

**PURPOSE OF THIS UPDATE**

The City of Albany has received an application for a Structure Plan at 3 Toll Place. The Structure Plan proposes to supersede the existing Structure Plan which covers the site.



**FAQ SHEET**

**PROPOSED STRUCTURE PLAN**

The City of Albany has received an application for a Structure Plan at 3 Toll Place. The Structure Plan proposes to supersede the existing Structure Plan which covers the site. While a number of modifications are proposed, the majority of the provisions over the site remain unchanged. This FAQ has been prepared to highlight the proposed modifications.

**What does the Structure Plan Propose?**

- Introducing a portion of residential occupation into the development and requiring that residential land use can only be built concurrently, or after tourism development.
- All holiday accommodation and residential land uses are to be built in accordance with the Quiet House Guidelines.
- Providing the ability to apply for Basement parking.
- Changing the setback from Princess Royal Drive 25m to 19m (in line with the existing car parking).
- Maintaining a high level of public interface while increasing the flexibility to develop the site.
- Requiring a management plan to be submitted to mitigate amenity issues associated with the proximity to the entertainment area and Port. Notifications on title will be applied to advise prospective purchasers of the potential impacts of the nearby port and entertainment precinct.

**What stays the same?**

- Building heights remain unchanged.
- Unrestricted public access to the waterfront remains unchanged.
- Plot ratio remains the same.

**When does the submission period close?**

The submission period closes on 12 April 2018.

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

All Government Departments and the Port Authority have been sent the proposal for comment.

**How can I make a submission?**

A full copy of the Structure Plan and associated documentation and be found on the City of Albany website or offices.

Should you wish to make a submission on the proposed application, 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). The submission period closes on 12 April 2018.

