sealed urban road system;
- A reticulated water main services the site and electricity and telecommunication infrastructure is available;
- The land is located within a few hundred metres of King George Sound;
- No similar development site exists within close proximity to the CBD;
  - Privately owned;
  - Feeling of remoteness;
  - Environmental features; and
  - Good accessibility to a pristine coastline.



## **FUTURE PLANNING**

### ***What is proposed after the structure planning process?***

Following consideration and determination of the Structure Plan, a standard scheme amendment to the City of Albany *Local Planning Scheme No.1* may be prepared. Draft Scheme Amendment text has been provided as follows:

Uses that may be considered include:

- Holiday Accommodation (Resort)
- Caretakers Dwelling
- Restaurant
- Reception Centre (Function Centre)

Provisions proposed include:

1. Development of the special uses on the site shall be generally in accordance with an overall Structure Plan approved by the Local Government and endorsed by the Western Australian Planning Commission in accordance with the process set out in the Deemed Provisions.
2. The Structure Plan shall provide details on the development for the site including:
  - a. Achieving a boutique high quality tourist resort holiday accommodation development (maximum 51 holiday accommodation units) commensurate with site conditions and potential risks to development by coastal processes;
  - b. Buildings to be integrated and clustered together;
  - c. Siting of buildings and associated access roads located within degraded/cleared areas to minimise clearing required for servicing, visitor access and built development;
  - d. Siting of development to accord with an Erosion Hazard Line as identified/recommended in a Coastal Hazard Assessment and Risk Management Strategy submitted with the proposal to protect coastal processes in this area;
  - e. Building density, design, colours and materials to demonstrate that buildings are sympathetic within the site (namely landform and vegetation);
  - f. Investigating foreshore management requirements to be incorporated into a Foreshore Management Plan and submitted with the Development Application;
  - g. On-site stormwater drainage, effluent disposal methods and impacts on Lake Vancouver hydrology;
  - h. Potable water supply;

- i. A Bushfire Management Plan incorporating the existing fire access tracks within the area; and
  - j. Any additional controls required to be implemented to ensure the proposal complies with the objective of providing a boutique high quality tourist eco-resort holiday accommodation on the site.
3. All development shall be subject to the issuance of a planning approval.
4. In considering a Holiday Accommodation (Resort) proposal for development, the following shall be addressed to the satisfaction of the local government as they relate to each precinct contained on the Structure Plan:
- a. Holiday Accommodation Precinct
    - (i) All Holiday Accommodation (resort) units, Reception Centre (Function Centre), Restaurant and Caretakers Dwelling are to be located within the Holiday Accommodation Precinct;
    - (ii) The proposal to demonstrate sustainable land use and development outcomes that include:
      - low energy demand and consider sustainable power options for the development;
      - Provision of efficient water consumption through re-use of treated wastewater; and
      - Implementing a suitable wastewater processing system able to re-cycle and re-use treated water that ensures no adverse impacts to the environment;

*For further info on effluent disposal, refer to Section 3.6.2 and supported Appendix 5 and 8 of the Structure Plan report.*

      - Roof based stormwater runoff being stored in rainwater tanks for reuse in toilets, washing facilities and swimming pool;
    - (iii) All Holiday Accommodation (resort) units, Reception Centre (Function Centre), Restaurant and Caretakers Dwelling and associated structures are to achieve;
      - a finished floor level greater than 2.4m AHD and be setback behind the 2066 Erosion hazard Line as shown on the Structure Plan and recommended in the Coastal Hazard Assessment and Risk Management Strategy;
      - effluent disposal systems to be setback 100m from Lake Vancouver;
      - a design outcome utilising clustering of buildings, colours and materials to demonstrate that buildings are sympathetic within the site (namely landform and vegetation);
  - b. Development Buffer Precinct

- (i) The Development Buffer Precinct is to contain the following land uses/functions;
- Asset Protection Zone as required by an approved Bushfire Management Plan so as to achieve the BAL 29 rating for habitable buildings;
  - Low threat vegetation (landscaped gardens);
  - Constructed internal roads, carpark, footpaths, swimming pool and change rooms;
  - Reticulation zone required for application of treated wastewater (sub-surface irrigation);

*For further info on effluent disposal, refer to Section 3.6.2 and supported Appendix 5 and 8 of the Structure Plan report.*

c. Remnant Vegetation Precinct

- (i) The Remnant Vegetation Precinct contains the remaining land within the Structure Plan to remain undeveloped with the exception of the following;
- Internal entry/exit road to utilise the existing internal access track;
  - Emergency Access Way linking the development to La Perouse Court and to utilise the existing internal access track;
  - Existing and proposed beach access pathways,
  - Existing access track linking the land with firebreaks on adjoining Reserve 25925.

5. The site has been identified as a bushfire prone area and development and use shall comply with the requirements set out in an approved Bushfire Management Plan.
6. A Section 70A Notification being placed on the Certificate of Title of Lot 660 La Perouse Road, Vancouver Beach advising the landowner and any prospective purchaser that the land is subject to management in accordance with the Coastal Management Strategy provided as an appendix to the endorsed Structure Plan report.
7. All access/egress to/from the Holiday Accommodation Resort being confined to La Perouse Road.
8. A Foreshore Management Plan shall be prepared and submitted with the Development Application to address, amongst other things:
  - a. Existing public access and parking via La Perouse Court;
  - b. Rehabilitation and protection of fore shore areas,
  - c. Suitable fencing and controlled access for visitors to the beach and adjoining PAW, and
  - d. Interpretation and signage
9. Stormwater drainage to be accommodated on site and incorporate water sensitive urban water design elements to the satisfaction of the local government.

## **CONSULTATION - STAKEHOLDERS**

### ***What is the driver for consultation with stakeholders?***

Consultation is used to both inform the community about the proposed structure plan and to provide some inputs to the shape or execution of the project. Final decision making sits with the Western Australian Planning Commission.

In accordance with Schedule 2, Part 4, cl.18(a) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, the City of Albany is required to advertise the proposed Structure Plan No.9 by giving notice to owners and agencies who, in the opinion of the local government, are likely to be affected by the approval of the structure plan, including a statement that submissions may be made to the local government by a specified day being a day not less than 14 days and not more than 28 days, from the day on which the notice is given to the person.

Advertising also includes erecting a sign on site, publishing a notice of the proposal on the local government website and undertaking a **conversation session** with landholders and Councilors.

### ***When is the conversation session scheduled for?***

A conversation session has been scheduled for the 18 September 2017.

Refer to Appendix 1 for conversation details.

### ***What is the City of Albany seeking from external stakeholders?***

The City is seeking information from the public, landholders and agencies, including;

- Identification of needs;
- Obtaining local knowledge;
- Obtaining feedback on proposed activity; and
- Agency validation of research findings.

The City is not seeking the approval or refusal of the public, landholders and agencies.

### ***What will the City of Albany do with submissions?***

In accordance with Schedule 2, Part 4, cl.19 & cl.20 of the *Planning and Development (Local Planning Schemes) Regulations 2015*, the local government is to consider the submissions and provide a report on the proposed structure plan to the Western Australian Planning Commission.

The report on the proposed structure plan must include the following —

- a) a list of the submissions considered by the local government, including, if relevant, any submissions received on a proposed modification to the structure plan advertised under clause 19(2);
- b) any comments by the local government in respect of those submissions;
- c) a schedule of any proposed modifications to address issues raised in the submissions;
- d) the local government's assessment of the proposal based on appropriate planning principles;
- e) a recommendation by the local government on whether the proposed structure plan should be approved by the Commission, including a recommendation on any proposed modifications.

### *Have the relevant public authorities been consulted?*

The proposal has been referred to the:

- ATCO Gas, Telstra, Water Corporation, Western Power
- Department of Health
- Department of Water and Environment Regulations
- Department of Biodiversity Conservation and Attractions
- Department of Fire and Emergency Services
- Department of Jobs, Tourism, Science and Innovation
- Department of Planning Lands and Heritage
  - Includes Aboriginal heritage and Aboriginal land matters
  - Includes Coastal Policy Branch.

### *How can I make a submission?*

Should you wish to make a submission on the proposed application, the following options apply:

- 1) Please write to the Chief Executive Officer, PO Box 484, Albany WA 6331, or via email [planning@albany.wa.gov.au](mailto:planning@albany.wa.gov.au)  
**or**
- 2) Please fill out the attached submission form (Attachment 2) and deposit with the City of Albany PO Box 484, Albany WA 6331 (102 North Road, Yakamia, WA 6330)  
**or**
- 3) Please complete our electronic survey located at <https://www.surveymonkey.com/r/SP9Laperouse>

### *When does the submission period close?*

The submission period closes on **9 October 2017**.

## APPENDIX 1 – CONVERSATION SESSION

4.30pm - 18 September – La Perouse Road, Good Beach

<b>Method</b>	Presentation and respond to questions		
<b>Participants</b>	Applicants, Landholders, Agencies & Councilors		
<b>Welcome Experience</b>	Friendly – welcoming.		
<b>Setting</b>	<b>Venue</b>	<b>Layout</b>	<b>Date/time</b>
	Cul-de-sac-head La Perouse court	<ul style="list-style-type: none"> <li>• Meet</li> <li>• Walk to proposed development site</li> <li>• Present proposal</li> <li>• Take questions</li> </ul>	4.30pm  Monday 18 September 2017
<b>Duration</b>	Two hours		
<b>Rational Aim</b>	Indicate proposed development site Take questions		
<b>Experiential Aim</b>	Open and transparent		
<b>Focus Question</b>	Issues?		
<b>Conversation Flow</b>	<b>Question Topic</b>	<b>Question Wording</b>	
	Background		
Q.1		Current zone and provisions?	
Q.2	Current strategic intent?		
	Development Site		
Q.3		What area does the development site entail?	
Q.4	What design is proposed for the development (no. units, height units etc)		
	Environmental		
Q.5		Are there any environmental implications?	
Q.6	Are there coastal inundation implications?		
	Management of effluent		
Q.7		How is effluent proposed to be managed?	
	Management of stormwater		
Q.8		How is stormwater proposed to be managed?	
	Access arrangements		
Q.9		How many vehicles per day does the development forecast?	
Q.10	How is access to and from the site proposed to occur?		

Questions on behalf of participants (landholders etc)




BUILDING SCHEDULE	
TYPE	NO. OFF
1 BED VILLA	12
1 BED STUDIO	20
1 BED DUPLEX	10
2 BED VILLA	8
TOTAL	50
CAR BAYS	50

INDIAN OCEAN



**VANCOUVER BEACH RESORT  
ALBANY**

**SITE PLAN**



LAKE VANCOUVER

LAWN OR GROUND COVER  
HOTEL MANAGED

LOW FLAMMABILITY SHRUBS + PLANTS  
HOTEL MANAGED

Lot 660

CAR PARKING  
25 BAYS

CAR PARKING  
50 BAYS

REGULATION ZONE  
(400M²)

RE TRUCK  
ACCESS ROAD

NEW ENTRY ROAD

BEACH  
ACCESS

BEACH  
ACCESS

RE TRUCK  
ACCESS ROAD

