



Albany Local Planning Scheme



EXAMPLE – single, double and
multistory bedroom units

(SOURCE: SPENCER PARK LOCAL DEVELOPMENT PLAN)



Background

Local governments are responsible for ensuring appropriate planning controls exist for land use and development.

The City adopted its current Local Planning Scheme No.1 in 2014. In 2019, the City adopted a new Local Planning Strategy, to recommend the delivery of a more compact city.

The City of Albany considers that the Scheme No.1 is functioning well, however, noting that the Strategy 2019 has been endorsed with recommendations to undertake amendments to the scheme and noting some inconsistencies with the Planning and Development (Local Planning Schemes) Regulations 2015, it has been agreed that the existing scheme is repealed and a new scheme is prepared in its place.



Key changes

- Introducing new zone and reserve classifications
- Introducing new land use classifications
- Modifications to align with state planning policy
- Transitioning from the 'Light Industry' zone to the 'Mixed Use' zone for some precincts located on the fringe of Albany's central business district
- Deleting the 'Special Residential' zone
- Identifying approval exemptions for some works and land uses
- Modifying some additional use, restricted use and special use areas
- Introducing new Special Control Areas



Special Residential

Special Residential

In-line with a new State Planning Position, land zoned Special Residential under the current planning scheme shall be re-zoned to a different zone classification (e.g. 'Residential' or 'Rural Residential').

- Minimum lot sizes are not proposed to change.
- Site specific provisions (e.g. setback from lot boundaries and minimum heights) will be included in the new scheme.
- See the Table 3 in the new scheme for land use permissibility.
- See Web App (mapping) for zone classification.

Mixed Use

Mixed Use

Sustainable urban growth is generally recognised as reorienting development from low density expansion towards urban infill and regeneration to achieve more compact, precinct or transit oriented urban form.

The new scheme seeks to increase the opportunity for urban infill by expanding areas zoned 'Mixed Use' (Centennial Park).



Adoption procedure

Resolution to prepare scheme

Notification of resolution

Develop draft scheme

Resolve to adopt for advertising

Commission approval to advertise

Referral to environmental protection authority

Advertising CURRENT STAGE

Consideration of submissions

Referral to minister for approval

Get more info and provide feedback

Via our website



- Scheme text and mapping
- Web App of scheme mapping
- Frequently Asked Question sheet
- This Pamphlet
- Online submission form (Form 3A)



Scan QR code to
visit our website.

www.albany.wa.gov.au/consultations

From our offices



A copy of the scheme text and maps are available for public inspection at the City offices (102 North Road) and the City Library (York Street), during normal business hours.



Submissions

Submissions on the planning scheme may be lodged in writing (using online form) before **5pm 23 December 2022** and must be made electronically on the Western Australian Planning Commission 'Form 3A'. The 'Form 3A' is available electronically using the QR code.

The following information must be included on the 'Form 3A':

- The scheme name and number (Local Planning Scheme No.2)
- The name and address of the person making the submission
- The property affected
- Details of the submission
- Email address



Community Consultation

Have your say

To ensure concerns and aspirations are understood and considered, City of Albany officers are available to explain the scheme and to answer questions.

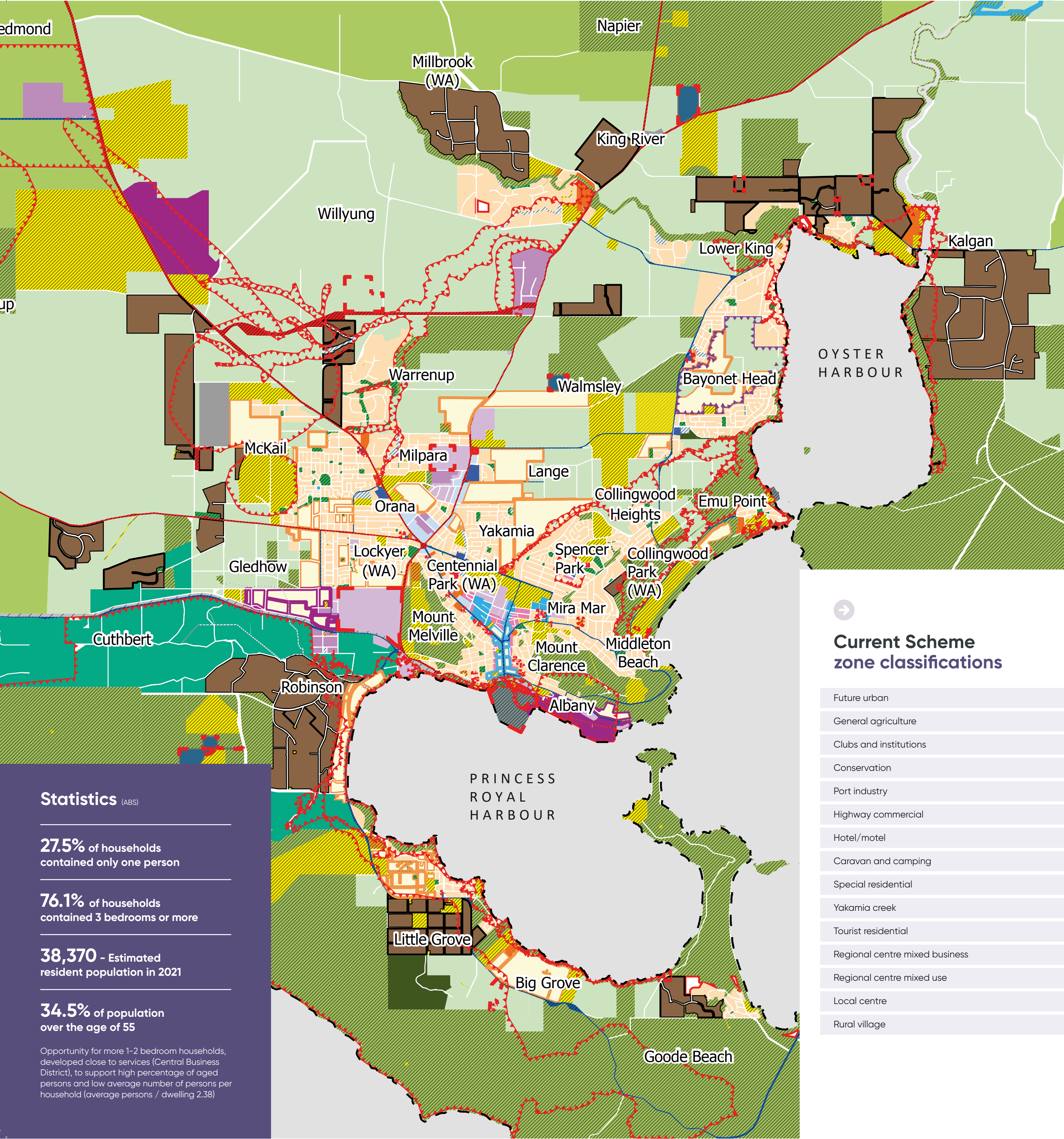


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Current Scheme
zone classifications

LOCAL SCHEME ZONES		LOCAL SCHEME RESERVES	
	Urban development		Local road
	Rural		Primary Distributor Road
	Priority Agriculture		District Distributor Road
	Rural Enterprise		Cultural Facilities
	Residential		Civic and Community
	Rural residential		Cemetery
	Rural small holdings		Drainage/Waterway
	Rural townsite		Education
	Environmental Conservation		Emergency Services
	Light industry		Environmental Conservation
	General industry		Government Services
	Industrial Development		Car Park
	Strategic Industry		Heritage
	Commercial		Medical Services
	Neighbourhood centre		Public Open Space
	Mixed use		Public Purposes
	Service commercial		Railways
	Regional centre		Recreational
	Tourism		Social Care Facilities
	Private Community Purposes		Special Purpose
	Special use		Strategic Infrastructure
			Infrastructure Services

Additional information
(see scheme text for additional information)

- Scheme Area Boundary
- Residential Design Codes
- Restricted Use
- Additional Use
- Additional Use Reserve
- Special Control Area - General
- Special Control Area - Development Control Area/Plan



Scan QR code to
visit Web App for
further info on
zone and reserve
classifications.

www.albany.wa.gov.au/consultations

Statistics (ABS)

27.5% of households
contained only one person

76.1% of households
contained 3 bedrooms or more

38,370 - Estimated
resident population in 2021

34.5% of population
over the age of 55

Opportunity for more 1-2 bedroom households,
developed close to services (Central Business
District), to support high percentage of aged
persons and low average number of persons per
household (average persons / dwelling 2.38)



Current Scheme
zone classifications

- Future urban
- General agriculture
- Clubs and institutions
- Conservation
- Port industry
- Highway commercial
- Hotel/motel
- Caravan and camping
- Special residential
- Yakamia creek
- Tourist residential
- Regional centre mixed business
- Regional centre mixed use
- Local centre
- Rural village



Proposed Scheme
zone classifications

- Urban development
- Rural
- Private community purposes
- Environmental conservation
- Strategic industry
- Service commercial
- Tourism
- Tourism
- Residential, Rural residential...
- Residential
- Residential, Urban development...
- Commercial
- Mixed use
- Neighbourhood centre
- Rural townsite
- Industrial development
- Cultural and natural resource