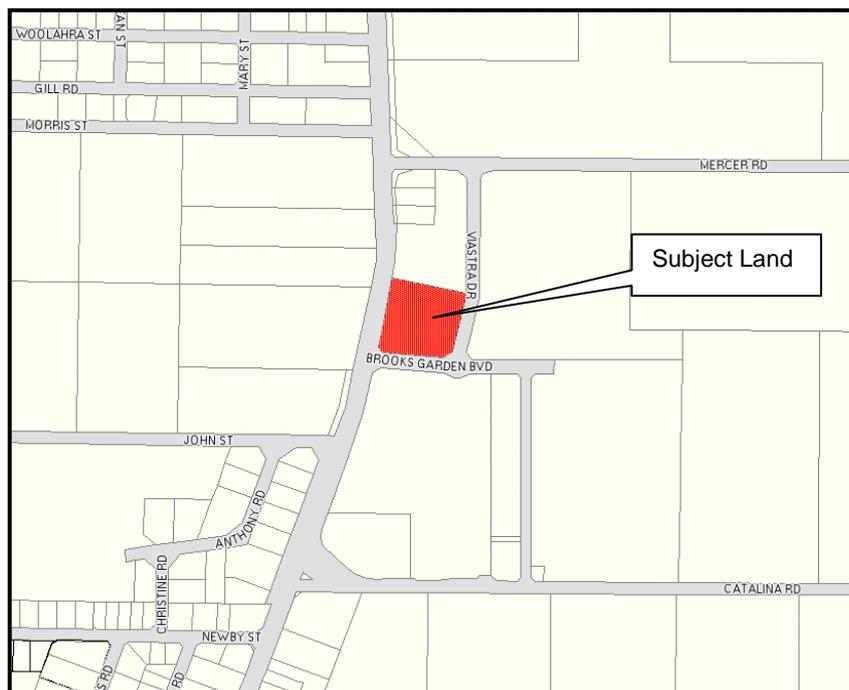


**1.6: LOCAL PLANNING POLICY – FINAL ADOPTION – CATALINA
CENTRAL PLANNING FRAMEWORK (CCPF)**

Land Description	: Lot 1003 Brooks Garden Boulevard, Lange
Proponent	: Greg Rowe and Associates
Owner	: Calardu Albany Pty Ltd
Directors of Owner Company	: Gerald Harvey; Kay Lesley Page; Chris Mentis; John Eryn Slack-Smith (All Directors reside in NSW)
Business Entity Name	: Harvey Norman
Attachment(s)	: Floor Plan of tenancies involved
Appendices	: Amended pages of revised CCPF
Councillor Workstation	: Floorspace Demand Study for 'Other Retail' (Bulky Goods) Revised Catalina Central Planning Framework Policy (full version)
Responsible Officer	: E/Director Planning and Development Services (G Bride)

Maps and Diagrams:



IN BRIEF

- Council has previously resolved to adopt the revised Catalina Central Planning Framework Policy for the purposes of advertising, which involves an increase in the maximum permitted floor area for Bulky Goods Outlets within Precinct 1 exceeding the prescribed cap of 6,500m² by 1,505m².

CEO:

RESPONSIBLE OFFICER:

ITEM 1.6: RESPONSIBLE OFFICER RECOMMENDATION 1

THAT in accordance with Clauses 5.25 and 6.9 of Town Planning Scheme No. 3 Council ADOPTS the revised Catalina Central Planning Framework Policy to supersede the existing Policy of the same name (with the amended pages identified in the Appendices Booklet) which increases the cap on Bulky Goods/Showroom floorspace within Precinct 1 from 6,500m² NLA to 8,005m² NLA, removes the 1,800m² of Warehouse Sales Outlet floorspace and references and appends the Floorspace Demand Study for Bulky Goods (2010) to the Policy document.

ITEM 1.6: RESPONSIBLE OFFICER RECOMMENDATION 2

THAT Council ISSUE Planning Scheme Consent for the Change of Use proposal to convert a portion of Tenancy A, and all of Tenancy B and C (as per the attachment) from Warehouse Sales Outlet to Bulky Goods Outlet within the existing building on Lot 1003 Brooks Garden Boulevard, Lange.

- The revision to the Policy will facilitate the change of use of three existing tenancies adjacent to Harvey Norman from 'Warehouse Sales Outlet' to 'Bulky Goods Outlet'.
- A detailed analysis and justification from a retail planning consultant has been submitted to justify the increase in floor area beyond the restriction contained in Council's Policy.
- The analysis identifies that there is demand for Bulky Goods development in Albany, and that unlike shop/retail, the City's Activity Centres Planning Strategy does not promote a floor space cap for bulky goods development, but rather advocates for such development adjacent to major roads within mixed business zones.
- It is recommended that Council finally adopt the revised Catalina Central Planning Framework Policy, and subsequently grant planning scheme consent to the Change of Use proposal.

BACKGROUND

1. At its meeting on 15 February 2011 Council considered an application for a Change of Use for a portion of an existing building on Lot 1003 Brooks Garden Boulevard, Lange from 'Warehouse Sales Outlet' to 'Bulky Goods Outlet' and resolved:

“ITEM 1.2: RESPONSIBLE OFFICER RECOMMENDATION 1

THAT in accordance with Clauses 5.25 and 6.9 of Town Planning Scheme No. 3 Council ADOPTS for the purposes of advertising the revised Catalina Central Planning Framework (with amended pages identified in the Appendices Booklet) which increases the cap on Bulky Goods/Showroom floorspace within Precinct 1 from 6,500m² NLA to 8,005m² NLA, the removal of the 1,800m² of Warehouse Sales Outlet floorspace and the referencing and appending of the Floorspace Demand Study for Bulky Goods (2010) to the Policy document.

ITEM 1.2: RESPONSIBLE OFFICER RECOMMENDATION 2

THAT in order to reflect the requirements of the Scheme, and particularly Clause 5.25 (Mixed Business Zone), the proponent is advised that the application for Planning Scheme Consent will be DEFERRED until such time as Council considers whether to finally adopt the altered Catalina Central Planning Framework (CCPF) as contained in Recommendation 1 above.”

2. In accordance with the above Council resolution the revised Catalina Central Planning Framework Policy has been placed on public exhibition, with the advertising period closing on 10 March 2011. At the time of writing this report no submissions were lodged, however any submissions received will be circulated to Councillors prior to the Council meeting scheduled for 15 March 2011.

DISCUSSION

3. Whilst a more comprehensive analysis was included in the previous officer report (considered by Council at its 15 February 2011 meeting), in summary the revision to the Central Catalina Planning Framework (CCPF) is justified on the basis that:
 - The original Economic Impact Statement (EIA) prepared in 2001 tested the notional development concept of 6500m² of bulky goods floorspace that was proposed at this time, and did not set a recommended overall maximum floorspace. The EIA determined that the 6,500m² envisaged would reinforce the locality as a mixed business destination and would not disadvantage the community.
 - To identify the impact of the additional 1,500m² of floorspace that would result from the proposed change of use, Syme and Co has identified through its Floorspace Demand Study for Bulky Goods within Albany (2010) that there is current shortfall of around 7,000m² of such floor space within Albany.
 - The Albany Centres Planning Strategy (ACPS) prepared in 2009 identified that between 2003 and 2015 that an additional 5,100m² NLA of bulky goods floorspace would be required. The Strategy did not specify a cap on bulky goods floorspace, but rather advised that such development should be located in appropriate locations.
 - The change of use proposal (and similarly the policy revision) would not be inconsistent with State Planning Policy 4.2 which recommends the location of bulky goods outlets as clusters in mixed business zones in close proximity to activity centres and regional roads.

4. The revision to the policy simply reallocates the floorspace designated for warehouse sales outlets to bulky goods outlets within Precinct 1 of the CCPF. It is important to note that the revision will not result in any additional building footprints within Precinct 1, but will facilitate a change of use within an existing portion of the building on Lot 1003 Brooks Garden Boulevard, Lange.
5. As previously discussed no objections have been received as a result of advertising and it is recommended that Council finally adopt the revised CCPF Policy.
6. It is also recommended that should Council finally adopt the CCPF Policy, that Council grant planning scheme consent to the Change of Use application lodged by the proponent.

PUBLIC CONSULTATION / ENGAGEMENT

7. The revised policy has been advertised in accordance with Clause 6.9 of Town Planning Scheme No. 3.
8. At the time of writing this report no submissions have been received, however should submissions be received up to and including 10 March 2011, they will be circulated to Councillors prior to the Council Meeting.

GOVERNMENT CONSULTATION

9. The policy has been advertised in accordance with the Scheme, however as the proposal involves the change of use of an existing building no specific comments were sought from government agencies.

STATUTORY IMPLICATIONS

10. Clause 5.25 (Mixed Business Zones) of the Scheme identifies that development should be in accordance with an endorsed precinct plan. In this case the adopted precinct plan is the CCPF Policy. Should Council adopt the revised CCPF Policy, the change of use application would be in accordance with this scheme requirement.

STRATEGIC IMPLICATIONS

11. The site is identified for 'Mixed Business' in the ALPS and ACPS which supports bulky goods development along important regional roads with high exposure in strategic locations.

FINANCIAL IMPLICATIONS

12. The proponent has paid the appropriate fee for the application for the Change of Use application in accordance with the Planning Fees Schedule adopted by Council. Officer time was expended in processing the application.

POLICY IMPLICATIONS

13. Council has recently adopted its Local Planning Policy Manual for advertising purposes, with this manual likely to be considered for final adoption at the April OCM. The Catalina Central Planning Framework, along with the Albany Waterfront Precinct Plans and the Stirling Terrace Conservation Area are the only additional policies that will not be incorporated into the manual given their size, but will be retained as policies in their own right.

ALTERNATE OPTIONS & LEGAL IMPLICATIONS

14. Council has the following options in relation to this application:

Option A: Resolve not to adopt the revised Catalina Central Planning Framework Policy, meaning the existing Policy would remain in place.

Option B: Resolve to adopt the revised Catalina Central Planning Framework Policy and grant planning scheme consent to the proposal for a Change of Use from Warehouse Sales Outlet to Bulky Goods.

SUMMARY CONCLUSION

15. At it's meeting on 15 February 2011 Council resolved to support the revised CCPF Policy for the purposes of advertising.
16. The proposed revisions to the Policy do not conflict with the ALPS or the ACPS which have not identified specific floorspace caps for bulky goods floorspace.

Consulted References	Existing Catalina Central Planning Framework Policy Activity Centres Planning Strategy (2009) WAPC State Planning Policy 4.2 Town Planning Scheme No. 3
File Number (Name of Ward)	A193762 (Yakamia Ward)
Previous Reference	OCM 15/2/2011 – Item 1.2 OCM 21/6/2005 – Item 11.3.8