

AMENDED RESPONSIBLE OFFICER RECOMMENDATION

2.7: PROPOSED OUTLINE DEVELOPMENT PLAN FOR BIG GROVE

ITEM 2.7: AMENDED RESPONSIBLE OFFICER RECOMMENDATION

That Council;

1. Adopt the Big Grove Outline Development Plan (ODP) for final approval subject to the following modifications **being affected**:
 - a) **Modification 1:** Include a notation on Lot 17 which states “*Should the owner of Lot 17 wish to develop their landholding for residential purposes a rezoning from ‘Motel’ to ‘Residential Development’ zone prior to any residential subdivision or development would be required. Any rezoning requires separate approval by the Minister for Planning.*”
 - b) **Modification 2:** Include a notation for the Village Centre which states “*A Detailed Area Plan is required for the Village Centre prior to development and shall be in accordance with the City of Albany Residential Design Code Policy with car parking in accordance with the City of Albany Scheme.*”
 - c) **Modification 3:** Include a notation for road widening which states “*Potential road widening requirements to be determined at subdivision, and where adjacent to the ODP area, shall be accommodated north of Frenchman Bay Road. Public Open Space schedule may require adjustment at subdivision.*”
 - d) **Modification 4:** Include a notation requiring “*Detailed Fire Management Plans shall be submitted with subdivision applications to the WAPC in accordance with ‘Planning for Bushfire Protection - Edition 2’.*”
 - e) **Modification 5:** Outline portions of Lot 7 and 109 identified by the Department of Environment in red and include a notation “*Area identified by the Department of Environment for public open space / vegetation retention. Area and land uses to be reviewed at subdivision stage with referral to the Environmental Protection Authority.*”
 - f) **Modification 6:** Show the southern portion of Lot 10 as ‘Residential’ with the P2 area as a ‘building exclusion area and ‘vegetation retention’ area with a note that “*The southern portion of Lot 10 shall be combined with one residential lot located outside of the P2 area (with no further subdivision potential).*”
 - g) **Modification 7:** Include a notation identifying the need for intersection treatments to be designed in accordance with the Traffic Assessment Report at the subdivision stage.
 - h) **Modification 8:** change the density codes from R40 to R30, R20 to R15 and place a note against the R15 code descriptor that the minimum site area shall be 500m² rather than 580m², and retain the R25 code except that a note be placed against the R25 code descriptor that the average site area shall be 400m² rather than 350m² as per Section 9.3 of the Outline

Development Plan report.

- i) **Modification 9: Tables 5b and 6 of Section 8.6 being modified to show Lot 10 Panorama Road, Big Grove contributing to a maximum of 10% Public Open Space.**

2. Require the following modifications to the Outline Development Plan report:

- **Section 5.3.1** to be amended to:
 - (i) delete the recommendation that any widening of the reserve associated with Frenchman Bay Road be to the south, and recognise that the City may require widening of the road reserve on the north side to be ceded free of cost at subdivision stage.
 - (ii) reference the findings of the amended Traffic Assessment Report.
 - (iii) include requirement that prior to subdivision a Local Planning Policy is to be prepared by the proponent and adopted by Council under Town Planning Scheme No. 3 to identify a cost contribution schedule for the widening and upgrading of Frenchman Bay Road, inclusive of intersection treatments along its route, as per the amended Traffic Assessment Report (identified in Recommendation 3). The contributions will be proportionate to the total generation of traffic as identified in the Traffic Assessment Report and be calculated on a per lot basis.
- **Section 8.4.1** to be amended so that it is consistent with the amended 5.3.1 above.
- **Section 8.5.1** to include Lot 110 and **Lot 6** as one of the retained lots to which this clause applies.
- **Section 8.6** to be amended with an updated POS schedule where widening affects the identified 5m public open space buffer.
- **Section 8.6** to clearly state that refined POS calculations will also be provided as part of subdivision applications taking into account the traffic report, drainage and decisions on the areas identified by DEC for retention on portions of Lot 7 and 109.
- **Section 8.11** to reflect modification to Section 5.3.1 (contributions).
- **Section 9.3** to state that in relation to the R25 Code the ODP amends Table 1 of the R-Codes by increasing the average site area from 350m² to 400m², and in relation to the R15 Code the ODP amends Table 1 of the R-Codes by decreasing the minimum site area from 580m² to 500m² whilst maintaining the 666m² average site area requirement of that Code.
- **Section 9.4** to reflect modification to Section 5.3.1 (contributions).
- **Section 9.16** to include requirement that uniform fencing be provided along existing lot boundaries to protect the amenity of neighbouring landowners.

3. Require the following modifications to the Traffic Assessment Report:

- The upgrading and widening of Frenchman Bay Road is to be based on the lot yield of 998 lots (consistent with the lower lot yield scenario in the Report) on the basis of the reduction in density as identified by Modification 8 on Attachment 3.
- In addition to the intersection treatment upgrades identified for Chipana Road and Robinson Road the following intersections should also be investigated for treatment, being:
 - i) Bayview Drive (south) - southern approach.
 - ii) Bayview Drive (north) - southern approach.
 - iii) Robinson Road - in both directions.
 - iv) Princess Avenue - in both directions.

- v) Lower Denmark Road and Hanrahan Road – interim intersection treatments.
- The identification of upgrade works (inclusive of intersection treatments above) and approximate upgrade costs being identified to assist in the preparation of a contribution policy. The staging of the works based on priorities at various traffic volume increases should also be identified.
 - Based on the uncertainty over the timing associated with the Albany Ring Road extension, an interim intersection treatment is to be identified at both Hanrahan Road and Lower Denmark Road to the satisfaction of the City, in consultation with Main Roads WA.
4. Formally refer the Outline Development Plan to the Western Australian Planning Commission recommending endorsement subject to modifications (with a copy of this report and all Attachments) following finalisation of the Local Water Management Strategy.
5. Advise the Western Australian Planning Commission that:
- (i) The Local Water Management Strategy is being finalised and the ODP should not be endorsed until a revised Local Water Management Strategy is approved by the Department of Water and the City.
 - (ii) The ODP has been referred to the Commission to consider the City's recommendations on modifications and allow for preliminary assessment at a state planning level. A number of issues will require discussion as they traverse the local government and state planning assessments.
6. Advise all people and agencies that lodged a submission of the Council decision, and that copies of all submissions will be provided to the Western Australian Planning Commission.
7. Advise the proponent that:
- (i) The **revised** Local Water Management Strategy is not approved by the City as part of the Outline Development Plan documentation, and is to be approved in writing by the City and Department of Water. It is to clearly state that drainage for Lot 7 will be self contained and serviced by Public Open Space Areas area 'E' or 'F' in the north.
8. Advise the owners of Lot 6 that;
- (i) The Outline Development Plan acknowledges they are a non participating landowner, and Lot 6 is subject to future planning and a scheme amendment.
 - (ii) A Public Open Space and drainage area is retained on Lot 6 in the Outline Development Plan, however can be further refined as part of future planning for Lot 6. Drainage for Lot 7 will be independent and the proponent has been requested to modify the Local Water Management Strategy to reflect this.
9. Advise the owners of Lot 17 that a future scheme amendment / zoning change will be required prior to any residential subdivision or development. Although the Outline Development Plan is supported Lot 17 is still zoned 'Motel' which does not permit residential dwellings.

Staff Reason (G Bride)

Recommendation 1a (Modification 1)

Mr Don Phillips, the owner of Lot 10 has advised that Lot 17 which is owned by Karen Saare and is currently zoned 'Motel', and this owner may not wish to rezone their land for residential purposes but develop their land under the current Motel zoning. The proposed amendment reflects that there is no obligation on the owner of Lot 17 to rezone their land, if they wish to develop under the existing Motel zone.

Recommendation 1c (Modification 3)

Is consistent with paragraph 42 of the officers report and wording on Attachment 3.

Recommendation 1i (Modification 9)

Mr Craig Pursey, on behalf of Mr Jim Hillis has questioned why the Tables (5b and 6) under Section 8.6 identify a POS contribution of slightly more than 10% (around 400m² more land) when there does not appear to be a topographical or other environmental reason requiring a greater portion. Mr Pursey has also prepared a concept subdivision design which identifies a useable public open space area representing 10% of Mr Hillis's lot. As there are no specific reasons for the larger public open space area and Mr Pursey has previously identified a usable portion of public open space representing 10% this modification is supported. A copy of the correspondence is attached to the amended staff recommendation.

Recommendation 2; dot point 7 (Clause 8.5.1)

Mr and Mrs Kirby's land also has a dwelling on the property which is impacted by the ultimate foreshore reserve, and therefore should be included within Clause 8.5.1, allowing the creation of a homestead lot.

Recommendation 7i

Acknowledges that revised LWMS has been prepared and updates the existing draft in the ODP.