

**CITY OF ALBANY TOWN PLANNING SCHEME No. 3
 AMENDMENT No. 261
 SCHEDULE OF SUBMISSIONS**

No.	Name/Address of Submitter	Summary of Submission	Officer Comment	Staff Recommendation
1	Environmental Protection Authority Locked Bag 33 Cloisters Square PERTH WA 6850	The Environmental Protection Authority (EPA) has determined that the scheme amendment should not be assessed under Part IV Division 3 of the <i>Environmental Protection Act 1986</i> (EP Act) and that it is not necessary to provide any advice or recommendations.	Nil.	The submission is noted.
2	Western Power Locked Bag 2520 PERTH WA 6001	No objections.	Nil.	The submission is noted.
3	Department of Health PO Box 8172 Perth Business Centre PERTH WA 6849	No objections. The on-site disposal of wastewater is considered achievable on the lots indicated in the Subdivision Guide Plan based on site conditions as described by Opus Consultants. However, at the time of subdivision application, the effluent disposal envelope on each lot must be indicated on plan. Such envelopes must be located where the minimum clearance of 500mm between natural ground surface and the winter water table is achievable.	The nomination of effluent disposal envelopes on-site can be requested at the time of subdivision.	The submission is noted.
4	Department of Water PO Box 525	The Department of Water (DoW) has no objections to the proposal and provides the	The comments regarding the fencing of riparian vegetation are noted. It	The submission is noted.

AMENDMENT No. 261

SCHEDULE OF SUBMISSIONS

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	ALBANY WA 6331	<p>following comments:</p> <p><u>Waterways</u></p> <p>The subject site is located in the upper catchment of Five Mile Creek, a tributary to Lake Powell, a high conservation value wetland, which subsequently drains into Torbay Inlet. The proposed subdivision guide plan indicates that riparian vegetation is to be protected. If this vegetation is not already fenced, the DoW will request fencing as a condition of subdivision.</p> <p>The report advises that setbacks will apply for bushfire hazards and effluent disposal. The DoW is supportive of these setbacks, and would suggest the placement of building envelopes on the subdivision guide plan to ensure compliance.</p> <p><u>Stormwater management</u></p> <p>The DoW would consider that the proposal is a low risk for stormwater management. Given the small number of large lots proposed, the DoW does not consider that a Local Water Management Strategy is</p>	<p>should be highlighted that proposed Special Provision 7.5 states that:</p> <p><i>“Council may request the Commission to impose a condition at the subdivision stage requiring the provision of stock proof fencing to protect significant remnant vegetation and revegetation areas as shown on the subdivision guide plan”.</i></p> <p>The suggested requirement for building envelopes on the subdivision guide plan is not supported, as it is considered that the setback requirements set out within the proposed Special Provisions are adequate to control development.</p> <p>The comments regarding stormwater management are also noted.</p>	

AMENDMENT No. 261

SCHEDULE OF SUBMISSIONS

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		<p>necessary for this site. It is expected that the City of Albany can sufficiently manage the stormwater issues at this site and ensure water sensitive urban design principles are supported.</p>		
5	<p>Department of Environment and Conservation 120 Albany Highway ALBANY WA 6330</p>	<p>This area of land is ideally suited for development of special rural lots as it almost entirely comprises already cleared land and its proposed future use will have only marginal impacts upon native vegetation. The documentation provided recognises various planning constraints including the importance of retaining the native riparian vegetation along Five Mile Creek and the requirement of Hazard Separation Zone setbacks that will not impact upon that vegetation.</p> <p>There are Quenda and Ring Tail Possum records from the general area within 2km to the south of the South Coast Highway and to the east. There are no known fauna surveys in the vicinity of the subject land however, the vegetation along Five Mile Creek and, to a lesser degree the narrow vegetation strips and proposed revegetation corridors, will collectively have value for the</p>	<p>It is acknowledged that the creek and its riparian vegetation would benefit from a slightly wider vegetation recovery zone on Lot 5, in line with the ENE margin of the dam, and it is therefore recommended that an additional area of revegetation be delineated on the SGP.</p> <p>Provision of a Weed Management Plan and Implementation Programme can be required at the time of subdivision.</p>	<p>The submission is upheld.</p> <p>Recommended modifications:</p> <ol style="list-style-type: none"> 1. Delineation of an additional area of revegetation on the SGP, as per the attached modified SGP. 2. Insertion of an additional Special Provision 7.6, which shall read as follows: <p style="margin-left: 40px;"><i>“Council may request the Commission to impose a condition at the subdivision stage requiring the provision of a Weed Management Plan and Implementation Programme.”</i></p>

AMENDMENT No. 261

SCHEDULE OF SUBMISSIONS

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			<p>native fauna linkages at the locality and sub-district scale. The 'Revegetation' indicated on the Subdivision Guide Plan should therefore comprise endemic native species where possible.</p> <p>Five Mile Creek eventually drains naturally and then via channels into Lake Powell Nature Reserve near Elleker. Hence the retention and improved protection of revegetation along the creek is important with regard to on-going water quality. The creek and its riparian vegetation would benefit from a slightly wider vegetation recovery zone on Lot 5 in line with the ENE margin of the dam. This is clearly visible on the Site Plan, Appendix B. This would have a minimal if any effect on the fire Hazard Separation Zone setback.</p> <p>The documentation is silent on the occurrence of weed species within, or with a likelihood of spreading within, the riparian vegetation of Lots 4 and 5 and possibly Lot 17. There appears to be (binocular viewing only) some invasion by weed species along the fringes of the creek line vegetation and possibly some distance therein, e.g.</p>		

AMENDMENT No. 261

SCHEDULE OF SUBMISSIONS

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		<p><i>Tellarina.</i></p> <p>If left unchecked this incursion will progressively impact upon the conservation value and eventually the natural water quality of the creek. Furthermore, if not addressed now it will be increasingly difficult and expensive to remove or control at a later date and without creating additional disturbance to native vegetation, fauna habitat and soils. A weed management plan and implementation programme should therefore be prepared for this area along with retention of the wider vegetation recovery zone on Lot 5.</p> <p>Draft Scheme Papers</p> <p>Based on the above comments minor amendments may be considered for section 7.0 Vegetation Protection and Revegetation and on the Subdivision Guide Plan in order to address the slightly extended creek line vegetation protection on Lot 5 together with a coordinated weed management and on-going implementation plan through land owners for those lots adjoining the creek line.</p>		

AMENDMENT No. 261

SCHEDULE OF SUBMISSIONS

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		<p>Clause 7.5 regarding stock proof fencing is an important requirement.</p> <p>In summary, this is a very sound and well presented proposal. With some minor modifications around the vicinity of Five Mile Creek to address a slightly wider vegetation recovery zone together with current and future weed incursion the proposal will enhance local and downstream biodiversity conservation outcomes.</p>		
6	Main Roads WA – Great Southern Region PO Box 503 ALBANY WA 6330	<p>Main Roads has recently developed a concept design from Balston Road to Link Road, for the future upgrade of South Coast Highway to dual carriageway.</p> <p>The existing road network was assessed to determine suitable intersection treatments and connectivity as part of the concept design process. As a result, it was identified that additional north-south connectivity may be required adjacent to this proposed development to accommodate future development traffic growth and ease traffic congestion.</p> <p>An additional road link was identified from</p>	<p>The likely need for the City to establish new north-south connector roads in this locality, should the proposed Albany Ring Road be constructed and further urban development take place, is acknowledged.</p> <p>The City's draft Traffic Model currently shows indicative north-south connectors, including an alignment from Lancaster Road, to the north of the subject land, to South Coast Highway and Charles Street to the south.</p> <p>It is therefore recommended that a 'Development Exclusion Area' with a width of 42m be designated on the SGP, which will allow for the provision</p>	<p>The submission is upheld.</p> <p>Recommended modifications:</p> <p>3. Insertion of an additional Special Provision 5.2 and renumbering of provisions 5.2 and 5.3. Special Provision 5.2 shall read as follows:</p> <p><i>"All habitable buildings shall be located outside of the 'Development Exclusion Area' marked on the Subdivision Guide Plan."</i></p>

AMENDMENT No. 261

SCHEDULE OF SUBMISSIONS

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		<p>the existing Charles Street intersection to the north of South Coast Highway to connect onto Lancaster Road as identified on the concept design. This would create a four way intersection which would allow for the installation of a future roundabout once the Albany Ring Road is constructed. If this proposal is acceptable to the City of Albany, then the preferred road alignment would need to be preserved as a condition of this development.</p> <p>In relation to this development, Main Roads raises no in-principle objection to the proposed rezoning. However, Main Roads will seek to impose conditions on the proponent through the planning approval process.</p>	<p>of a new road at some stage in the future, while maintaining appropriate building setbacks. (The figure of 42m is based on the need for a 30m road reserve and a 6m building setback requirement, which is typical of urban areas). The proposed alignment, while slightly offset from Charles Street, has been chosen as it runs over the proposed Water Corporation easement and internal cul-de-sac shown on the SGP and will not affect the expected lot yield. It should be noted that this 'Development Exclusion Area' will only apply to habitable buildings and will not restrict the use of the affected land or the erection of structures that are seen as being of a more 'temporary' nature, such as sheds, water tanks, etc.</p> <p>It should also be noted that the existing houses on the subject lots are all positioned in such a way that they will not be affected by the proposed 'Development Exclusion Area'.</p>	<p>4. Delineation of a 42m wide 'Development Exclusion Area' on the SGP, as per the attached modified SGP.</p>