Emu Point Precinct Structure Plan

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Prepared by the Department of Planning, Lands and Heritage and the City of Albany for the Western Australian Planning Commission.

[DPLH logo, City logo, WAPC logo - inserted final version]

Acknowledgement of Country

The City of Albany respectfully acknowledges the Menang Noongar People as the traditional custodians of the land on which the City conducts its business and pays respect to Elders past, present and emerging.

Document disclaimer

The Draft Emu Point Precinct Structure Plan has been prepared for the purpose of public consultation. The document does not represent a final decision of the City of Albany or the Western Australian Planning Commission and may be amended following consideration of submissions received during the consultation period. The information contained in this document is subject to change and should not be relied upon as a final development approval or commitment by the City of Albany.

Other acknowledgements

The City of Albany acknowledges the Department of Planning, Lands and Heritage (DPLH), government agencies and stakeholders who contributed to the preparation of the Draft Emu Point Precinct Structure Plan.

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Endorsement page

[inserted by WAPC upon approval]

This Precinct Structure Plan is prepared under the provisions of the City of Albany Local Planning Scheme No. 2.

IT IS CERTIFIED THAT THIS STRUCTURE PLAN WAS APPROVED BY RESOLUTION OF THE WESTERN AUSTRALIAN PLANNING COMMISSION ON:

[DATE]

Signed for and on behalf of the Western Australian Planning Commission:

_____

An officer of the Commission duly authorised by the Commission pursuant to section 16 of the *Planning and Development Act 2005* for that purpose, in the presence of:

Witness: _____

Date: _____

Date of Expiry: _____

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Table of amendments

Amendment No.	Summary of amendment	Amendment type	Date approved by WAPC
1			
2			
3			

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Executive summary

The Emu Point Precinct Structure Plan (EPPSP), together with the City of Albany Local Planning Scheme No. 2 (LPS 2), establishes a contemporary planning framework to guide future subdivision and development of land in Emu Point and portions of Collingwood Heights, Collingwood Park and Bayonet Head.

The EPPSP is located five kilometres northeast of the Albany Town Centre over an area of approximately 560ha. The area comprises mainly rural land and Crown reserves, interspersed with small pockets of residential development. Significant portions of remnant vegetation remain, with approximately 185ha reserved for Environmental Conservation.

The boundary is informed by several key factors:

- Identification of Investigation Area 11 (IA11) in the City of Albany Local Planning Strategy 2019, recognising the need to protect environmental qualities of Yakamia Creek and Lake Seppings.
- Diversity of adjoining land uses, including rural, residential, commercial, and industrial zones.
- The area's popularity as a tourism and recreational destination.
- Proximity to a major traffic route.
- Presence of multiple environmental values.

This plan acknowledges the area's high cultural significance to Aboriginal people. The protection of natural, historical and cultural values is a core principle, balanced with provisions for limited intensification as illustrated in Figure 1.2, Figure 1.3, and Figure 1.4 and its natural features, are highly significant to Aboriginal people.

The vision for the EPPSP is to deliver the following planning outcomes over time:

- Protect and enhance the natural environment.
- Maintain and celebrate the area's unique character and sense of place
- Support sustainable residential growth, including infill and higher-density housing where appropriate.
- Apply built form controls to improve amenity and design quality.
- Support tourism, recreation, and compatible commercial and industrial activities.
- Manage land use interfaces and transitions to support compatible development and minimise conflict.
- Plan for an efficient movement network.

The EPPSP's contents align with the Precinct Design Guidelines and Manner and Form documents which form part of State Planning Policy 7.2 – Precinct Design, it includes:

- Part One - Implementation.
- Part Two - Explanatory Section.
- Technical Appendices

The EPPSP has been prepared by the Department of Planning, Lands and Heritage, in collaboration with the City of Albany, and in consultation with key stakeholders including the local community, business owners, and other State agencies.

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Structure Plan Summary Table

Item	Data	Structure Plan Ref (section no.)
Total area covered by the structure plan	560 ha	Part One, 1.0
Existing educational establishments (non-government schools)	2	Part Two, 2.3.3
Zone	**Estimated Area (Existing + Proposed) / Estimated Future Lot/Dwelling Yield**	**—**
Residential Proposed infill areas (refer Figure 1.5 Precincts): *R1 Lots 22 and 23 Lower King Road (R30–R80)* *R2 Infill – Collingwood Heights (R60)*	~8 ha / ~85 lots + 2 x apartment developments (2- 6 storeys) ~7.2 ha /~82 dwellings	Part One, 4.2
Rural Smallholdings	74 ha / ~8 lots	Part One, 4.2
Rural Residential	47 ha / ~32 lots	Part One, 4.2
Environmental Conservation	39 ha / ~18 lots	Part One, 4.2
Private Community Purpose (including existing non-government educational establishments)	20 ha / ~4 lots	Part One, 4.2
Tourism (existing no change) Freehold Crown Reserve	~6.3 ha 4.8 ha / — 1.5 ha / —	Part One, 4.2
Neighbourhood Centre	0.6 ha / 1 lot	Part One, 4.2
Urban Development (subject to further planning)	32 ha / —	Part One, 4.2
Existing reserved land by classification & purpose/use	**Reserved Land (approx.)**	**—**
Public Open Space (total) Local park Neighbourhood park Regional park *Note: Regional parkland / reserve areas classified as Foreshore – Emu Point, Emu Beach and Environmental Conservation – west of Emu Beach to Barry Court*	~3.9 ha ~0.6 ha ~1.2 ha ~34.1 ha	Part Two, 2.1.2

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Public Purpose – total: Recreation & Associated Business Purposes (Tourist Accommodation Facility - Caravan Park 2) Marine & Associated Purposes (Emu Point Boat Harbour) Potential marina expansion area	~39 ha ~0.75 ha	Part Two, 2.1.3 and 4.0
Environmental Conservation Reserve	~212 ha	Part Two, 2.1.2
Recreational (total) Club & Club Premises Sporting / playing fields	~25 ha ~3.5 ha ~21.4 ha	Part Two, 2.1.2
Foreshore	~20 ha	Part Two, 2.1.2
Infrastructure Services Drainage & Waterways	~0.2 ha ~0.3 ha	Part Two, 2.1.5 and 2.2.9
Roads (total) District distributor road Local road	~34 ha ~12.8 ha ~21.2 ha	Part Two, 2.1.4

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Glossary of abbreviations

ABS	Australian Bureau of Statistics
ACH	Aboriginal Cultural Heritage
AEP	Annual Exceedance Probability
AHD	Australian Height Datum
ARI	Average Recurrence Interval
BAL	Bushfire Attack Level
BC Act	Biodiversity Conservation Act 2016
BMP	Bushfire Management Plan
BEA	Building Exclusion Area
CHRMAP	Coastal Hazard Risk Management and Adaptation Plan
DBCA	Department of Biodiversity, Conservation and Attractions (WA)
DCCEEW	Department of Climate Change, Energy, the Environment and Water (Federal)
DCITS	Department of Creative Industries, Tourism and Sport (WA)
DPLH	Department of Planning, Lands and Heritage (WA)
DTMI	Department of Transport and Major Infrastructure (WA)
DWER	Department of Water and Environment Regulation (WA)
DWMS	District Water Management Strategy
EAS	Environmental Assessment Study
EC7	Environmental Conservation Precinct
EPA	Environmental Protection Authority (WA)
EPBC Act	Environment Protection and Biodiversity Conservation Act 1999 (WA)
EPPSP, PSP	Emu Point Precinct Structure Plan
FMP	Foreshore Management Plan
LGA	Local Government Area
LN	Liveable Neighbourhoods (WAPC Operational Policy)
LPS2	City of Albany Local Planning Scheme No. 2
MRWA	Main Roads Western Australia
NBN	National Broadband Network
NBT	Noongar Boodja Trust
PCP10, PCP11	Private Community Purpose Precincts
PTA	Public Transport Authority (WA)
R-Codes	Residential Design Codes Volume 1 & Volume 2
R1, R2, R3	Residential Precincts (Collingwood Heights, Emu Point)
RR6	Rural Residential Precinct
RS4, RS5	Rural Smallholdings Precincts
SA2	Statistical Area Level 2
SAL	Suburbs and Localities
SCAs	Special Control Areas

SLR	Sea Level Rise
SPP	State Planning Policy
SSE	Site and Soil Evaluation
UD8, UD9	Urban Development Precincts
WAPC	Western Australian Planning Commission
WKSN	Wagyl Kaip & Southern Noongar Aboriginal Corporation

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PART ONE: Implementation

1.0 Structure Plan Area and Operation

The Emu Point Precinct Structure Plan (EPPSP) applies to the boundary shown within Figure 1.1.

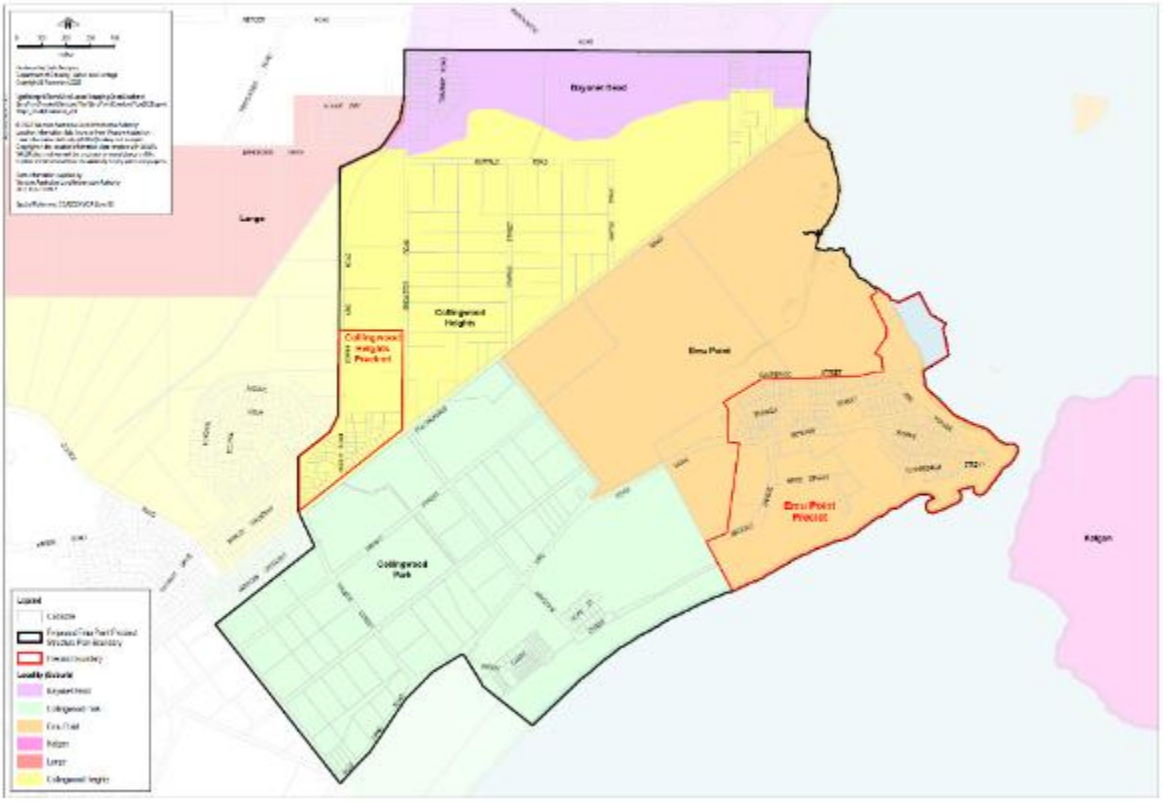


Figure 1.1 – EPPSP Study Boundary

The EPPSP has been prepared in accordance with Western Australian Planning Commission (WAPC) policy and practice, including the WA Planning Manual – Guidance for Structure Plans and State Planning Policy 7.2 – Precinct Design.

Part 1 of the EEPSP provides the framework for subsequent planning processes, in particular amendments to the LPS2. Part 2 explains the rationale and provides guidance and information to inform and assist with the subsequent stages of planning.

The EPPSP shall come into operation when it is approved by the WAPC pursuant to Part 22(1)(a) of the Deemed Provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

The EPPSP is effective from the term stated within the endorsement page.

1.1 Relationship to the scheme

The City of Albany Local Planning Scheme No. 2 (LPS2) enables preparation of the EPPSP.

The objectives and development standards of the EPPSP are complementary to the provisions, standards or requirements of LPS2 and are to be given due regard.

Land uses that become non-permissible, following a scheme amendment in accordance with the EPPSP, may continue to operate as non-conforming uses in accordance with clause 22 of LPS2.

1.2 Variation of the R-Codes

In accordance with the Residential Design Codes Volume 1 and Volume 2 (R-Codes), where residential development provisions of a precinct structure plan propose to amend, replace and/or augment deemed-to-comply provisions, those variations shall prevail.

The EPPSP applies R-Code variations to Precincts R2 and R3, as detailed in Part 1, Section 4.2.

A prior scheme amendment is required over Precinct R2 before applicable variations can be applied. Precinct R3 variations will be applied at adoption of the PSP.

2.0 Purpose of the structure plan

The EPPSP provides a strategic, and where applicable, statutory framework for the future reservation, zoning, land use, and built form outcomes of the area. It aims to balance growth and development with sensitivity to local character, amenity, cultural heritage, and environmental sustainability.

2.1 Objectives

Preparation of the EPPSP has been underpinned by the following objectives and actions.

Facilitate subdivision and land use development

- Identify areas where full urban services can be extended.
- Support sustainable residential growth, including infill and higher-density housing where appropriate.
- Avoid displacement of key non-residential land uses including tourism and marina land uses.
- Identify opportunities for land use and zoning changes.
- Apply built form controls to enhance amenity, character and design quality.
- Identify if development contributions are required.

Preserve character and amenity

- Improve integration between sensitive land uses and key commercial, recreational, and tourism destinations to minimise conflict.
- Maintain and celebrate the area's unique character and sense of place.

Protect environmental values

- Enable appropriate land use transitions in areas with environmental values.
- Identify planning mechanisms to protect fauna, flora, and landscape values.
- Prioritise retention of trees and vegetation within the built form.
- Identify land use constraints.

Protect and promote cultural heritage

- Identify planning mechanisms to protect Aboriginal and non-Aboriginal cultural heritage.
- Apply built form controls that complement cultural heritage in both public and private spaces.
- Ensure public space design is informed by cultural heritage and sense of place.

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Improve public realm and movement network

- Enhance public spaces and movement networks to foster a strong sense of place, improved amenity, and greater connectivity.
- Preserve and enhance tree canopy coverage to support a shaded, walkable, and cyclable environment.
- Improve car parking availability in key tourist and high-use areas without compromising streetscape or local character.
- Identify key destinations within precincts where community infrastructure and facilities are needed.
- Create an efficient and legible movement network.
- Investigate opportunities to improve access, connectivity, safety, comfort, and legibility for all users.
- Ensure design controls in public realm are appropriate to local climate, urban context and water availability.

2.2 Mapping

For ease of reference, maps of the structure plan area are divided into three components as follows:

A broad Precinct Structure Plan (PSP) for the entire area (Figure 1.2)

Collingwood Heights (Figure 1.3) detailed map

Emu Point (Figure 1.4) detailed map.

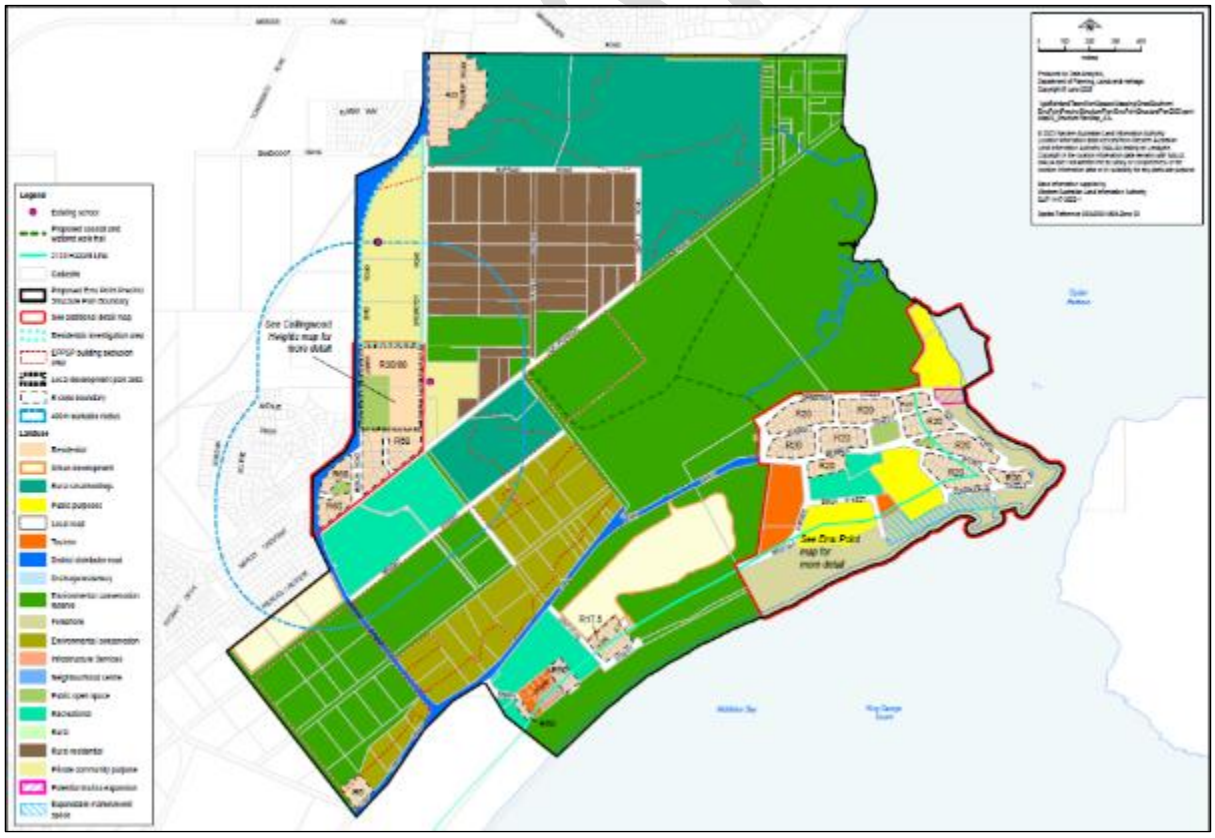


Figure 1.2 - Emu Point Precinct Structure Plan



Figure 1.3 – Emu Point Precinct Structure Plan - Collingwood Heights detail

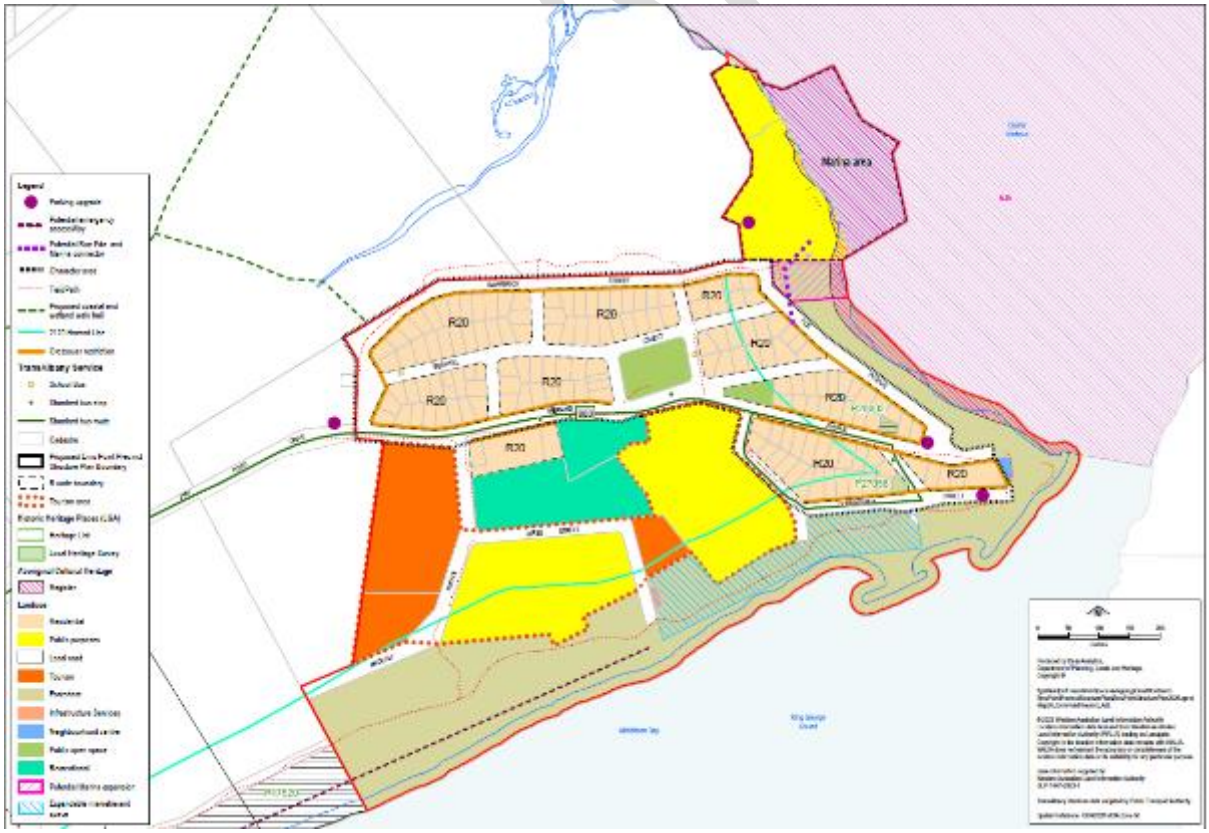


Figure 1.4 – Emu Point Precinct Structure Plan – Emu Point detail

3.0 Staging

Due to the constrained nature of the EPPSP area, subdivision and development opportunities are limited. Issues and information requirements identified within Part 1 are based on technical information gathered during preparation of the EPPSP and are not exhaustive. Other issues may arise and need to be resolved as part of a detailed investigation within other planning stages.

Given the environmental complexity and limitations, staging of built form and development will largely be based on the willingness of individual landholders to develop their sites. The most cost-effective approach for service infrastructure provision at each location is the extension and sequential rollout of existing water, wastewater, and power services from the nearest existing servicing point.

The Implementation Plan in Part 1, Section 5.0 outlines the anticipated timeframes for specific actions. The implementation of these actions may influence the overall timing of subdivision and development, either by enabling earlier progress or causing delays, depending on when each action is delivered.

4.0 Subdivision and development

The following section outlines the general and precinct specific subdivision and development provisions proposed by the EPPSP.

R-Code variations within precinct area R3 - Emu Point prevail over LPS2. Provisions applying to other precinct areas may require an applicable amendment to the scheme to be applied.

4.1 General subdivision and development requirements

The following general subdivision and development requirements are proposed to be applied, but may not be limited to:

4.1.1 Servicing

(a) For subdivision and development applications where connection to a reticulated drinking water supply is not available, a secure, sustainable and fit-for-purpose water supply is to be demonstrated in accordance with LPS2, State Planning Policy 2.9 Water (SPP 2.9) and the Planning for Water Guidelines.

(b) Subdivision and development is to connect to or provide for reticulated sewerage where required by SPP 2.9. Where reticulated sewerage is not required and on-site wastewater disposal is proposed, site suitability is to be demonstrated in accordance with SPP 2.9, the Planning for Water Guidelines and the requirements of the relevant agencies.

4.1.2 Urban design guidelines

(a) Development is to satisfy any adopted urban design guideline. Subdivision proposals are required to have due regard to the intent and objectives of the guidelines.

4.1.3 Streetscape provisions

(a) Development proposals to address, but not be limited to the following:

i protection of root zone of existing trees (on site and in street)

ii how development complements street character.

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4.1.4 Water resource management

(a) Water resource management is to be undertaken in accordance with LPS2, SPP 2.9, the associated Planning for Water Guidelines and the EPPSP, having regard to the District Water Management Strategy (Appendix 2) and any subsequent water management investigations.

(b) A Water Management Report (WMR) is to be prepared where required by SPP 2.9 and the Planning for Water Guidelines. The type and level of detail of the WMR is to correspond with the applicable planning stage and be commensurate with the water-related risks and complexity of the proposal.

(c) Where required:

  i a District Water Management Report is to be prepared to support a local planning scheme amendment;
  ii a Local Water Management Report is to be prepared is to support a structure plan or precinct structure plan; and
  iii a Subdivision and Development Water Management Report is to be prepared to support subdivision or development.

(d) A further WMR is not required where an approved WMR contains sufficient information for the subsequent planning stage, confirms that no further WMR is required and the proposal is consistent with that approved WMR.

4.1.5 Water sensitive design

(a) Subdivision and development is to incorporate water sensitive design appropriate to the site and proposed land use, including measures to:

  i maintain pre-development hydrological regimes where practicable;
  ii manage stormwater as close to its source as possible;
  iii protect water quality and water-dependent ecosystems;
  iv minimise water demand and facilitate fit-for-purpose water use and reuse;
  v integrate stormwater and groundwater management with streets, landscaping and public open space; and
  vi respond to projected climate change impacts.

4.1.6 Wetland and waterway buffers and other sensitive water resources

(a) Subdivision and development proposals are to identify wetlands and their buffers, waterways and their foreshore areas, and sensitive water resources in accordance with SPP 2.9 and the Planning for Water Guidelines. Development is to be located and designed to protect their environmental, social and cultural values and maintain appropriate hydrological regimes.

(b) Significant wetlands and their buffers, and waterways and their foreshore areas, may be required to be transferred to public ownership where appropriate as part of subdivision.

(c) Where these areas remain in private ownership, appropriate planning mechanisms such as building envelopes, covenants, management plans or other measures may be required to provide for their ongoing protection and management.

(d) A condition of subdivision may require the transfer of wetlands and their buffers and waterways and their foreshore areas to public ownership, where appropriate.

(e) Development within or adjacent to a sensitive water resource area is to demonstrate that risks to water quality, hydrological regimes and water-dependent ecosystems can be appropriately avoided or managed.

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4.1.7 Building exclusion areas

(a) Development is not to occur within building exclusion areas identified in Figure 2.30, except for low-impact structures or works demonstrated to be compatible with the environmental, hydrological and cultural values of the area and supported by the relevant agency.
(b) Any modification to a building exclusion area is to be supported by an evidence-based assessment, including the relevant water management information required by SPP 2.9 and the Planning for Water Guidelines.
(c) Ceding, covenanting, revegetation, rehabilitation and/or other management measures may be required as a condition of subdivision or development.
(d) Appropriate access may be required to enable ongoing management where land is transferred to public ownership.

4.1.8 Revegetation

(a) Revegetation may be required as a condition of subdivision or development for the purposes of:

    i enhancing a natural setting or ecological community; or
    ii protecting a local habitat; or
    iii assisting to provide vegetated corridors to maintain fauna and flora linkages; or
    iv assisting in the maintenance of a waterway or wetland.

4.1.9 Environmental protection and management

(a) Flora and fauna surveys and Environmental Management Plans are to be submitted for all development that may pose impact to remnant vegetation.
(b) Development is to be within existing cleared areas. Where no cleared area exists and clearing is proposed, surveys and management plans are to identify a building envelope that applies the least possible impact.

4.1.10 Flood risk

(a) Where land is identified as flood-prone, or is likely to be affected by flooding where adequate floodplain mapping is not available, planning proposals are to be supported by a WMR incorporating an appropriate flood study or flood risk assessment, prepared in consultation with DWER and in accordance with SPP 2.9 and the Planning for Water Guidelines.
(b) The assessment is to demonstrate, as applicable:

    i the nature and extent of flood risk, including flood depth, velocity and hazard;
    ii that development will not unacceptably impede the movement or temporary storage of floodwater or increase flood risk upstream or downstream;
    iii a minimum habitable finished floor level of 0.5 m above the expected one per cent AEP flood event, unless an alternative level is established through an endorsed floodplain development strategy;
    iv safe access and evacuation arrangements during major flood events;
    v appropriate provision for waterway foreshore areas; and
    vi consideration of cumulative, current, future and residual flood risk, including relevant climate change impacts.

(c) Intensification of land use through rezoning, subdivision or additional development is not supported within a defined floodway, except where demonstrated to satisfy the circumstances provided for under SPP 2.9 and the Planning for Water Guidelines.

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4.1.11 Site and soil evaluation

(a) Where on-site wastewater disposal is proposed, a Site and Soil Evaluation (SSE) is to be prepared at the applicable planning stage where required by LPS2, SPP 2.9 and the Planning for Water Guidelines. Unless otherwise provided for by those Guidelines, an SSE required to support subdivision or development is to be provided prior to determination where site suitability has not been adequately demonstrated at an earlier planning stage.

(b) An SSE may be required to support a local planning scheme amendment or structure plan that proposes on-site wastewater disposal.

(c) At subdivision, an SSE is to be provided prior to determination where on-site wastewater disposal is proposed and site suitability has not been adequately demonstrated at an earlier planning stage. For a low-risk proposal, the WAPC may instead require an SSE as a condition of subdivision where satisfied that the proposed lots are capable of accommodating on-site wastewater disposal.

(d) At development application stage, an SSE is to be provided prior to determination where on-site wastewater disposal is proposed and the proposal may affect a sensitive water resource area, the site has significant constraints, or it has not otherwise been demonstrated that sufficient suitable land is available for wastewater treatment and disposal.

(e) Where a WMR is required, the SSE is to form part of or be appended to that report.

4.1.12 Flood modelling

(a) Applications to rezone Rural zoned land identified in Figure 1.2 for more intensive development will not be supported until appropriate whole-of-catchment flood modelling has been completed for the Yakamia Creek catchment and, where relevant, the Lake Seppings Drainage Corridor.

(b) Flood modelling is to be prepared in consultation with DWER and consider, as applicable:

i riverine and pluvial flooding;
ii interactions between surface water, groundwater and coastal inundation;
iii sea level rise, storm surge and climate change;
iv existing and proposed drainage infrastructure;
v changes to catchment hydrology resulting from development, filling, clearing or revegetation;
vi cumulative impacts of development within the catchment; and
vii safe access and evacuation.

(c) The findings are to inform subsequent scheme amendments, WMRs, subdivision and development proposals.

4.1.13 Bushfire

(a) Subdivision and development on lots identified as being bushfire prone on the Department of Fire and Emergency Services bushfire prone mapping are required to comply with the requirements of State Planning Policy 3.7 – Bushfire.

(b) Bushfire Management Plans (BMPs) and associated Bushfire Attack Level (BAL) calculations are required to consider areas of proposed revegetation.

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4.1.14 Coastal hazards

(a) Subdivision and development on lots likely to be impacted by coastal hazards within the 100-year planning timeframe require a coastal hazard risk management and adaptation plan (CHRMAP), prepared in accordance with State Planning Policy 2.6 – State Coastal Planning Policy, unless an approved CHRMAP already applies to the site.

(b) Subdivision and development on lots subject to an approved CHRMAP, will be required to be developed in accordance with its requirements, and any applicable LPS2 Special Control Area provisions. Conditions of approval may be imposed to ensure ongoing compliance with the CHRMAP.

4.2 Precinct subdivision and development requirements

The following precinct specific requirements are to be applied to the associated areas as shown in Figure 1.5.

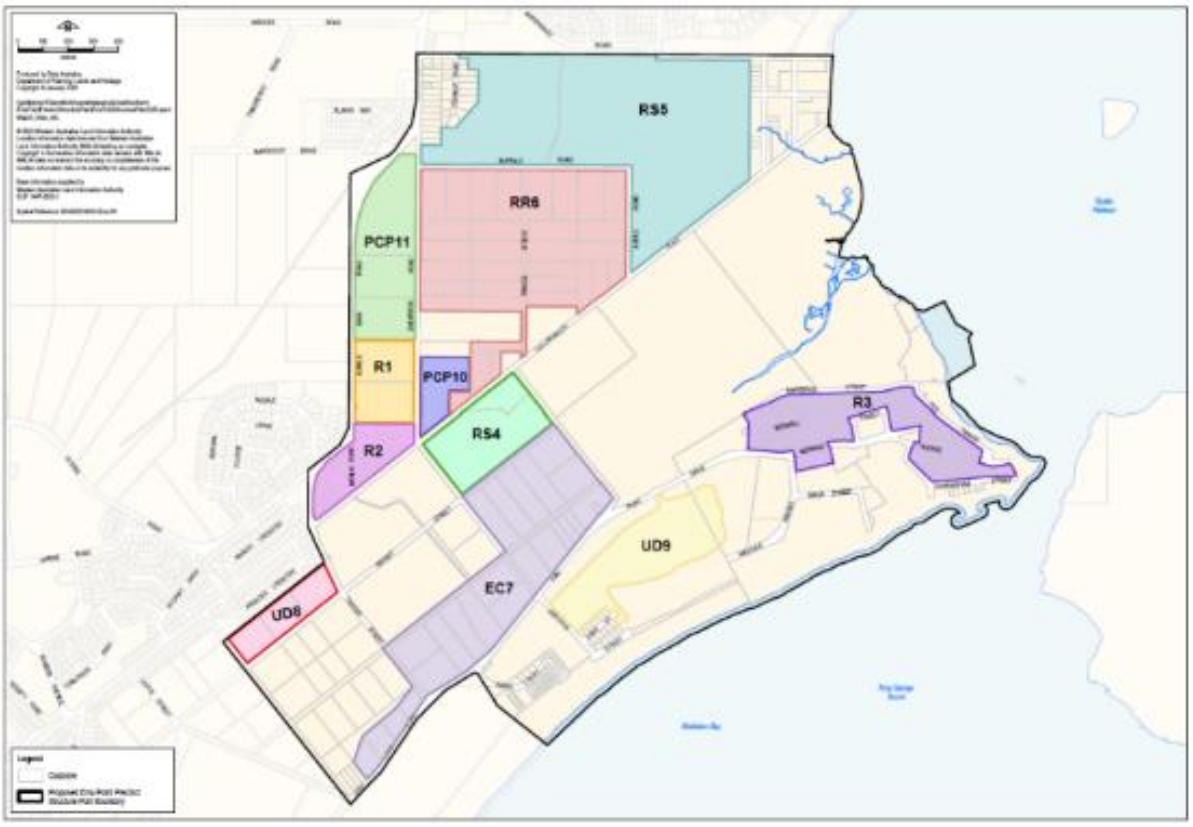


Figure 1.3 – Precincts with site specific provisions

4.2.2 Residential

R1 – Residential Infill –Lot 22 and 23 Lower King Rd, Collingwood Heights

Precinct objective

Provide for medium density urban expansion within a walkable neighbourhood, located close to public transport, an activity centre, schools and connected public open space. Development should support diverse housing options.

Density

R30/ R80

Most of the site is expected to achieve medium density outcomes. Higher density, multiple dwelling proposals are to be limited in scope, as per Appendix 8 – Collingwood Heights Precinct Site Plan Concept.

Local Development Plan (LDP)

Any development is to be in accordance with endorsed LDP that considers:

- EPPSP subdivision and development requirements; and
- Appendix 8.

Other

A road reserve connection from Lower King Road to Brewster St is to be provided within the lot adjacent to the northern boundary of Lot 23 Lower King Road.

Appendix 8 identifies the potential for a shop or café to service local needs. Any such proposal must:

1. Justify the need (demonstrate demand within the precinct).
2. Be small in scale:
    - typically limited to one or two Residential zoned lots; and
    - an additional use (e.g. café or small shop integrated into residential).

R2 - Residential Infill – Collingwood Heights

Precinct objective

Provide for medium density urban expansion within a walkable neighbourhood, located close to public transport, an activity centre, schools and connected public open space. Development should support diverse housing options and infill to contribute positively to the streetscape and enhances the built form as viewed from the street.

Density

R60

R-Code variations

The following deemed-to-comply provisions are amended or replaced:

- Street setbacks (Part C, C3.3.1, amend Table 3.3a)
- Setbacks of carports and garages (Part C, C3.3.4, amend Table 3.3b)
- Streetscape (Part C, 3.6, amend C3.6.5)
- Access (Part C, amend C 3.7.2 (ii) and C3.7.3). Requires WAPC approval.

Setback of carports and garages

For Merlin Road and Maevida Court:

- Garage setback is a 2.5m minimum.

Streetscape

Garage presentation

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- Where vehicle access is taken directly from the primary or secondary street, garages are to present as a single garage to the streetscape.

Access

For entire R2 precinct area:

- Vehicle access to residential development is to be consolidated to a single access point wherever practicable, utilising the lowest available street in the road hierarchy or, where appropriate, a communal street/common property access or right of carriageway easement.
- Vehicle access and associated hardstand at the street frontage are to be limited to the minimum extent necessary to satisfy the applicable R-Codes and engineering requirements. Internal communal streets may widen where required (e.g. passing points) and are not intended to restrict internal manoeuvring or visitor parking areas.
- Where single storey dwellings front the primary street and vehicle access is taken directly from the street, garages are to present as a single garage to the streetscape, with associated driveway hardstand limited to the width necessary to serve that garage.

R3 - Residential– Emu Point

Precinct objective

Retain Emu Point's relaxed, low-density coastal character, ensuring development positively contributes to the streetscape, maintains generous landscaped setbacks and preserves existing tree canopy. Development is to protect tourism amenity and support the ongoing economic viability of the marina.

Density

R20

R-Code variations

The following deemed-to-comply provisions are amended or replaced:

- Street setback (Part B, 5.1.2, amend C2.1(i));
- Lot boundary setback (Part B, 5.1.3, amend C3.1(i) and (ii) and remove C3.2); *C3.1 requires WAPC approval*
- Open space (Part B, 5.1.4, amend C4) r*equires WAPC approval*
- Setbacks of carports and garages (Part B, 5.2.1 remove C1.1, C1.2, C1.3, C1.4)
- Garage width (Part B, 5.2.2, amend C2)
- Street walls and fences (Part B, 5.2.4, remove C4.1 and C4.2)
- Landscaping (Part B, 5.3.2, amend C2.2)

Street setback

- The primary street setback is to be calculated by averaging the primary street setback of a minimum of three adjoining properties on both sides including corner lots (refer example shown in Figure 1.6 below).
- For the purposes of averaging, the primary street setback is to be measured from the street alignment to the nearest wall of the dwelling excluding porches, verandahs, carports and balconies.

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Figure 1.6 - Averaging street setback example

Lot boundary setback

1. The minimum lot boundary setback is to be in accordance with Tables 2a and 2b of the R-Codes – Volume 1 with the following variation:
   (a) The total combined lot boundary setback is to be a minimum of 4m (refer example shown in Figure 1.7 below).



Figure 1.7 – Combined lot boundary setback example

Fencing

Solid fencing is not permitted within the primary street setback. All fences within the primary street setback area shall be visually permeable and no higher than 0.5m above natural ground level.

Garages

1. Garages are to be setback a minimum of 0.5m behind the predominant dwelling line (excluding any porch, verandah or balcony or the like) for both primary and secondary streets.
2. Garages and carports must match the existing dwellings predominant colour, scale and materials and must be complementary and subservient to the dwelling.
3. A garage door and its supporting structures (or a garage wall where a garage is aligned parallel to the street) facing the primary street is not to occupy more than 40 per cent of the length of the street facing predominant building line.

Landscaping and open space

1. Significant existing trees, located in either the verge, street setback or lot boundary setback, are to be retained.
2. Landscaping of single houses, grouped dwelling and multiple dwellings to include the following:
   (a) Each lot to have a minimum of three trees and associated planting areas, and a minimum tree planting area of 4x4m.
   (b) Multiple dwellings are to have a minimum of three trees for a site area up to 1000m^2. For sites greater than 1000m^2, four trees are required. The minimum tree planting area is 4x4m.
   (c) Landscaping of the street setback area, with no more than 40 per cent of this area to consist of impervious surface.
   (d) The open space for single dwellings is to be a minimum of 65 per cent and 50 per cent for grouped and multiple dwellings.

Access

1. No additional vehicular crossovers along Mermaid Avenue, Roe Parade, Clark Street or Swarbrick Street.
2. Approval of additional crossovers in all other areas to consider but not be limited to:
   (a) impact to root zone of street trees
   (b) street character
   (c) shared path and pedestrian amenity.

Other

1. Subdivision and development are to respond to the character of the area and informed by the Emu Point Character Study (November 2025), which provides guidance on preferred built form and streetscape outcomes.
2. Vehicle crossovers and significant established trees are required to be shown on subdivision and development plans for retention and protection.
3. Where relevant the following details are required to be provided in association with a proposed development:
   (a) Primary street setback averaging calculations.
   (b) Open space and landscaping calculations.
   (c) Schedule of proposed colours and materials in association with development.

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4.2.3 Rural smallholdings

RS4 and RS5 - Rural smallholdings

Precinct objective

Support development of larger lots for rural living purposes. Limit permissible land uses to those that are compatible with environmental values and constraints.

Lot size

Area RS4

1. Lots 504 and 505 Collingwood Road, Collingwood Heights - The minimum lot size shall be 4 ha.

Area RS5

1. Lot 100 on Diagram 72262 Harbour Road, Bayonet Head – The minimum lot size shall be 4ha.
2. Lot 102 on Diagram 82246 Harbour Road, Bayonet Head – The minimum lot size shall be 20ha.

Heritage

Prior to the commencement of subdivisional or development works, the landowner/ applicant may be required to undertake an Aboriginal Cultural Heritage Survey or seek development approval pursuant to the *Aboriginal Heritage Act 1972*.

Setbacks

Minimum primary setbacks may be reduced to 10 metres where measures are necessary to achieve a suitable separation distance from BEA's, waterways, conservation or restoration wetland, priority/threatened ecological communities and/or bushfire threat.

Land Use

The following land uses and associated permissibility to be applied:

1. The following uses land uses to be 'P' permitted:
   - Ancillary Dwelling
2. The following land uses to be deemed 'D' discretionary:
   - Community Purpose
   - Holiday House
   - Home Occupation
   - Industry – Cottage
   - Repurposed Dwelling
   - Rural Home Business
   - Second Hand Dwelling
   - Single House
   - Telecommunications Infrastructure
3. The following land uses to be deemed 'A' requiring advertising:
   - Animal Establishment
   - Bed and Breakfast
   - Art Gallery
   - Brewery
   - Civic Use
   - Club Premises
   - Family Day Care

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- Home Business
- Recreation Private
- Tourist Development

4. The following land uses to be 'I' incidental:
   - Commercial Vehicle Parking
   - Home Office
5. Land uses not listed are to be X uses.

4.2.4 Rural residential

RR6- Rural residential

Precinct objective

Support development as a rural living precinct. Restrict primary production and agricultural land uses.

Lot size

1. The minimum lot size shall be 2 ha.

Setbacks

1. Minimum primary setbacks may be reduced to 10 metres where measures are necessary to achieve a suitable separation distance from BEA's, waterways, conservation or restoration wetland, priority/threatened ecological communities and/or bushfire threat.

Land use

1. The following land uses to be deemed as 'X' Prohibited use:
   - Rural Pursuit/Hobby Farm
2. The following land uses may be considered as Additional Uses and deemed 'A' requiring advertising, subject to the use sited to minimise external visual impact:
   - Tourist Development
   - Education Establishment

4.2.5 Environmental conservation

EC7 – Environmental conservation

Precinct objective

Support limited development and prioritise protection of environmental and cultural values.

Lot size

1. The minimum lot size shall be 2 ha.

Setbacks

1. The primary street setback for lots fronting Emu Point Drive or Golf Links Road shall be a minimum of 10 metres, or the existing setback of the primary dwelling, whichever is less.

Land use

1. Lot 51 Emu Point Drive, Collingwood Park - the following land uses may be considered as Additional Uses and deemed 'D' discretionary:
   - Restaurant

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- Micro-brewery

2. The following land uses may be considered as Additional Uses and deemed 'A' requiring advertising, subject to the uses having no impact on the hydrological flow of waterways and wetlands, minimal external visual impact and requiring limited imported fill:
   - Tourist Development

4.2.6 Urban development zones

UD8 and UD9 – Urban development

In accordance with the State and local planning framework, prior to subdivision or development, the preparation of a separate WAPC endorsed structure plan is required for all urban development zoned lots.

4.2.7 Private community purpose zone

PCP10 - Education establishment

Precinct objective

Support development for private community purposes with a focus as an educational precinct.

Lot Size

1. The minimum lot size shall be 5ha.

Land Use

1. The following land uses and associated permissibility to be applied as Additional Uses:
   - Caretaker's Dwelling (I); and
   - Child Care Premises (A)

PCP11- Place of worship

Precinct objective

Support development for private community purposes.

Lot Size

1. The minimum lot size shall be 5ha.

Land use

1. The following land uses and associated permissibility to be applied as Additional Uses:
   - Caretaker's Dwelling (D),
   - Child Care Premises (A) and
   - Residential Aged Care (A)

Note - Residential investigation area: Residential land use may be considered subject to prior preparation of whole of catchment flood modelling for Yakamia Creek.

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5.0 Key actions for implementation

This section sets out the key actions required to implement the EPPSP. The actions are drawn from the Precinct Design response in Part Two, Section 6.0 and are grouped under the six design elements of State Planning Policy 7.2 – Precinct Design: urban ecology, urban structure, public realm, movement, land use and built form. Each action is assigned an indicative priority (short, medium, long or ongoing), together with the agencies responsible for delivery and the key stakeholders to be involved. As noted in Section 3.0, the timing of these actions may influence the overall rate of subdivision and development within the EPPSP area.

5.1 Urban ecology actions

Priority	Action	Responsibility	Stakeholders
Short	Amend LPS2 Rural zoned lots to zones identified with Figure 1.2 to ensure that future development is commensurate with environmental values. Amendment to include application of precinct specific requirements within Section 4.2.	City of Albany, DPLH, WAPC, Minister for Planning	Landholders, Developers Applicable agencies and utility providers.
Short	Amend LPS2 provisions in accordance with Section 4.0.	DPLH, City of Albany, WAPC, Minister for Planning	Landholders, Developers Applicable agencies and utility providers.
Short to Long	Apply R-Code variations to development within EPPSP in accordance with Section 4.0.	City of Albany	Landholders, Developers Applicable agencies and utility providers.
Short to Medium	Where environmental values need protection, consider preparing outcomes-based approaches to bushfire management.	City of Albany, Landholder, Developer	DFES, DPLH
Medium	Upgrade local drainage network as required.	Developer, City of Albany	Applicable agencies and utility providers.
Medium	Prepare detailed flood modelling for the Yakamia Creek catchment and Lake Seppings Drainage Corridor, considering: • current and future interactions between surface water, groundwater, and coastal inundation • sea level rise (SLR) projections and climate change impacts.	City of Albany, DWER	DPLH
Medium	Facilitate the reclassification of any reserves identified within the DWMS as environmentally sensitive.	City of Albany, DPLH	DWER, DBCA

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5.2 Urban Structure Actions

Priority	Action	Responsibility	Stakeholders
Short to Medium	Subdivision applications to be consistent with LPS2 and EPPSP. Update LPS2 and EPPSP to include any applicable provisions within the future Oyster Harbour CHRMAP.	City of Albany, DPLH, WAPC, Landholders, Developers	City of Albany, DPLH, WAPC, Landholders, Developers
Medium	Develop Local Planning Policy that provides additional guidance on responsiveness to climate and character including but not limited to options for development in areas vulnerable to coastal inundation.	City of Albany, Landholders, Developers	City of Albany, Landholders, Developers
Medium – Long	Identify and implement appropriate measures within the planning framework for the protection of key landmarks and view corridors (e.g. Mermaid Avenue). View corridors should be maintained or enhanced where possible.	City of Albany	City of Albany Landowners, Developers, Businesses
Medium – Long	Ensure that proposed paths take advantage of key natural viewing corridors where possible.	City of Albany, Landholders, Developers	City of Albany, Landholders, Developers
Medium - Long	Investigate development of recreational and tourism walk trail connection between Swarbrick Street, Emu Point to Collingwood Road, Collingwood Heights and Oyster Heights, Bayonet Head.	City of Albany	DCITS, Tourism WA, other applicable agencies

5.3 Public Realm Actions

Priority	Action	Responsibility	Stakeholders
Short	Preparation of a Public Realm Plan to determine staging of public realm improvements within Collingwood Heights and Emu Point Precincts.	City of Albany	Landowners, Developers
Short – Medium	Preparation of a Marina Masterplan that strategically reviews user legibility and safety.	DTMI	City of Albany, Leaseholders
Short – Medium	Preparation of a strategic recreational plan for the City of Albany.	City of Albany	DCITS, other Applicable agencies, Sporting Clubs, Landowners
Medium	Investigation and identification of mature trees to be retained within public and private properties throughout EPPSP.	City of Albany	Landowners
Medium	Implementation of Emu Beach and Oyster Harbour Foreshore Management Plans which include Emu Point to Middleton Beach CHRMAP implementation actions.	City of Albany	City of Albany DTMI

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Medium	Investigate requirement for a Development Contribution Area and Development Contribution Plan to support contributions for upgrades to infrastructure, public open space, drainage and transport network upgrades.	City of Albany	Servicing Agencies, Landholders, Leaseholders, DWER, EPA, PTA, MRWA
Ongoing	Provide interpretive signage and public art within the public realm that represents identified character, sense of place, and the European and Aboriginal heritage values.	City of Albany	Community, WKSN, DPLH, Heritage Council of WA,

5.4 Movement actions

Priority	Action	Responsibility	Stakeholders
Short	Restrict additional crossovers along Swarbrick Street, Clark Street, Mermaid Avenue and Roe Parade within Emu Point.	DPLH, City of Albany	City of Albany, Landholders, Developers
Short	Speed reduction on Lower King Road and Golf Links Road to 60km, within EPPSP area.	City of Albany, MRWA	City of Albany, MRWA
Short - Medium	Undertake investigations and detailed design and construction of a revised 4-leg intersection Lower King Road/Troode Street at the east/west Collingwood Road intersection.	City of Albany, MRWA	MRWA, PTA
Short - Medium	Undertake investigations and detailed design and construction of a revised intersection Golf Links Rd/Troode Street intersection.	City of Albany, MRWA	MRWA, PTA
Short - Medium	Undertake investigations and detailed design and construction of intersection upgrades at Ulster Road and Lower King Road to improve safety and functionality.	City of Albany, MRWA	MRWA, PTA
Short – Medium	Investigation for design and construction of new east-west road connecting Lower King Road and Brewster Road within Lot 23 Lower King Road, Collingwood Heights. Subject to environmental approvals associated with development of Lots 22 and 23.	City of Albany, MRWA	City of Albany, MRWA, DWER, EPA
Short to Medium	Road construction and/or upgrades to include best practice fauna crossings.	City of Albany, MRWA	DBCA, DWER, EPA, MRWA
Short to Medium	Parking upgrade design and construction in accordance with FMPs and strategic recreational planning.	City of Albany,	MRWA
Medium	Preparation of a Marina Masterplan that includes consideration of vehicle access, separation of commercial and visitor parking, as well as pedestrian/cycle network connections.	City of Albany, DTMI	Lease holders

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Medium	Detailed design and construction of upgrades to trail, footpaths and cycleways to integrate networks across the EPPSP.	City of Albany	DBCA, DWER, EPA, MRWA, Tourism WA, DCITS
Medium – Long	Advocate for expansion of public transport frequency during peak seasons (school holidays and tourism seasons).	City of Albany, PTA	Landholders, Businesses, DTMI

5.5 Land use

Priority	Action	Responsibility	Stakeholders
Short	Amend LPS2 density and land use provisions in accordance with Section 4.0	City of Albany, DPLH, WAPC, Minister for Planning	Landholders, Developers Applicable agencies and utility providers.
Short to Medium	Investigate small-scale mixed-use zone or additional use provision within Collingwood Heights R1 precinct.	Landholders, Developers	City of Albany, DPLH, WAPC, Minister for Planning
Short to Medium	Investigate application of restricted uses or additional uses as proposed by Part 1, Section 4.2 ensuring development is commensurate with context, values and hazards.	Landholders, Developers	City of Albany, DPLH, WAPC, Minister for Planning
Short – Long	Extension of utility services to support residential expansion.	Landholders, Developers, Utility providers	City of Albany, DPLH, WAPC, Minister for Planning
Short – Long	Subdivision and development subject to additional investigations as identified in Section 4.0 (e.g. Flood modelling)	Landholders, Developers, City of Albany	Landowners, Developers, DWER, DBCA, other applicable agencies and utility providers

5.6 Built form actions

Priority	Action	Responsibility	Stakeholders
Short	Ensure built form reduces energy demand through climate-responsive design.	Landholder, Developer, City of Albany	Landholder, Developer, City of Albany
Short to Medium	Prepare an LDP for precinct R1 prior to subdivision or development.	Landholder, Developer	City of Albany, DPLH, Applicable agencies and utility providers
Medium	Audit development activity within precinct R3 to ensure built form controls are contributing positively to identified character.	City of Albany, DPLH, WAPC	Landholders, Developers, Businesses

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	If required, amend or augment-built form controls, or alternatively prepare further guidance in a Local Planning Policy.		
Medium	Research opportunity for a 'fastrack' development pathway for applications that meet character requirements of precinct R3.	City of Albany,	Landholders, Developers, Businesses, Applicable agencies and utility providers.

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Structure Plan Map

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PART TWO: Explanatory Section

1.0 Introduction and purpose

The vision for the EPPSP is to deliver the following planning outcomes over time:

- Protect and enhance the natural environment.
- Maintain and celebrate the area's unique character and sense of place
- Support sustainable residential growth, including infill and higher-density housing where appropriate.
- Apply built form controls to improve amenity and design quality.
- Support tourism, recreation, and compatible commercial and industrial activities.
- Manage land use interfaces and transitions to support compatible development and minimise conflict.
- Plan for an efficient movement network.

Part One sets out the structure plans purpose/objectives, staging considerations, and includes provisions to help guide preparation and assessment of future subdivision and development applications.

Part Two explains the rationale and provides guidance to inform subsequent stages of planning. The issues and information requirements identified are based on technical data gathered for the EPPSP and are not exhaustive. Additional issues may arise and will need to be addressed through detailed investigations during later planning stages.

Part Two includes:

- Section 1.0: Introduction and purpose
- Section 2.0: Site and context analysis
- Section 3.0: Governance Context
- Section 4.0: Opportunities and Constraints Analysis
- Section 5.0: Stakeholder and community engagement
- Section 6.0: Precinct Design response

The Technical Appendices section contains technical reports prepared by consultants to support Parts One and Two and was informed by the following studies:

- Environmental Assessment Study (October 2025)
- District Water Management Strategy (November 2025)
- Traffic Study (November 2025)
- Bushfire Management Plan (April 2026)
- Servicing Report (November 2025)
- Emu Point Character Study (November 2025)
- Precinct Site Plan Concepts: Collingwood Heights (November 2025)
- Geotechnical Site Investigation (November 2025)
- Engagement Report (August 2025)
- Rezoning Analysis (Appendix 10)

Due to staggered preparation, inconsistencies may occur between mapping and provisions in Parts One and Two and commentary within technical reports. Where inconsistencies arise, the maps and provisions in Parts One and Two prevail.

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To ensure currency and accuracy, it is recommended that the EPPSP be reviewed and updated every 10 years.

2.0 Site and context analysis

Section 2.0 provides an overview of the physical, environmental and community contexts of the EPPSP area that have supported the development of Part One. The governance context is addressed in Section 3.0.

2.1 Physical context

Section 2.1 outlines the physical context of the EPPSP area, including its location, heritage, land tenure, urban structure, land use and built form, movement network and servicing. These elements establish the area's existing character and development pattern and inform the identification of opportunities and constraints for future planning.

2.1.1 Location

The EPPSP covers approximately 560 ha and is located approximately five kilometres north-northeast of the Albany town centre (Figure 2.1).



Figure 2.1 - Location context

Cultural and historical context

The EPPSP area lies within the traditional lands of the Menang people. Their deep connection to Country is reflected in ancestral stories and songs that sustain their custodianship. Ethnographic and historical records identify the whole EPPSP area as culturally significant to Aboriginal people through its connections to Noongar land use patterns, ceremonial cycles and spiritual stories (Goode, 2005; Albany, 2021).

Since the late 1800s, Albany's coastal areas, including Emu Point, Lake Seppings and Middleton Beach, have been popular tourist destinations. Emu Point's first house and tearooms were established in 1906. Leasehold allotments became available in the 1920s, followed by the establishment of Rose Gardens Caravan Park in 1951 and the release of the first freehold allotments in 1960. Emu Beach Caravan Park opened in 1964, and Emu Point Boat Harbour (marina) was established in 1965 with 58 boat pens, a service jetty and a launch ramp. Emu Point Motel was established in 1967 (Birss, 2013; City of Albany, 2024).

Origins of the name

Emu Point may have been named after the shape of the peninsula and landmass between King George Sound and Oyster Harbour, which has been likened to the neck and head of the *Waitch* (emu) (personal communication, Gillies, V.).

An alternative explanation in historical accounts links the name to the convict transport vessel *Emu*, which visited in 1815 to collect wood and water during a voyage from England to Port Jackson (Birss, 2013; Garden, 1978).

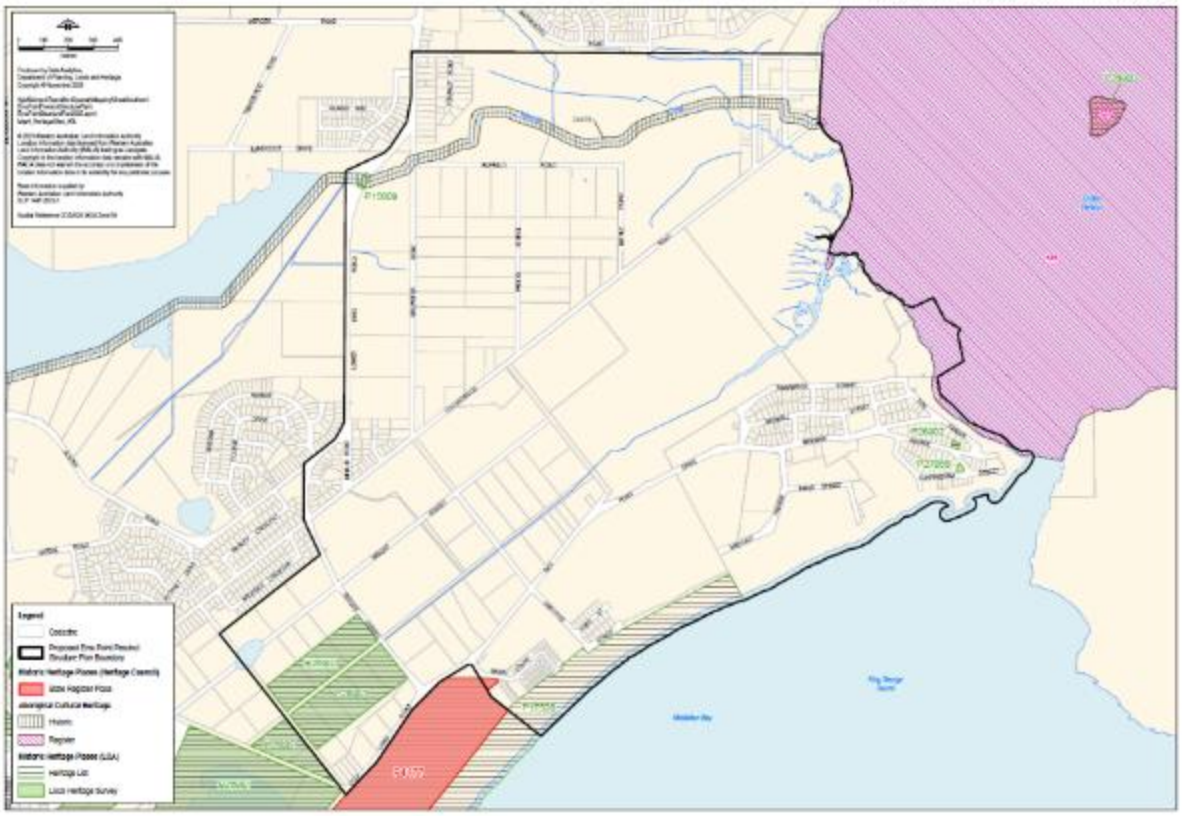


Figure 2.2 – Aboriginal cultural heritage sites (registered and historic) and places included on the City of Albany Heritage List

Aboriginal cultural heritage sites and significance

The cultural significance of the EPPSP area extends beyond registered heritage sites, particularly through stories associated with its wetlands and waterways. The project area adjoins one registered Aboriginal heritage site and intersects one historically listed site (Figure 2.2):

- *Miaritch* / Oyster Harbour (registered Aboriginal heritage site #636), adjoining the eastern boundary of the EPPSP area.
- Yakamia Creek (historic site #24418), traversing the EPPSP area from east to west.

Miaritch / Oyster Harbour is the meeting place of the *Warrecoolyup* (King) and *Kalganup* (Kalgan) rivers. It is classified as a mythological site and a hunting and fishing place. Although no longer registered, Yakamia Creek remains significant to Aboriginal people as a traditional camping, hunting and mythological area. The creek is known as the place of the long-necked turtle (Goode, 2005; Albany, 2021).

Any disturbance to Aboriginal heritage sites, including places or objects, requires Ministerial consent under section 18 of the *Aboriginal Heritage Act 1972* (AHA).

As the EPPSP does not propose on-ground works, no section 18 requirements have been associated with its preparation.

Heritage-protected places – City of Albany Heritage List

The following places are included on the City of Albany Heritage List and Local Heritage Survey (Figure 2.2).

Purriyup Creek and Tjuirtgellong / Lake Seppings

Purriyup Creek is the floodway of *Tjuirtgellong* / Lake Seppings. It flows from west to east across the EPPSP area before joining *Miaritch* / Oyster Harbour. Both the lake and creek are culturally significant and highly valued by the local Menang people.

Tjuirtgellong / Lake Seppings is connected to a Dreamtime story describing how the lake was formed by the footprint of *Tjuirt*. The lake is listed on the City of Albany Heritage List and Local Heritage Survey (Heritage Place #P26901) (City of Albany, 2020).

Purriyup Creek, *Tjuirtgellong* / Lake Seppings and Yakamia Creek provide crucial habitat for long-necked turtles. Female turtles cross roads adjacent to the waterways to lay eggs in residential gardens, on the golf course and in other reserves. Hatchlings make the reverse journey during the hatching season.

The lake and floodway also support important bird populations, particularly waterbirds. The local community and visitors value the area for its beauty, significant flora and fauna, birdwatching and passive recreation opportunities (City Albany Survey of Heritage Places).

Watarri / Green Island

Watarri / Green Island is significant to the Menang Noongar as the place of the *Watarri* (bronzewing pigeon), with links to the *Watarri* and *Warrecoolup* (King River) stories (City of Albany, 2021). It is listed on the City of Albany Heritage List and Local Heritage Survey (Heritage Place #26900) (City of Albany, 2020).

The island is also associated with early racial interaction and tragedy involving transient sealers and local Menang people.

Following European settlement, the island was one of the earliest sites used for a fruit and vegetable garden to supply the military garrison established by Major Lockyer in 1827.

16 Cunningham Street and 20 Mermaid Avenue, Emu Point

The dwellings at 16 Cunningham Street (Heritage Place #P27058) and 20 Mermaid Avenue (Heritage Place #P26902) are listed on the City of Albany Heritage List and Local Heritage Survey as examples of early residential development. The Birss family, the original owners of 20 Mermaid Avenue, played an integral role in establishing professional fishing and marine tourism in the area.

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Albany Golf Course (Reserve 27629)

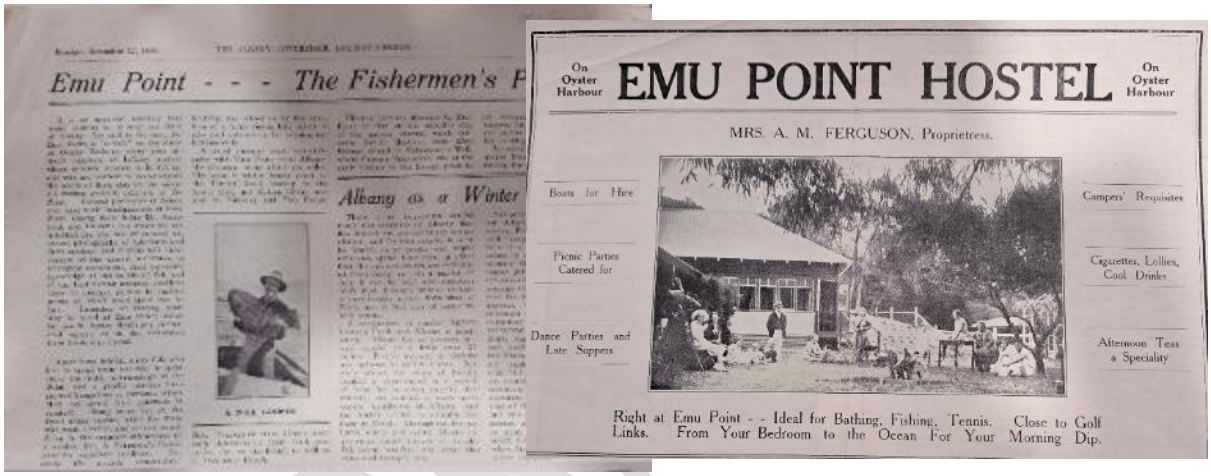
Established in 1900 and expanded in the 1960s, Albany Golf Course is the oldest links course in Western Australia. It is listed on the State Register of Heritage Places (Heritage Place #04177), by the National Trust of Australia, and on the City of Albany Heritage List and Local Heritage Survey.

Yakamia Creek Bridge, Lower King Road

Yakamia Creek Bridge on Lower King Road (Bridge #4751; Heritage Place #P15609) is listed on the City of Albany Heritage List and Local Heritage Survey as the first bridge crossing of Yakamia Creek.

Historical records and photographs

Figures 2.3–2.8 illustrate the area's history through newspaper articles, land surveys, allotment records and photographs.


Emu Point - - - The Fishermen's P

Albany as a Winter

On Oyster Harbour **EMU POINT HOSTEL** On Oyster Harbour

MRS. A. M. FERGUSON, Proprietress.

Boats for Hire

Picnic Parties Catered for

Dance Parties and Late Suppers

Campers' Requisites

Cigarettes, Lollies, Cool Drinks

Afternoon Teas a Speciality

Right at Emu Point - - Ideal for Bathing, Fishing, Tennis. Close to Golf Links. From Your Bedroom to the Ocean For Your Morning Dip.

Figure 2.3 - 1934 Albany Advertiser articles (Source: Western Australian Newspapers)



Figure 2.4 - 1901 land survey (excerpt of EPPSP area) (Source: City of Albany Public Library History Collection)



Figure 2.5 - Early leasehold allotments circa 1935 (Source: City of Albany Public Library History Collection)

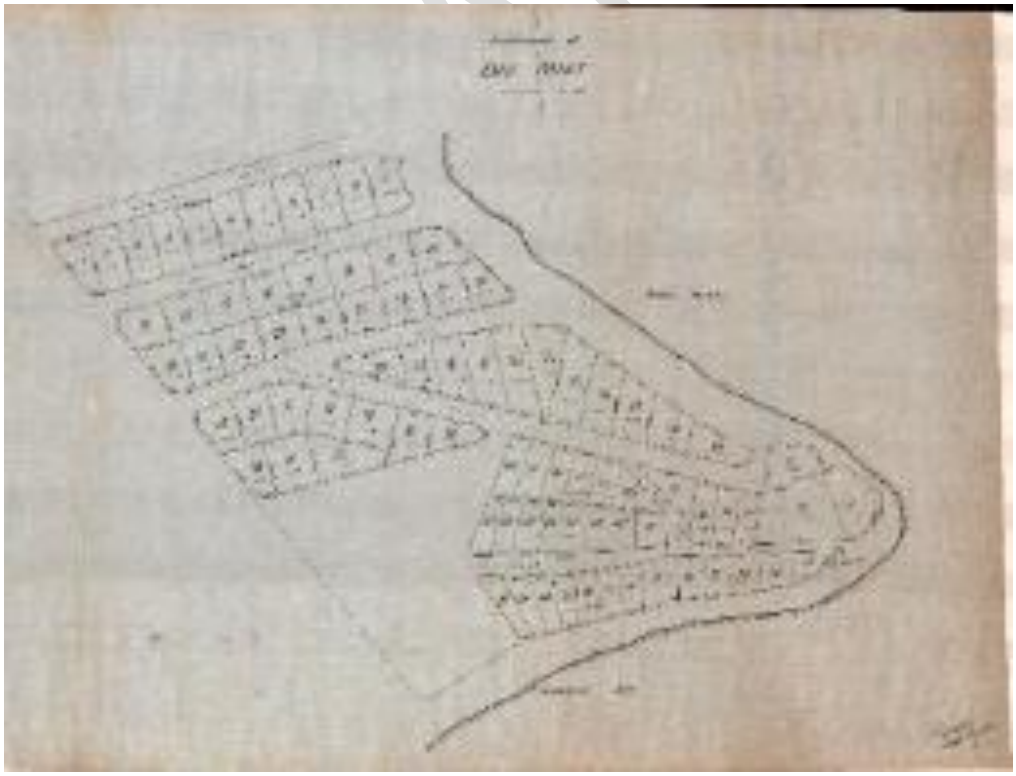


Figure 2.6 - Early freehold allotments circa 1971 (Source: City of Albany Public Library History Collection)



Figure 2.7 – Early historic photos (Source: City of Albany Public Library History Collection)



Figure 2.8 - 16 Cunningham Street, Emu Point and 20 Mermaid Avenue (Photo source City of Albany Place Record Forms)

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2.1.2 Urban structure

Land tenure

The EPPSP area covers approximately 560 ha and comprises a mix of freehold and Crown land (Figure 2.9). The following subsections describe the lot patterns within zoned land and the purposes and management arrangements for Crown reserves.

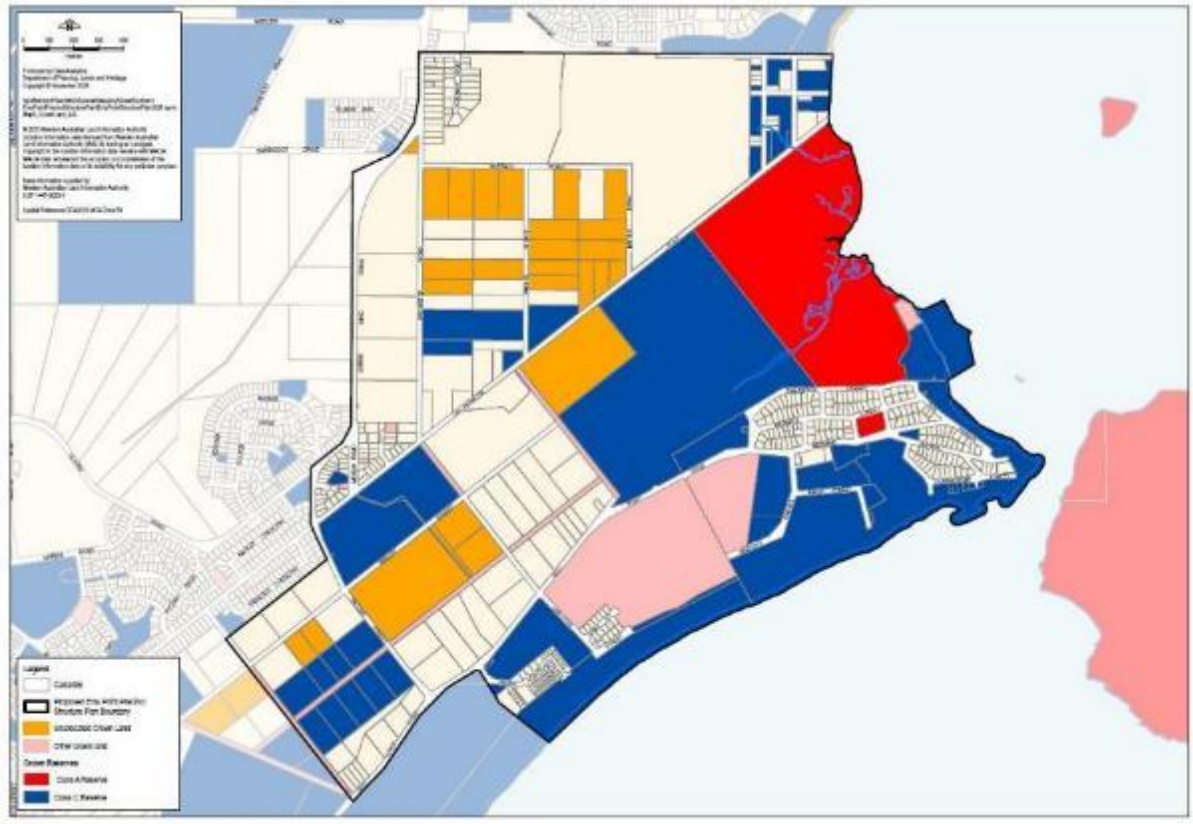


Figure 2.9 - Crown Land

Zoned land

Lot sizes vary across the Rural, Residential, Tourism and Urban Development zones, reflecting the area's development history and environmental constraints (Figure 2.10).



Figure 2.10 - Zoned land lot sizes

Rural zone

Approximately 180 ha of the EPPSP area is zoned Rural (Figure 2.11). Lot sizes are generally around 1–2 ha, with two larger lots of 17.5 ha and 44.2 ha along the northern boundary.

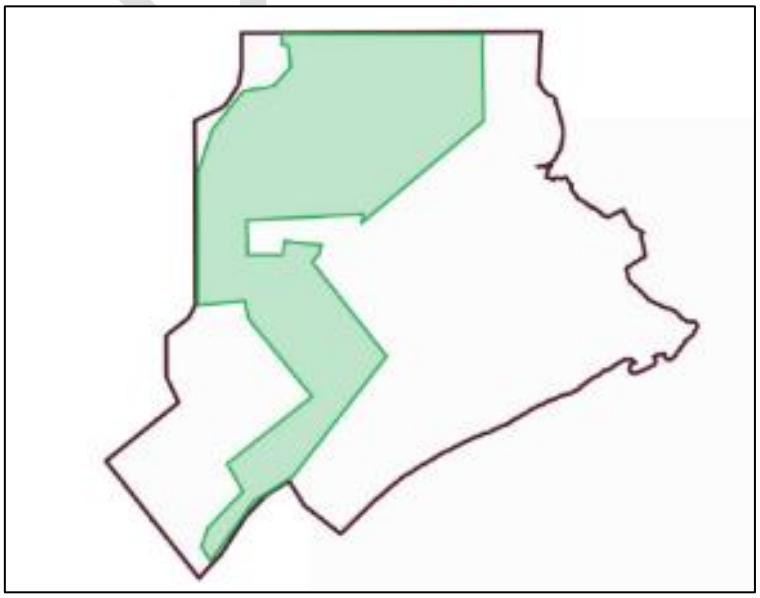


Figure 2.11 - Rural area

Cadastral boundaries have remained largely unchanged between 1947 and 2025 (Figures 2.12 and 2.13). A shallow water table, wetlands, waterways and remnant vegetation have constrained subdivision into smaller lots comparable to those in adjoining residential areas.



Figure 2.12 – 1947 cadastre (source City of Albany Public Library History Collection)

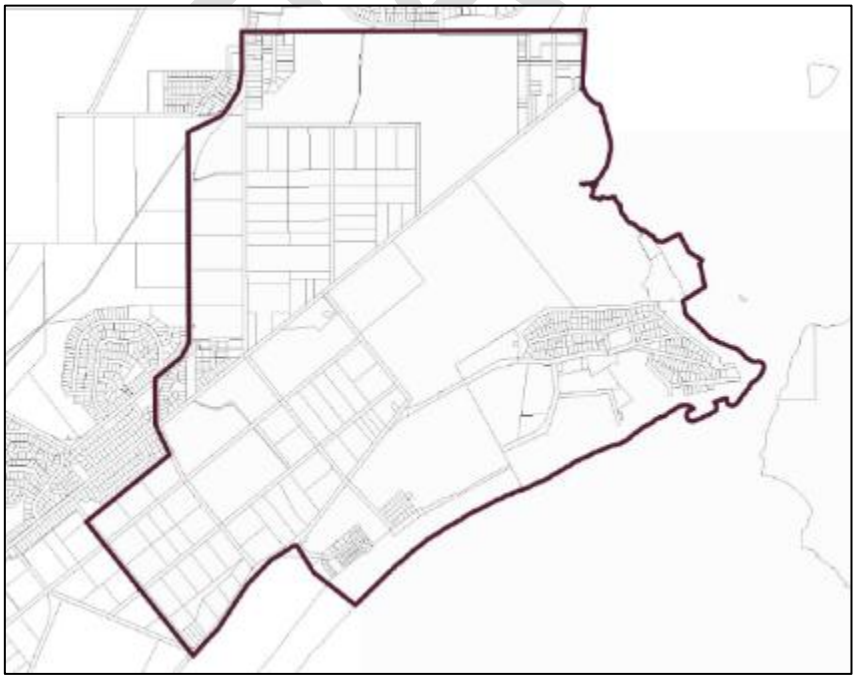


Figure 2.13 – 2025 cadastre

Residential zone

Residential development occurs in separate pockets across the EPPSP area (Figure 2.14). These areas vary in their development history, lot sizes and housing types.

Figure 2.14 – Residential areas

The oldest residential area is on the Emu Point peninsula. Lots were originally created as leasehold allotments around 1920, with transfers to freehold beginning in the 1960s. Most lots are less than 1,000 m^2.

In the Collingwood Heights precinct, residential lots range from 800 to 1,000 m^2. The housing stock indicates that development began around the 1960s.

In the north-western corner of the EPPSP area, most residential lots range from 1,000 to 2,000 m^2. Housing types vary, with development dating from the 1960s.

The coastal residential pockets at Barry Court and Griffith Street are the most recently developed areas and contain more modern housing. Development began in the 1990s, with lot sizes ranging from 345 to 700 m^2.

Tourism zone

Tourism-zoned land comprises Crown reserves within the Emu Point residential area and lots along Barry Court in Collingwood Park. The Barry Court lots were created in the late 1990s and range from 250 to 1,000 m^2. The Crown reserves are discussed under 'Reserved land' below.

Urban development zones

Urban Development zoning applies to precincts UD8 and UD9 (Figure 2.15). In accordance with the State and local planning framework, separate WAPC-endorsed structure plans are required for these precincts before subdivision or development.

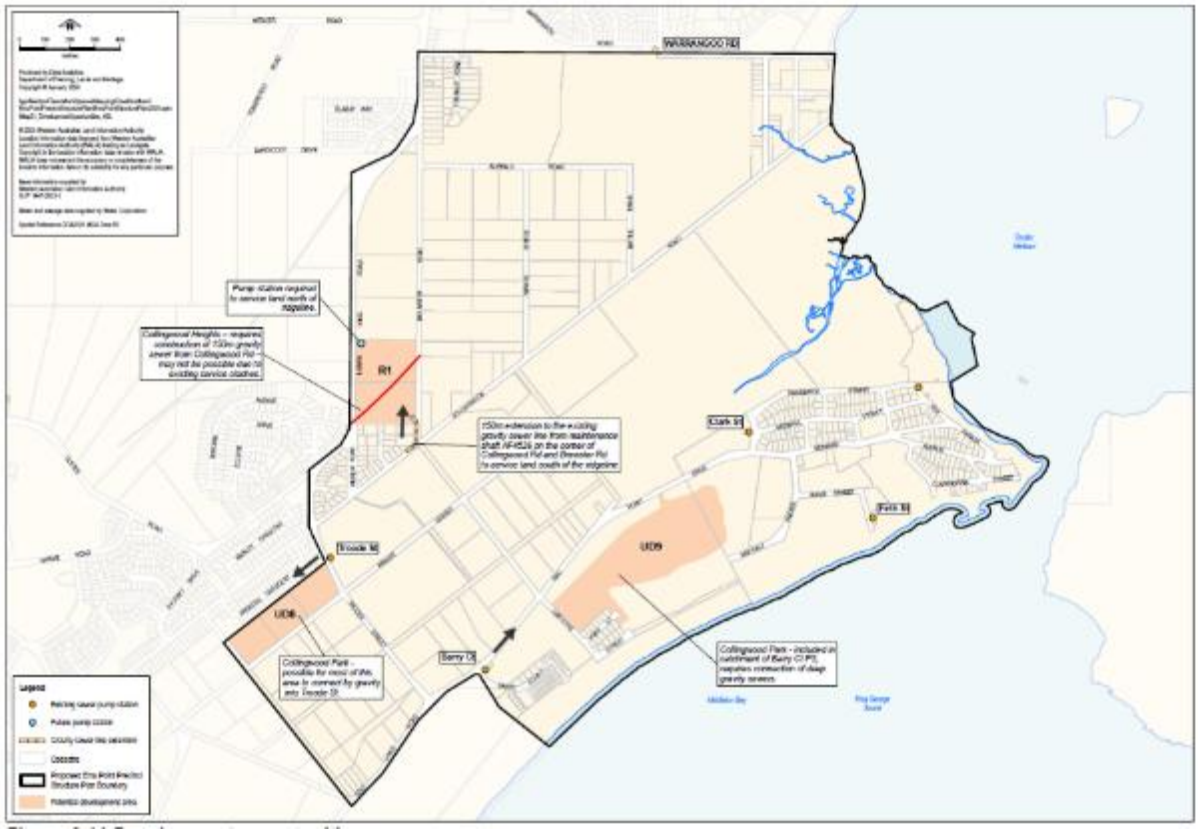


Figure 2.15 – Urban Development Zone

Reserved land

Crown reserves designated for public purposes occupy approximately 35.7 per cent of the EPPSP area. Reserve sizes range from 0.6 to 52.3 ha, with most exceeding 2 ha (20,000 m^2) (Figure 2.16). Table 2.1 summarises their purposes, planning designations, additional uses and key features.

Reserve management and uses

Crown reserves managed by the City of Albany under management orders are subject to State-designated purposes, permitted uses and management arrangements, including any power to lease. Natural reserves provide for environmental conservation and the protection of waterways and wetlands. Where permitted, they may also support passive recreation with limited serviced amenities.

Managed or developed reserves generally provide public open space, infrastructure services or other public facilities. Where a management order grants leasing powers, the managing authority may lease all or part of a reserve. Within the EPPSP area, leased uses include tourism accommodation, a local centre café and maritime activities.

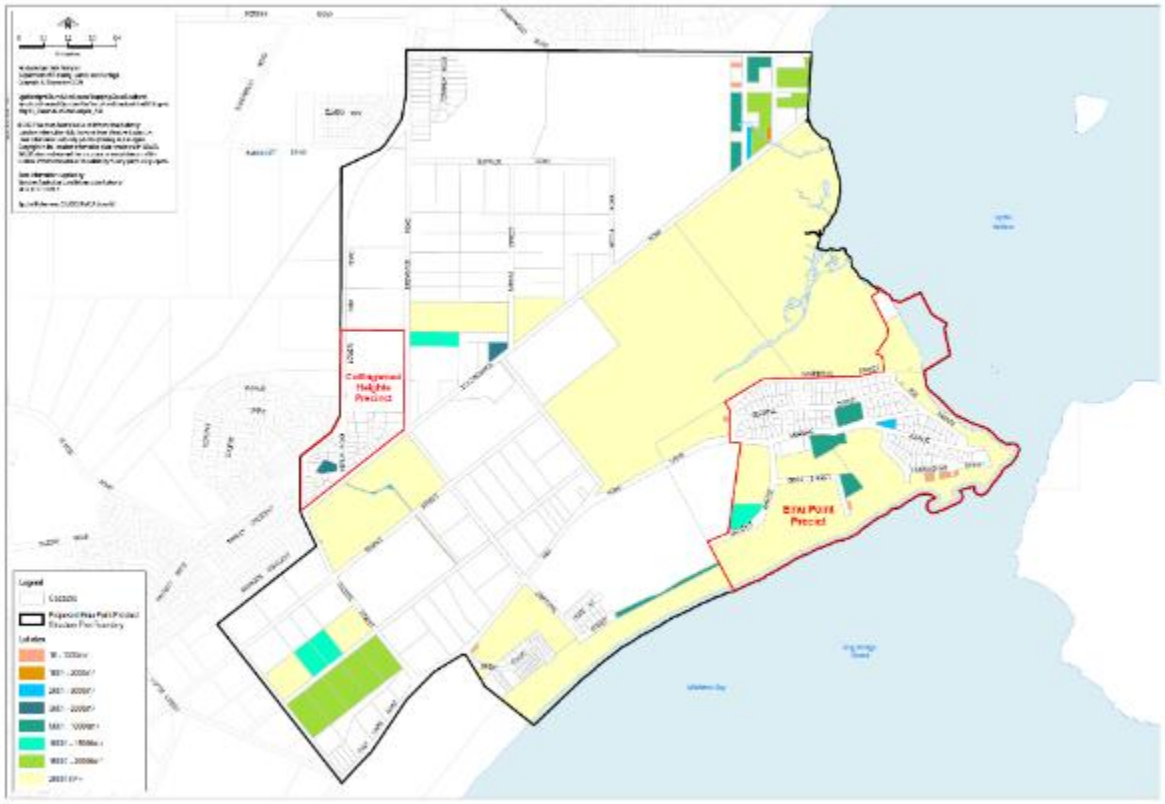


Figure 2.16 – Reserved land lot sizes

Historical reserve pattern

Large reserves were established at Emu Point for camping and recreation at the turn of the 20th century, and substantial portions remain in State ownership. Reflecting their vested purposes and uses, Crown reserves within the EPPSP area include land zoned Tourism and land reserved for Public Purposes or Environmental Conservation. Crown reserves within the Emu Point residential precinct are leased predominantly for tourism accommodation and recreation (refer also Figure 2.35 – Tourism).

Table 2.1 – Reserves within the EPPSP area

Reserve number	Reserve purpose	LPS2 zone(s) or reserve(s)	LPS2 Schedule 1 Additional use reserve	LPS2 Schedule 1 additional uses and conditions	Features
R 35165	Holiday chalets	Tourism Zone			
R 35164	Motel site				
R 27974					
R 22698	Recreation & associated business purposes	Foreshore Reserve Public Purposes Reserve Neighbourhood Centre Zone Public Open Space Reserve	AR15 - Portion R 22698 Medcalf Parade, BIG4 Emu Beach Holiday Park	Caravan Park (P) *Consideration of permanent accommodation is limited to an area of approximately 8,500 m² at the eastern end of the caravan park.*	Two caravan park leases (AR15, AR16), Emu Point Neighbourhood Centre zone, public open space, foreshore, parking, paths and trails. CHRMAP and FMPs for Emu Point Beach and Oyster Harbour.
			AR16 Portion R 22698 Mermaid Avenue, Acclaim Rose Gardens Beachside Holiday Park	Caravan Park (P) Caretaker's Dwelling (D) *No permanent accommodation is permitted other than a Caretaker's Dwelling.*	
R 31294	Public recreation	Public Open Space Reserve			
R 30657	Park & gardens				Class A Reserve (Bovell Square)
R 31106	Club & club premises	Public Purposes Reserve			Lawn Bowls, Tennis, Hall
R 42964	Marine & associated purposes (harbour purposes)		AR1 - Portion R 42964 / Lot 506 Swarbrick Street, Emu Point	Agriculture—Intensive (D) Club Premises (D) Marina (D) Marine Filling Station (D) Restaurant/Café (D) *The Agriculture—Intensive use is limited to aquaculture purposes only.*	Emu Point Boat Harbour (Marina) – several leases
R 38157	Recreation & parklands				

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R 6862	Protection of boronia (conservation)	Environmental Conservation Reserve			Class A Reserve
R 39351	School site				
R 22058	Recreation				
R 36066					
R 15879					Class C reserve containing wetlands upstream of Boronia Reserve and incorporating the catchment of the Lake Seppings drainage system.
Pt R 14789					Middleton Beach
R 32341		Recreational Reserve			
R 27629					
R 26879					Lawn Bowls, Tennis, Hall
R 31106	Club & club premises				
R 45359	Sewage pumping station	Infrastructure Services Reserve			
R 46130					
R 51416					
R 29525	Water supply				Remnant Reserve
R 39071	Navigation beacon site				

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2.1.3 Land use and built form

Emu Point Precinct

The highest concentration of development is within the south-eastern corner of the EPPSP at Emu Point. The area covers approximately 73 hectares, of which around 65.8 hectares is primarily characterised as low-density single houses but also contains community facilities such as the Emu Point Sporting Club, caravan parks, and other short-stay accommodation. The remaining 7.2 ha comprises light industrial land uses associated with the marina and its waters. This area also serves a recreational function.

Marina built form

The marina facility is located within a Public Purpose reserve directly adjacent Oyster Harbour which is subject to a Management Order with the City of Albany. The reserve is identified at as Additional Use reserve AR1 in Schedule 1 of LPS2. The additional uses include Agriculture—Intensive (D) (limited to the aquaculture), Club Premises (D), Marina (D), Marine Filling Station (D), Restaurant/Café (D).

Established jetties and boat pens are located within a separate marine reserve managed by the Department of Transport and Major Infrastructure (DTMI).

There are 24 commercial and recreational boat pens, four jetties, a three-lane boat ramp, fish cleaning facilities, public car parking inclusive of boat-trailer parking, and a public toilet and shower block within the nearby Foreshore reserve, all maintained by the City of Albany. The Public Purpose reserve is characterised by light industrial development and commercial tenancies; commercial tenants include marine servicing, recreational service providers, Albany Sea Rescue, a café and an aquaculture facility with associated seabed leases within Oyster Harbour.

The marina is also utilised by Fishability, a non-for-profit organisation providing people with a disability the opportunity to participate in recreational fishing activities. The current jetty usage by Fishability is not sustainable due to jetty size limitations and conflicts with commercial fishing operations. DTMI are currently investigating alternative options for a safer, alternative jetty location within Oyster Harbour.

For further discussion on issues and opportunities for the marina precinct, refer Part Two, Section 4.0 Opportunities and Constraints.

Emu Point residential area and character

Emu Point is unique within the Albany context. The area is primarily characterised by low-density residential with tree lined streets, intermingled with tourism-based land uses and leases (e.g. chalets and caravan parks). The area also contains a local centre that is primarily a café, as well as recreational and foreshore areas.

A character study was prepared by DPLH (Appendix 7) to fully understand the defining character elements and values. The study revealed that while the design of dwellings (e.g. materiality, construction style) of Emu Point does contribute to the aesthetic value of place, the character of the Emu Point precinct is defined through landscape elements and how development interacts with these elements.

Such elements include, but were not limited to the following:

- The use of Peppermint trees to frame and shade the streetscape
- Vegetation on private land
- Informal interfacing of street infrastructure (e.g. minimal curbing, footpaths and crossovers
- Deep front and side setbacks
- Lack of high or impermeable front-fencing
- Outdoor living spaces addressing the street (e.g. veranda)
- Low site coverage.

For further discussion on issues and opportunities for the Emu Point residential area precinct, refer to Part Two, Section 4.0-Opportunities and Constraints.

Collingwood Heights Residential Infill Precincts R1 and R2

Residential infill precinct R1, as shown on Figure 1.5, is located north of Precinct R2, between Lower King and Brewster Roads. Precinct R1 is approximately 8.1 ha of vacant freehold land and therefore with residential development infill potential, located within the areas of identified degraded vegetation, with quality remnant vegetation identified to be retained.

Residential infill R2 precinct, as shown on Figure 1.5, is located in the western area of the EPPSP, situated between Lower King Road, Collingwood Road south of the R1 precinct at the southern end of Brewster Road. The precinct is an existing residential area of approximately 7 ha. Within

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the EPPSP area, the R2 precinct has the second highest concentration of identified residential infill development potential.

Existing residential development within the R2 precinct is primarily of single storey single dwellings, built between the 1970s through to the 1990s. Single dwellings within the R2 precinct are typically located centrally on each lot, generously set back from street and side boundaries, many with outbuildings built in the back yard close to rear boundaries. Wide verges, a local park on Merlin Road, street trees and views across to Collingwood Football Park provide a sense of space and openness.

For further discussion on issues and opportunities for the Collingwood Heights R1 and R2 Residential Infill Precincts, refer to Part Two, Section 4.0-Opportunities and Constraints.

Collingwood Park (Reserve 32341)

Reserve 32341 is classified as a Recreational Reserve under LPS2. The reserve covers approximately 14.2 hectares and is divided into two parcels: one measuring 8.3 ha and the other 5.9 ha, separated by a drainage and water reserve. The land is vested in the City of Albany for recreation purposes. The south-west portion, which is 8.3 ha, is home to the North Albany Football & Sporting Club (NAFSC). Nearby landmarks include the Australian Christian College – Southlands.

During major sporting events, the NAFSC experiences significant challenges in providing adequate onsite vehicle parking. This shortage results in overflow parking on verges, footpaths, and narrow streets, creating safety hazards for pedestrians and cyclists and increasing the risk of accidents as vehicles manoeuvre in unsuitable areas. Residents often face blocked driveways and restricted access to their homes. Illegal parking also damages verges and green spaces.

The Environmental Assessment Study (Appendix 1) identifies that the 5.9 ha portion of R 32341 contains some areas of good to very good remnant vegetation, including Banksia coccinea thicket, which is classified as Endangered/Priority 1. Some sections, however, are degraded.

For further discussion on issues and opportunities for Collingwood Park (Reserve 32341) refer to Part Two, Section 4.0-Opportunities and Constraints.

2.1.4 Movement

The EPPSP movement network comprises a hierarchy of regional, district and local roads, supported by public car parking, public transport services, and a network of shared paths, trails and on-road cycle lanes (Figure 2.17). Lower King Road and Emu Point Drive provide the principal vehicle connections through the area, with the Emu Point peninsula served by a single access and egress route. This section outlines the existing road network and traffic conditions, informed by the Traffic Study (Appendix 3), together with public car parking, public transport, and cycling and pedestrian connectivity. It also identifies key intersection upgrades required to support projected growth to 2051.

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Figure 2.17 – Movement network

Road network and traffic

The EPPSP comprises a mix of road classifications and speed limits designed to support local and regional connectivity. Emu Point Drive functions as a Local Distributor Road with a 70 km/h limit, while Lower King Road and Mercer Road serve as Regional Distributor roads at 80 km/h. Ulster Road is a District Distributor B Road with a 60 km/h limit. Collingwood Road, Brewster Road, and Local Access Roads with 50 km/h speed limits. Note, Emu Point has a reduced 40km/h speed limit.

Boongarrie Street, within Reserve 22698, is not a formally gazetted road. The Emu Beach Foreshore Management Plan (RPS, 2021), recommends removal of the existing Boongarrie Street vehicular access between Firth Street and Cunningham Street.

Roads across the EPPSP are predominantly sealed, however, there are several unsealed roads located within the central rural area including Parkes Street, Buffalo Road and Battle Road and the eastern extent of Collingwood Road adjoining Boronia reserve.

There is very little formal drainage infrastructure within road network. Drainage is mainly open drains alongside existing roads with culverts at intersections and crossovers. Within Emu Point itself, all roads area sealed however kerb treatments vary with limited kerbing along roads and sandy crossovers and accessways over hardscaping which creates a relaxed, 'seaside holiday' atmosphere.

The Traffic Study (Appendix 3) prepared for the EPPSP provides a robust and data-driven foundation for strategic transport planning in the locality. Through detailed modelling using Aimsun and SIDRA platforms, the study evaluates both current and projected traffic conditions

up to the year 2051. The Aimsum model was calibrated in accordance with the Main Roads WA Operational Modelling Guidelines (2021).

Current conditions

- The existing road network generally operates within the capacity across the network, with all the intersections achieving acceptable Level of Service.
- Some areas, such as the Ulster Road and Lower King Road intersection, show signs of congestion during peak periods.
- Ulster Road and Lower King Road - the existing layout operates at LOS F for projected 2051 AM peak. Ulster Road currently records the highest crash rate within the EPPSP. Options considered included a roundabout or alternatively traffic lights.
- East west Collingwood Road intersection with Lower King Road/Troode Street - the existing layout will operate at an acceptable level in future.
- All other intersections operate at LOS C or better.

For further discussion on issues and opportunities, including future projections for the road network and key findings for potential upgrades and design options of intersections in the EPPSP area, refer to Part Two, Section 4.0-Opportunities and Constraints.

Public car parking

Along the Oyster Harbour foreshore a total of 103 parking bays, comprising 69 formal bays, 31 informal verge bays, and three disabled bays. Informal parking often occurs during peak periods on the beach itself as well as on verge with limited footpath and disabled access (Figure 2.18, Figure 2.19 and Figure 2.20). The marina currently provides 103 formal parking bays**,** comprising 66 formal parking bays, 34 formal boat trailer parking bays, and three disabled bays (Figure 2.21).



Figure 2.18 – Peak holiday period at Emu Point foreshore (DPLH 2025)

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Figure 2.19 – Emu point parking congestion on Roe Parade



Figure 2.20 – Parking congestion on Roe Parade



Figure 2.21 – Marina parking

The City of Albany prepared the Oyster Harbour Foreshore Management Plan in 2023, which includes the Emu Point marina, outlines recommended management actions to address key issues in the area including disjointed pathways and public spaces, interrupted in places by traffic and inefficient parking areas. Car parking formalised and landscaping concepts along Mermaid Avenue and Roe Parade result in a total of 113 parking bays. Within the marina, a new car parking area adjacent the Albany Dragon Boat Club and the Marine Rescue providing an addition 41 car parking bays, was identified for investigation.

Along the Emu Beach foreshore a total of 169 bays, comprising 90 formal bays, 76 informal bays and three disabled bays. The Emu Beach Foreshore Management Plan prepared by the City of Albany in 2021 aims to prioritise pedestrians where possible and formalise parking to increase capacity and improve use of recreational spaces. Concept designs indicate the proposed formalised parking numbers increase to a total of 219 bays at the end of Firth and Boongarrie Street, and along Cunningham Street.

The EPPSP has not recommended additional parking recommendations beyond those made within the Emu Point and Oyster Harbour Foreshore Management Plans.

Public transport

The Albany regional town bus service operates as TransAlbany. It consists of 18 Public Transport Authority (PTA) green and silver buses. Two of the three circular service routes across Albany intersect the EPPSP.

The 803 circular bus route travels from Albany CBD (Peels Place/York Street) connects Emu Point via Middleton Beach/Golf Links Road. The 804 circular bus route travels from Albany CBD to the suburb of Lower King (Figure 2.17 – Movement Network). Currently, there are no registered bus stops within the EPPSP area; the route travels along Ulster Road/Collingwood Road and along the western boundary of the EPPSP along Lower King Road, adjacent to the Collingwood Heights precinct. Both routes commence at 9:00am, with last service between 2:30-2:45pm (Transregional, 2025).

A total of seven school bus routes traverse the EPPSP area; route number 731 and 734 service Australian Christian College and Alta-1 Senior High School on Brewster Road, Collingwood Heights. The remainder of the routes travel along Lower King Road to service schools beyond the

northern boundary of the EPPSP such as Flinders Park Primary School within Bayonet Head and Great Southern Grammer in Kalgan (Transregional, 2025).

The local government can request PTA consider additional bus stops and an increase in frequency in association with future subdivision and/or development approval within the Collingwood Heights residential infill precinct areas.

Cycling, Trails and Paths

The primary route connecting the Albany town centre/Mount Clarence with coastal recreation precincts of Middleton Beach and Emu Point is entirely a shared path pathway for cyclists and pedestrians. This path extends along the western structure plan boundary, adjacent to Lower King Road, connecting to towards Bayonet Head. As detailed in the Emu Beach Foreshore Management Plan, the section of this shared pathway between Griffiths Street and Boongarrie Street will be realigned in association with an established firebreak to avoid coastal erosion.

As previously mentioned, in association with the reconfiguration of land uses within Reserve 22698 (Emu Beach Big4 Holiday Park) Boongarrie Street will be modified to accommodate pedestrian/cyclists and emergency vehicles only as detailed within the Emu Beach Foreshore Management Plan.

On-road cycle lanes along Golf Links Road, which splits north along Troode Street connecting with Lower King Road, and along Emu Point Drive into Emu Point via Mermaid Avenue, which terminates at Emu Point Café.

Within Emu Point itself, there is a shared path located along the northern side of Swarbrick Street, which deviates through Bronia Reserve for 400 m, west of Greeble Street, ending at the intersection of Swarbrick and Miller Street. The path then continues along the southern side of Swarbrick Avenue and terminates adjacent to the Oyster Harbour car park and public toilet facilities. Additional shared paths are located along Medcalf Parade connecting Mermaid Avenue to the coastal shared path and Miller Street connecting to paths along Swarbrick and Mermaid Avenue. The remainder of Emu Point does not have formal foot paths and require pedestrians to share lower hierarchy roads with vehicles (Figure 2.17 – Movement Network).

The City of Albany Bike Plan (2025) details two minor path modifications within Emu Point peninsular including:

- Boongarrie Street Path in Emu Point proposed to be upgraded in 2026/27, replacing a narrow section with a 1.5 m concrete path to enhance connectivity and cycling amenity.
- The Emu Point Coastal Path is proposed to be realigned in 2026/27 to address coastal erosion near the Big 4 Emu Beach Caravan Park.

In relation to comments raised in community consultation regarding the disconnection in shared paths between the Emu Point Café and Swarbrick Street/Oyster Harbour/ Roe Parade and associated public open spaces, the Emu Beach and Oyster Harbour Foreshore Management Plans coordinate to establish a consistent 3-metre-wide dual use path.

For further discussion on opportunities to improve active transport connectivity and amenity for cycling, trails and paths in the EPPSP area, refer to Part Two, Section 4.0-Opportunities and Constraints.

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2.1.5 Servicing

Servicing investigations have been undertaken across the EPPSP area (Appendix 5) and it has been identified that capacity is available across all service agencies.

While the risk of impact on the servicing network is low, specific upgrades and extensions may be required to support future development. Costs for such works will generally fall on individual proponents unless planned and funded by servicing agencies.

Water supply and wastewater disposal

State Planning Policy 2.9 Water (SPP 2.9) and the associated Planning for Water Guidelines provide the current State planning framework for wastewater servicing. SPP 2.9 generally requires development to connect to or provide for reticulated sewerage where this is reasonable, required on planning grounds, or where the absence of reticulated sewerage would present an unacceptable risk to public health, the environment or water resources. On-site wastewater disposal may be considered where reticulated sewerage is not required and site suitability can be demonstrated.

Significant parts of the EPPSP are within a sensitive water resource area associated with Oyster Harbour and other significant wetlands and water-dependent ecosystems. Within sensitive water resource areas, the Planning for Water Guidelines generally specify a minimum lot size of one hectare where on-site wastewater disposal is proposed, subject to specified exceptions for certain existing urban-zoned land and non-residential proposals.

The lot sizes and development outcomes contemplated by LPS2 and the EPPSP do not, of themselves, demonstrate suitability for on-site wastewater disposal. In unsewered areas, subdivision and development capability will also depend on satisfying SPP 2.9 and the Planning for Water Guidelines, including applicable requirements relating to sensitive water resources, groundwater, flooding and inundation, soil characteristics, setbacks and the land area required for wastewater treatment and disposal.

Reticulated water supply is available throughout existing Residential zones, while reticulated sewerage is available throughout those areas except for lots within Griffith and Hope Streets. Some Rural zoned lots remain unconnected to reticulated water and/or sewerage and rely on self-supplied water and on-site wastewater disposal. Future proposals will need to demonstrate appropriate servicing in accordance with SPP 2.9 and the Planning for Water Guidelines, having regard to site constraints, environmental values and the feasibility of extending reticulated services.

Griffith and Hope Streets

It is technically possible to connect Griffith and Hope Streets to reticulated sewer. However, this would require construction of deep gravity sewers (approximately 6 m) at the Barry Court pump station, becoming shallower towards the upstream extent of the catchment, while navigating existing water mains, wastewater pressure mains, overhead power lines, possible telecommunications services and native vegetation within the Emu Point Drive road reserve. Given the expected cost, the low number of dwellings and exposure to coastal erosion hazards, extension of sewer services to these streets has not been recommended.

R1 Residential Infill Precinct – Lots 22 and 23 Lower King Road

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There are currently no planned water reticulation upgrades to service Lots 22, 23, 25 and 26 Lower King Road. Water Corporation advises that service connection to these lots should be from Brewster Road, where only a 58AC connection currently terminates at the southern end.

For further discussion on issues and opportunities for water and sewer servicing to R1 Residential Infill Precinct – Lots 22 and 23 Lower King Road refer to Part Two, Section 4.0-Opportunities and Constraints.

Urban Development zones

Lot 3000 Emu Point Road, Collingwood Park can be supplied with water via a private connection to the existing D150 main along Emu Point Road, although additional development may require this main to be upgraded to a larger diameter depending on the scale of development, pressures and velocities.

The existing Barry Court pump station was designed to allow its catchment to extend approximately 1,000 m east along Emu Point Drive and 750 m west along Golf Links Road, enabling sewer servicing of Lot 3000. New gravity sewers would need to be constructed at a depth of approximately 6 m at the pump station and would be funded and constructed by developers. As the road reserve is vegetated and already contains water mains, wastewater pressure mains, overhead power lines and possibly telecommunications services, these works are expected to be challenging and costly.

Lots 697 to 699 Wright Street, Collingwood Park can be supplied with water via connection to the main along Troode Street. These lots are planned for gravity sewers within the catchment of the existing Troode Street pump station, and it is conceptually possible for most of the undeveloped land to be sewered to this pump station.

Rural zones

Water Corporation has advised that most Rural zoned lots, apart from a portion of Lots 22 and 23 Lower King Road, are in low-lying areas with unfavourable topography for gravity sewer. Extending services to these areas would require several wastewater pumping stations, which would be challenging and costly to construct.

Intensification of rural living development in low-lying Rural zoned areas would therefore need to demonstrate an appropriate wastewater servicing solution in accordance with SPP 2.9 and the Planning for Water Guidelines. Where on-site wastewater disposal is proposed, a Site and Soil Evaluation may be required to demonstrate site suitability, including consideration of groundwater, flooding and inundation, separation from water resources, soil conditions and the required land application area.

Electricity

Western Power advised that in the short to medium term (0-10 years), there is currently sufficient capacity in the existing feeder from Albany substation. Long term (next 20 years), an additional feeder may be required to support the additional load. There are no existing capacity expansion plans in place that will satisfy this requirement in the longer term.

Drainage network

Collingwood Heights and Collingwood Park have low-permeability soils—clayey on higher ground and marshy in low areas with high groundwater—creating significant drainage challenges, which should be addressed at subdivision and development.

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This is in addition to a local drainage network that has been designed to carry water to downstream catchments with limited water detention. These conditions require intensive stormwater infrastructure. Discrete network upgrades, such as culvert widening, swales, and general capacity upgrades are recommended by the City of Albany. Such upgrades may be subject to a future Development Contribution Plan prepared by the City.

The District Water Management Strategy (DWMS) recommends that all development will require:

- on-site management (retention or detention) of 15 mm of rainfall;
- compliance with storage and discharge requirements of the City of Albany Subdivision and Development Guidelines 2018; and
- the provision of 0.3 m vertical separation between habitable floor levels and the expected one per cent AEP flood event in adjacent drainage systems and streets.

Where proposals are adjacent to Yakamia Creek or Lake Seppings Drainage Corridor or other arterial floodway, a 0.5 m vertical separation between habitable floor levels and the expected one per cent AEP flood event will be required as well as a suitable evacuation route during major floods.

Communications

NBN fibre to node services are available through the built-up residential areas.

2.2 Environmental Context

2.2.1 Topography

The majority of the EPPSP is low-lying (Figure 2.22 – Contour Plan). LiDAR elevation modelling shows that elevations range from sea level up to approximately 20–25 metres AHD, with the highest point occurring along the north-western boundary. From this rise, the land slopes steeply east and south towards a central depression associated with Yakamia Creek. Aside from this notable feature, the landscape is gently undulating and generally low-lying, with most areas situated below 10 metres AHD.

Existing residential areas within both precincts, as well as the southern coastline, including Middleton and Emu Point Beach, are characterised by coastal dune vegetation and sandbanks, and are located on land at approximately 5–10 metres AHD. The remaining land, largely situated within the centre of the EPPSP area and extending to the tidal flats along the Oyster Harbour foreshore, generally sits at or below five metres AHD.

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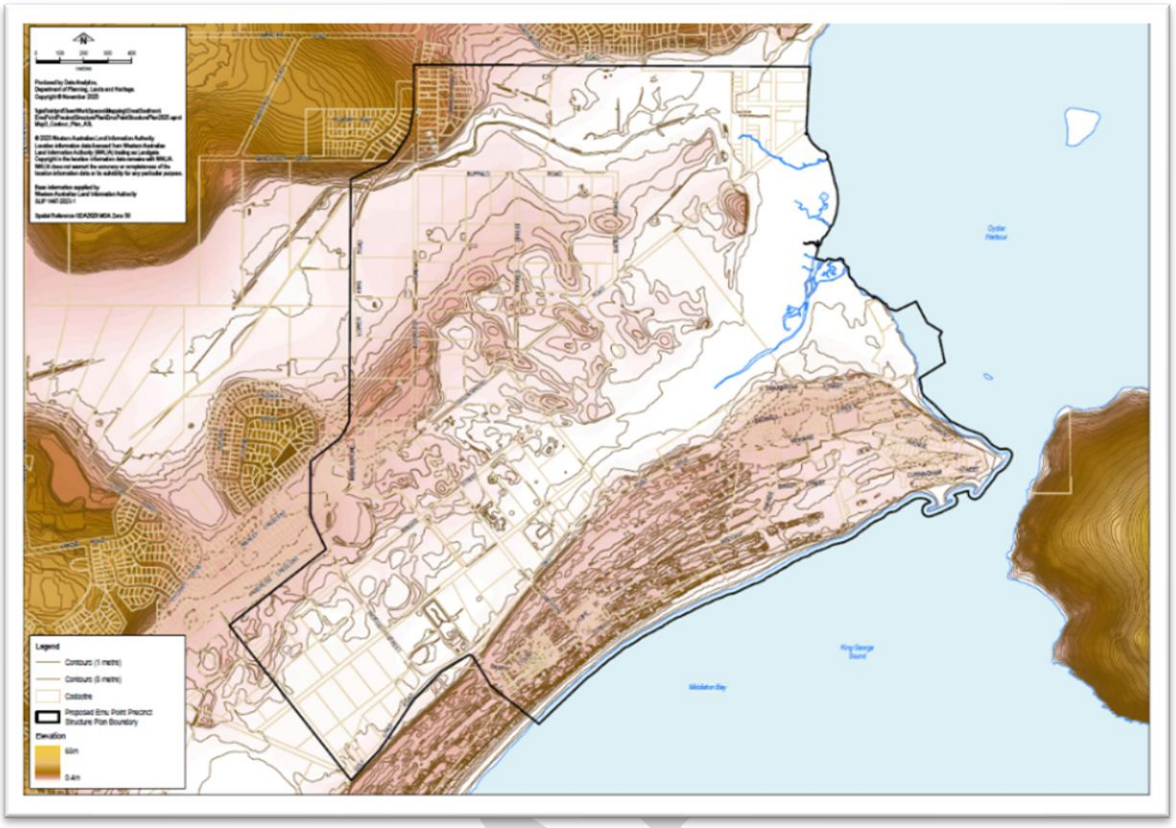


Figure 2.22 – Contour Plan

2.2.2 Climate and climate change

Albany has a temperate Mediterranean-type climate, characterised by mild, wetter winters and mild to warm, drier summers. Mean temperatures generally range from around 8°C in winter to 23°C in summer, with most rainfall occurring between May and September.

Historic records indicate a long-term average annual rainfall of 924.7 mm since observations began. However, the short/medium-term average (since 2000) has declined to 854.5 mm, reflecting a downward trend. Current modelling by DWER projects further reductions in annual rainfall of between four per cent and 25 per cent by 2050, and between seven per cent and 47 per cent by 2090. Despite this decline, the frequency and intensity of major storm events, involving extreme weather including high rainfall intensity, overland flash flooding, gale winds, king tides and storm surges, are expected to increase.

The EPPSP has been prepared in accordance with existing Special Control Area (SCA) provisions of LPS2 (Figure 2.23) as well as the medium to long terms recommendations of the Emu Point-Middleton Beach Coastal Hazard and Adaptation Risk Management Plan (CHRMAP).

The SCAs apply the following development restrictions:

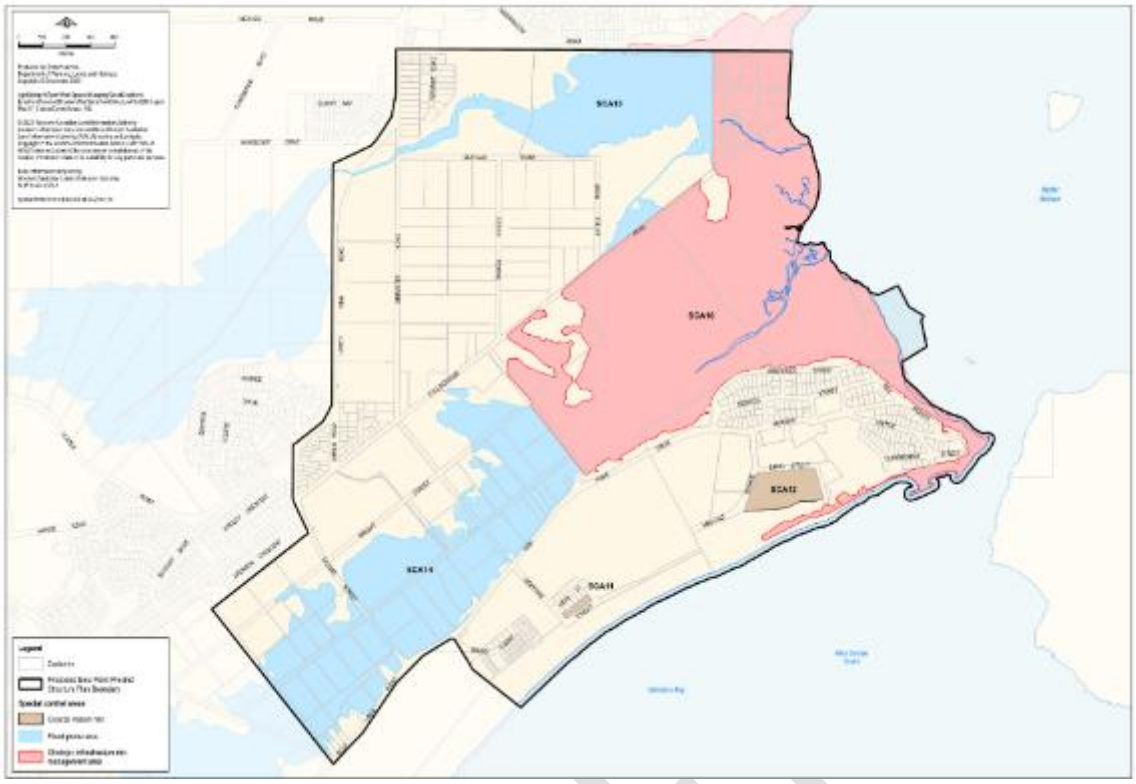


Figure 2.23 – Special Control Areas

Coastal erosion and inundation risk hazard management

Emu Point is identified as a coastal erosion hotspot and is anticipated to experience further erosion due to sea level rise driven by natural processes and climate change. The City of Albany is actively managing this risk through the Emu Point to Middleton Beach CHRMAP, its associated implementation plan, and supporting foreshore management plans (Figure 2.24).

The CHRMAP provides long-term recommendations for managing coastal hazards, including the establishment of a Special Control Area (SCA) over vulnerable zones (modelled to 2120) to alert potential buyers, implement development controls, and apply notifications on property titles. Lower King is identified as a coastal inundation area hotspot due to sea level risk by natural processes and climate change. Preparation of the Oyster Harbour foreshore is currently underway.



Figure 2.24 – CHRMAP hazard lines

SCA 11 Griffiths Street and SCA 12 Emu Point (including Emu Beach) – Coastal Erosion Risk Areas

Special Control Areas 11 and 12 of LPS2 outline development controls to mitigate coastal erosion hazard risk identified in the Emu Point to Middleton Beach CHRMAP for land within the Griffiths Street and Emu Point foreshore (including Emu Beach) areas. Subdivision and development controls outlined under the SCAs include:

- No support for additional permanent lots within SCA 11.
- Condition of development approval requiring notification on land title advising of coastal hazard risk.
- Time limited development approvals.

SCA 16 – Oyster Harbour Inundation Area

Special Control Area 16 of LPS2 outline development controls to mitigate and manage impacts on surrounding land from coastal inundation hazard risk in the *Miaritch* / Oyster Harbour area.

2.2.3 Flood risk

SCA 13 Yakamia Creek & 14 – Flood Risk Management

For areas identified as flood-prone, management and mitigation measures include:

- Development controls to ensure new buildings are flood-resilient and do not worsen risks.
- Environmental protection provisions for Yakamia Creek and Lake Seppings, promoting sustainable land use.

Control measures include:

- Time limited development approvals with development capable of removal.

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Figure 2.25 – DWER Floodplain mapping

DWER floodplain mapping of Yakamia Creek and Lake Seppings Drainage corridors illustrates the one per cent Annual Exceedance Probability (AEP) flood contours, levels, and the extent of floodway and flood fringe areas (Figure 2.25).

As such, flood risk is a significant constraint for most existing rural zoned lots within the EPPSP. The DWMS recommends additional catchment wide modelling investigates:

- riverine and pluvial flooding;
- coastal inundation;
- climate change; and
- impacts of drainage network changes (e.g. drainage basins, imported fill, revegetation works).

The absence of catchment modelling represents a technical variance from the requirements for preparing a structure plan under SPP 2.9. However, this was determined not to be a critical flaw during the preparation of the EPPSP, noting that additional constraints limit land use intensification beyond flood modelling. These include bushfire-prone areas, groundwater conditions, significant remnant vegetation, acid sulphate soils, priority flora and fauna, coastal hazards, and the inability to extend full urban services into low-lying areas.

2.2.4 Geology and Soil

The soils within the EPPSP area are characterised by of clays and sandy clays. This is in addition for land along the Lake Seppings and Yakamia Creek tributaries, as well as along the Oyster Harbour foreshore indicates a high-moderate risk of acid sulfate soils occurring within 3 m of the natural surface (Figure 2.26 – Soil types).

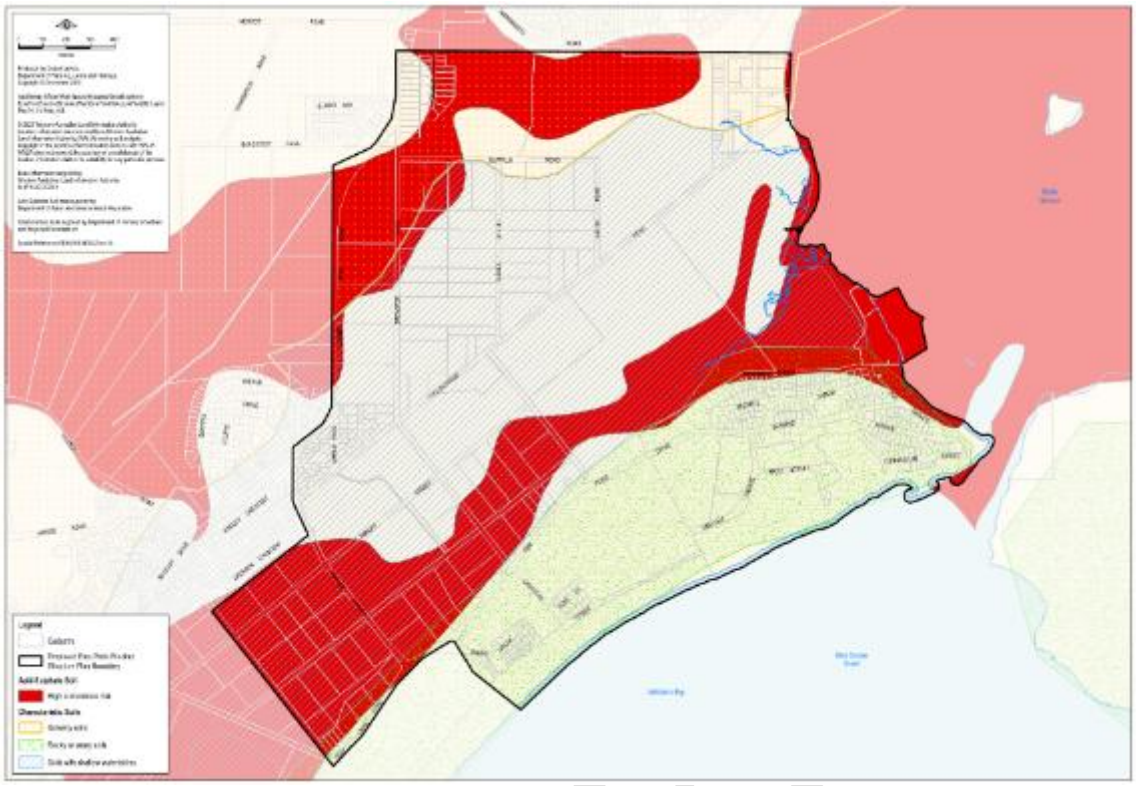


Figure 2.26 – Soil Types

Geotechnical Assessment

Within the EPPSP, only one greenfield site at Lots 22 and 23, Lower King Road, Collingwood Heights (precinct area R1) has been identified as suitable for potential residential development. To confirm development capability, a late winter geotechnical investigation has been undertaken (Appendix 6).

The lots are identified as 'Awaiting Classification' under the *Contaminated Sites Act 2023*. However, the geotechnical report found no evidence of widespread hazardous contamination, noting only isolated occurrences - textile debris at approximately 1000 mm in test pit 3 (TP3) and rubber fragments in topsoil of test pit 9 (TP9).

The California Bearing Ratios (CBR) exceed 10 per cent along the proposed road alignment, supporting a straightforward pavement design. The site is predominantly sandy with hydraulic conductivity ranging from four to 20 m/day, which is favourable for site classification and drainage planning if subdivision proceeds. Groundwater was encountered at 700 mm in the northwest corner, while other pits to one metre depth remained dry.

Poorly graded sand may pose compaction challenges during preparation for roads and house pads; adequate moisture may need to be introduced to achieve proper binding.

Subject to appropriate management measures, geotechnical issues identified are not considered prohibitive to development.

2.2.5 Ecology

The Environmental Assessment (Appendix 1) provides an understanding of the biophysical context of the study area and is summarised below.

Vegetation and significant flora

Approximately 52.4 per cent of the EPPSP area is covered by contiguous vegetation, comprising 168.3 ha of Environmental Conservation reserves and 125.7 ha on developable land (e.g., Rural or Public Purposes). Of the vegetation on private land, about 73 per cent (91.8 ha) is in good to excellent condition, while 27 per cent (33.9 ha) is degraded or completely degraded. Various weed species were also recorded across the study area.

Of this vegetation, the following ecological communities were observed on developable land:

- Banksia coccinea Shrubland/Eucalyptus staeri / Sheoak Open Woodland (14) - Listed as a Priority 1 ecological community under the *Biodiversity Conservation Act 2016* (BC Act).
- Astartea scoparia / Swamp Thicket (56) – Listed as *Priority 1* under the BC Act.
- Subtropical and Temperate Coastal Saltmarsh (Coastal Saltmarsh) – listed as Vulnerable under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) and as Priority 3 under the BC Act.

Fauna

Significant fauna within the EPPSP area

- Western Ringtail Possums – Critically endangered under the EPBC Act and BC Act. A total of 33 observations and 27 dreys were recorded, indicating strong habitat reliance and high habitat value within the precinct
- Black Cockatoo Species – Three Black Cockatoo species, listed as threatened under the EPBC Act and BC Act were observed. Generally, most trees provide a low roosting value, though do provide suitable foraging habitat, especially near Lake Seppings.
- Quenda – Priority 4 species under the BC Act. Several sightings and indicators were seen throughout remnant vegetation in the area, indicating a high usage and value.

Significance of listings

- Where potential clearing or disturbance of critically endangered and threatened species under the EPBC Act and BC Act do not meet the circumstances outlined within Environmental Protection (Clearing of Native Vegetation) Regulations 2004, formal assessment and referral may be triggered.
- Priority species under the BC Act, while not formally listed as threatened, are considered significant (i.e. rare or near threatened) and may warrant proactive conservation measures.

Environmental Assessment Recommendations

- Application of fauna protection mechanisms such as wildlife crossings within any future road construction to facilitate safe wildlife crossings.
- All clearing should be avoided, including minor clearing, to prevent incremental loss of habitat and maintain ecological integrity within the EPPSP.

2.2.6 Wetlands

At a minimum, 60 per cent of the EPPSP area is classified as a wetland, indicating that the area is sensitive to changes in water resources. *Miaritch* Oyster Harbour is a wetland listed as nationally significant waterway and listed on the directory of important wetlands in Australia. Additionally. several conservation, resource enhancement and multiple use wetlands are also identified within the study area.

Wetlands provide an important role for migratory bird species and amphibians, especially coastal freshwater habitats and its tributaries (i.e. Lake Seppings), with several species of varying

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criticality and priority under the BC Act being identified within EPPSP. Development that impacts hydrological balance is to be avoided.

2.2.7 Ecological linkages

The EPPSP area contains several well-established ecological corridors, mostly across Environmental Conservation reserves but also through private landholdings. Linkages traverse waterways, wetlands and areas of significant remnant vegetation.

Revegetation to restore lost connectivity may be applied as a condition of subdivision and development.

2.2.8 Urban forest

Contiguous vegetation covers 52.4 per cent of the EPPSP area; primarily within the Rural zone and Environmental Conservation reserves identified within LPS2.

The Emu Point Character Study (Appendix 7) identifies 175 verge trees within the Emu Point precinct, predominantly mature peppermint trees.

Despite the generous verges within the Collingwood Heights precinct, there are minimal street trees. Vegetation is primarily within surrounding parks.

2.2.9 Water

The DWMS (Appendix 2) outlines the hydrological characteristics of the EPPSP and provides site-specific guidance for future subdivision and development. It details the recommended approach for managing significant constraints within the EPPSP (Figure 2.27 – Constraints). These include limiting or excluding development in low lying areas, revegetation of such exclusion areas, and undertaking catchment wide flood modelling of Yakamia Creek to understand longer term characteristics.

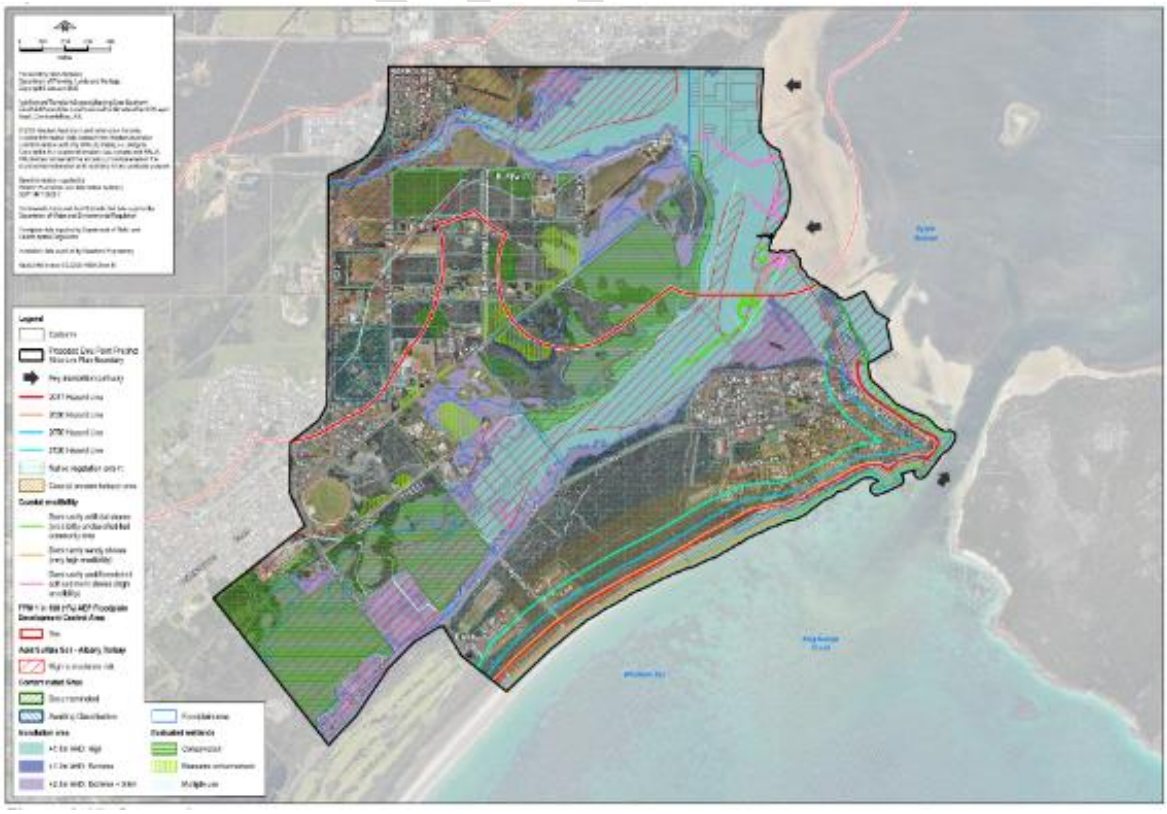


Figure 2.27 – Constraints

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Consultation advice from the Wagyl Kiap Southern Noongar Corporation notes that beyond their ecological significance, waterways and wetlands are culturally significant to Aboriginal people. An Aboriginal Cultural Heritage Management Plan or Survey may be required where development works are proposed within or around Yakamia Creek and its floodway, Lake Seppings Drainage Corridor, and Oyster Harbour foreshore.

The existing LPS2 zoning framework provides a local statutory basis for protection of water-related environmental values. In particular, the Rural zone seeks to protect water bodies and natural valley, waterway and wetland systems, while Environmental Conservation zoning and Drainage/Waterway reserves provide mechanisms for protection of environmentally significant land and waterways. SPP 2.9 supplements this framework by providing contemporary requirements for integrated water management, sensitive water resources, hydrological regimes, wastewater, groundwater, stormwater and riverine flooding.

Groundwater

The EPPSP is located within the western section of the Bremer Basin and the unproclaimed Albany hinterland management area. Albany's upper catchments, shaped by geology, topography, and year-round rainfall, have shallow groundwater movement, limiting retention and creating continuous baseflow to downstream areas like Emu Point. Low soil permeability and the area's low-lying nature cause seasonal waterlogging across much of the EPPSP. Development opportunity is limited in most of the rural zoned land due to the significant fill and subsurface drainage that would be required.

Surface water

The EPPSP contains both constructed and natural waterways that provide local drainage functions. The Lake Seppings Drainage corridor is the principal waterway, comprising of a contiguous band of wetlands that discharge into Oyster Harbour. This is in addition to Yakamia Creek, which improves water quality by slowing flows and removing nutrients from upstream catchments.

Catchment wide flood modelling of Yakamia Creek is recommended to understand surface water characteristics during large rainfall events and tidal influxes.

Local drainage and stormwater

There is very little formal drainage infrastructure within the EPPSP, with open culvert drains being the primary drainage retention. The principal function of the drainage network within the EPPSP is to receive upstream flows and act as a stormwater 'sump', which results in longer periods of inundation and greater flooding risk for the locality in major weather events.

The areas low-lying topography, shallow groundwater, and reliance on infiltration-based drainage limits opportunities for urban development. While the area is generally permeable, the existing stormwater network has limited capacity and vulnerable to ponding and localised flooding during major rainfall events.

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Figures 2.28 and 2.29 – Occurrence of stormwater ponding following a typical rainfall event, late winter 2025 along Lower King Road, Collingwood Heights

These conditions highlight the need to manage future development carefully to avoid further burdening the drainage system and to ensure stormwater can continue to be effectively managed within the constraints of the coastal environment. Stormwater drainage is discussed in more detail within Appendix 2 – District Water Management Strategy (DWMS)and Appendix 5 - Servicing Report.

2.2.10 Environmental protection mechanisms

Both the Environmental Assessment and DWMS (Appendix 1 and 2) recommend application of various planning and environmental protection measures such as:

- foreshore management and building exclusion areas;
- revegetation areas; or
- reclassification of reserves to a higher classification to enable greater protection (e.g. areas of flood risk and soil instability, or to protect waterway, wetland, vegetation and habitat).

Building exclusion

The DWMS identifies proposed foreshore management and wetland buffer areas that need to be proactively managed due to issues or values such as floodplain and riparian vegetation extent, Aboriginal heritage, topography and soil type (Appendix 2, Figure 19).

The EPPSP has modified the foreshore management area identified within Figure 19 of Appendix 2, to exclude the established development footprint within existing lots.

The resultant area is illustrated within Figure 2.30 and is identified as a building exclusion area. Modification may be considered to the exclusion area boundary but will require preparation of an evidence-based assessment in accordance with State Planning Policy 2.9 – Water. Alternatively, upon advice of the applicable agency, it may be recommended that all or part of these areas be ceded to the Crown.

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Figure 2.30 – Building Exclusion Areas

Building exclusion areas complement, rather than replace, the zoning and reservation mechanisms available under LPS2. Where land performs a significant waterway, drainage or environmental conservation function, future scheme amendment or subdivision processes should consider whether the applicable LPS2 reservation or zoning provides the most appropriate long-term protection mechanism.

Revegetation and environmental offsets

The DWMS recommends application of revegetation conditions where subdivision and development proposals can facilitate improved environmental outcomes within the EPPSP.

Such revegetation may have the potential to be considered as an environmental offset under the EP Act where:

- the site is ecologically suitable for restoration (e.g. Restoration Category wetland or riparian corridor); and
- works are designed to restore native vegetation communities and improve habitat connectivity.

Environmental offsets are governed by the Western Australian Environmental Offsets Policy (2011) and the Environmental Offsets Guidelines (2014) with the following key principles include:

- Like-for-like or better: Offsets must address the same or higher biodiversity values as those impacted.
- Additionality: Benefits must be beyond existing legal obligations or commitments.
- Long-term security: Offset areas must be protected in perpetuity through mechanisms such as conservation covenants, vesting in Crown land, or reservation under a local planning scheme.

- Risk and permanence: Ratios greater than 1:1 typically applied to account for uncertainty and ensure durability of outcomes.
- The offset proposal demonstrates compliance with WA Government offset metrics and assessment processes.
- Long-term management and security arrangements are in place (e.g., legal agreements, ongoing monitoring).

Reclassification of reserves

The City of Albany has the management order over a small number of environmentally sensitive reserves. The DWMS recommend these are reclassified to a higher order reserve classification and revested to a more appropriate State agency. These matters require facilitation by the City and the Land Use Management division of DPLH.

2.2.11 Bushfire Risk

Most of the site is located within a bushfire-prone area, as identified under State Planning Policy 3.7: Planning in Bushfire-Prone Areas (SPP 3.7) (Figure 2.31 – Bushfire Prone Areas). Any lot proposing subdivision and development that is identified as bushfire prone will need to demonstrate compliance with SPP 3.7 and associated Planning for Bushfire Guidelines.

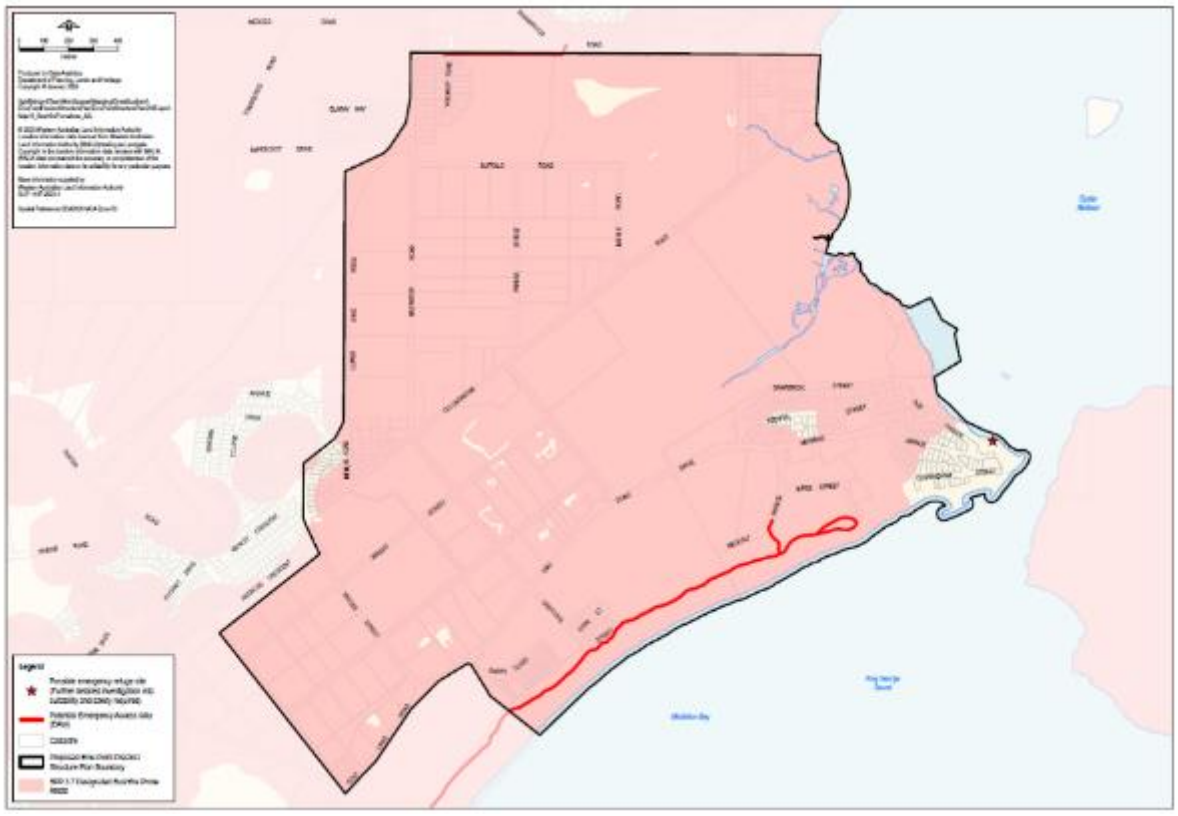


Figure 2.31 – Bushfire prone areas

A Bushfire Management Plan (BMP) has been prepared for the area (Appendix 4). It identifies the majority of the EPPSP contains a moderate to extreme Bushfire Hazard Level. The BMP notes that the residential suburb of Emu Point does not fully comply with the bushfire planning framework, as it is served by only one access and egress route. The BMP also identifies several non-compliant no-through roads within rural areas of the EPPSP.

Options for installing an Emergency Access Way (EAW) to Emu Point were investigated, noting any EAW would need to comply with the bushfire guidelines and provide a through connection to a public road.

The potential for an EAW connecting Firth Street or Medcalf Parade to Griffith Street in Collingwood Park was assessed, however, neither route complies due to excessive length (>500 m). In addition, routes would traverse areas of extreme bushfire risk and require extensive clearing of native coastal vegetation to achieve the required 10 m horizontal clearance. If pursued, an outcomes-based approach would need to be developed.

Alternatively, an area within Emu Point, that is not designated as bushfire-prone, may provide a suitable emergency refuge site if evacuation via Emu Point Drive is not possible. Further detailed investigation is required into the suitability, safety and policy compliance of EAW and refuge options.

In line with SPP 3.7 and associated guidelines, land use intensification within the EPPSP, focuses on areas where bushfire risk management can be balanced without compromising significant environmental values. This includes prioritising subdivision and development in areas where a low or moderate bushfire hazard level can be achieved without extensive vegetation modification. This does not, however, negate the need for ongoing vegetation maintenance or safety improvements.

2.3 Community context

The EPPSP area demonstrates diverse demographic and housing trends that have helped inform the strategic planning direction of Part 1.

2.3.1 Demographic characteristics

Statistical area

The Emu Point PSP area is located within the Albany Statistical Area Level 2 (SA2) and the Bayonet Head–Lower King SA2, as defined in the 2021 Australian Bureau of Statistics (ABS) Census. Given the relatively small proportion of the Albany SA2 occupied by the EPPSP, ABS Suburbs and Localities (SAL) data for Emu Point, Bayonet Head, Collingwood Heights, and Collingwood Park has been reviewed to enable comparison with ABS data for the broader Albany local government area (LGA) (Figure 2.32 – ABS Catchments).

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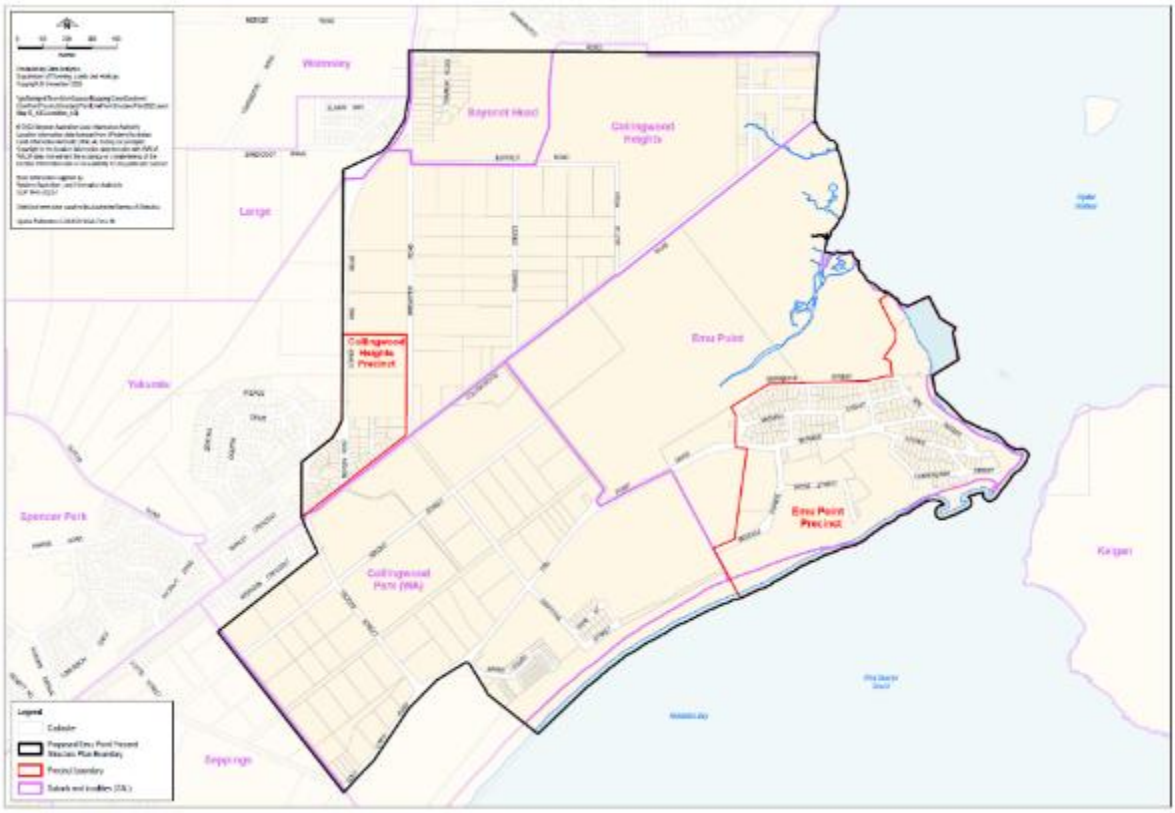


Figure 2.32 – ABS Catchment Map

Population

Between 2016 and 2021, EPPSP grew from 4,174 to 4,459 residents (+6.8%), exceeding Albany LGA growth (+5.96%). Bayonet Head drove growth (+10.69%), while Emu Point and Collingwood Park declined. Note - growth in Bayonet Head is likely linked to a development front north of the EPPSP area; 162 residents within the EPPSP area identify as Aboriginal and/or Torres Strait Islander (Table 2.2).

Table 2.2 - Suburb Population Changes (2016–2021)

Suburb	2016 Population	2021 Population	% Change
Emu Point	310	285	-8.06%
Collingwood Park	222	205	-7.66%
Collingwood Heights	675	694	+2.81%
Bayonet Head	2,956	3,272	+10.69%
Albany LGA	36,583	38,763	+5.96%

Source: Australian Bureau of Statistics

Housing

Housing stock is predominantly separate houses, with minimal medium/high-density dwellings compared to the Albany LGA.

The median house price has experienced a 22.8 per cent change over the last 12 months in Albany and is now $675,000 (DPLH, 2025).

In 2021, the average monthly mortgage repayment across the EPPSP area was $1,592.50, which was slightly higher than the $1,517 average across the Albany LGA. Weekly income levels were relatively similar, with the EPPSP area reporting an average of $1,325.50, compared to $1,350 in Albany (Table 2.3 - Housing).

Table 2.3 - Housing

Suburb	Total Dwellings	Unoccupied (%)	Owned Outright (%)	Mortgaged (%)	Dwellings Rented (%)	Separate Houses (%)	Medium/ High Density Dwellings
Emu Point	220	32.2	39.7	4.7	30.2%	67.7%	10
Collingwood Park	128	34.4	48.8	19.5	20.7%	98.6%	14
Collingwood Heights	301	13.6	40.1	37.0	21.4%	97.3%	18
Bayonet Head	1,399	8.7	37.2	37.0	21.4%	96.1%	1
Albany LGA	18,033	12.6%	36.2%	30.8%	25.1%	88.3%	504
WA	-	17%	31%	27.3%	28.1%	-	-

Source: IdCommunity: City of Albany

Age, labour force and education

Based on median age, educational and labour force participation across the EPPSP, it is evident Emu Point and Collingwood Park exhibit a higher proportion of retirees compared to other areas. Additionally, high vacancy rates in these areas suggest strong holiday-home influence (Table 2.4 – Age, Labour and Education).

Table 2.4- Age, Labour and Education

Suburb	Median Age	Not in Labour Force (%)	Not in Labour Force (No.)	Attending Primary or Secondary School	Attending TAFE or University
Emu Point	71	61.7%	176	7	3
Collingwood Park	52	30.7%	55	17	9
Collingwood Heights	40	33%	185	129	36
Bayonet Head	42	36.3%	958	579	103
Albany LGA	45	37.1%	11,854	5,606	1,555

Source: Australian Bureau of Statistics, and IdCommunity: City of Albany

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City of Albany migration

Net internal migration has grown slowly since 2021. The reopening of the State border post-COVID is evident with the surge in net overseas migration in 2022-23. This was experienced throughout much of Western Australia (Table 2.5 – Migration).

Table 2.5 - Migration

Year	Net internal migration*	Net overseas migration
2021-22	197	112
2022-23	218	321
2023-24	239	322

**Net Migration includes from interstate and elsewhere in WA)*

Source: Australian Bureau of Statistics

2.3.2 Local Government area forecasts

WA Tomorrow 12 (2025), prepared by DPLH, provides the latest medium-term population forecasts by age and sex for Western Australia to 2036. These forecasts represent the best estimate of future population size, assuming current trends in fertility, mortality and migration continue. For the LGA of Albany, the forecast indicates an estimated average annual growth rate of 1.3 per cent to 2036.

Identifying opportunities for infill and intensification of development within the EPPSP, will assist in the provision of housing to accommodate growing population trends.

2.3.3 Social infrastructure and services

Residents, visitors and workers within the EPPSP area are supported by an established but relatively dispersed network of social infrastructure and services, primarily available within nearby higher-order service and retail centres at Spencer Park, Bayonet Head as well as the Albany town centre (Figure 2.33 – Activity Centres).

Baseline information from the City's demographic and economic profiles (IdCommunity: City of Albany, 2025), together with community survey results for the Emu Point, Collingwood Heights and Collingwood Park areas (Appendix 9 – Engagement Report), indicates the following across the EPPSP area:

- A mix of permanent residents, aged care facilities, holiday-home owners and short-stay accommodation users, particularly at Emu Point and in existing developed areas close to the coast.
- Strong use of coastal and harbour foreshore open spaces, beaches, walking trails and reserves, including Emu Beach, Oyster Harbour beach, Boronia Reserve, Wesley Maley Reserve and Bovell Square.
- Demand for improved local services and amenities within walking distance, with common themes including a small supermarket / corner store, cafés and restaurants, medical / consulting rooms and better park amenities.
- Concerns about availability of public transport, road conditions, parking, path connectivity and dual-use paths, which directly affect access to social and community infrastructure.

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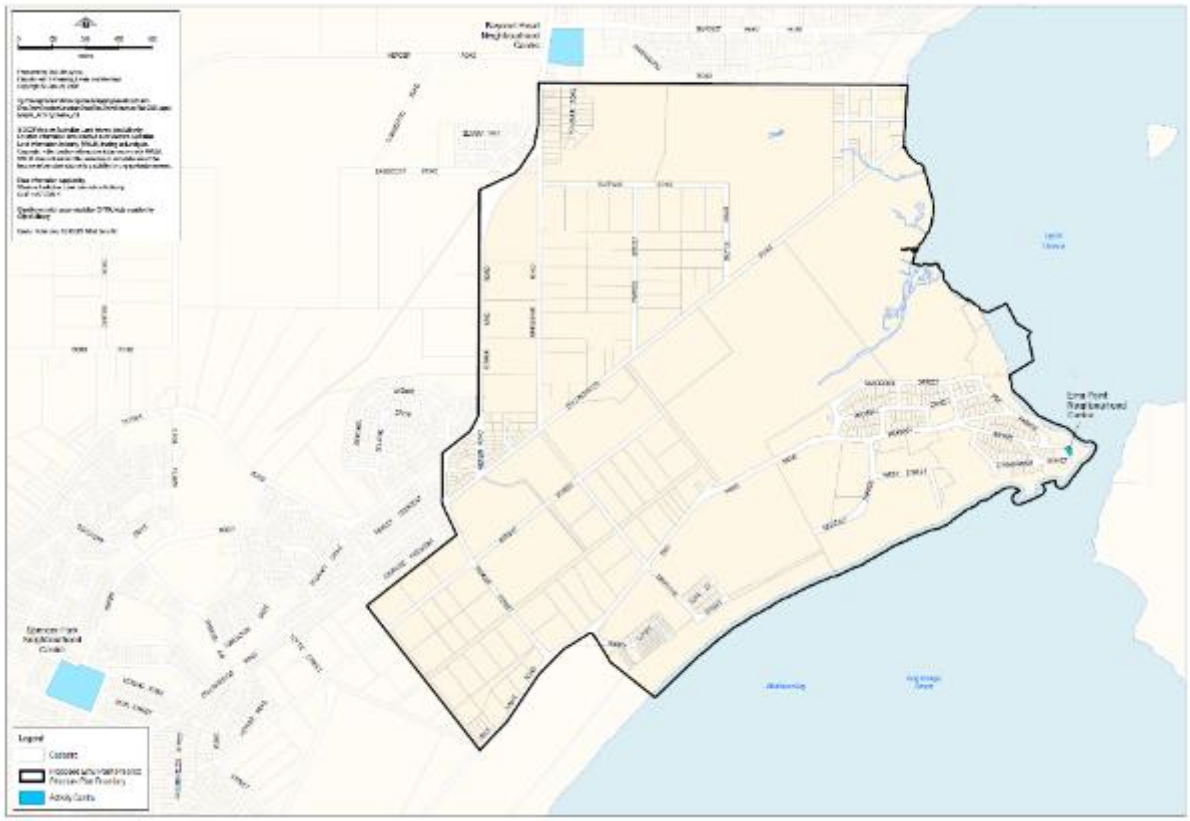


Figure 2.33 – Activity centres

The analysis below describes current social infrastructure and services and the main gaps by locality.

Emu Point

Emu Point is a coastal locality with a strong recreational and tourism identity, characterised by beaches, foreshore reserves, marina infrastructure alongside a mix of permanent residential development, aged care facilities, holiday accommodation uses and visitor attractions.

Key contextual elements of the locality

- Coastal reserves, beaches, playgrounds, dual-use paths and foreshore amenities serving local and regional recreation.
- The Emu Point Sporting Club providing bowling greens, tennis courts and clubroom facilities on reserved land.
- The Emu Point Boat Harbour supporting recreational and commercial boating, aquaculture, fishing and tourism, with on-shore marine operations, community and emergency services, and small-scale outlets such as the Squid Shack.
- Predominantly low-density residential development within built areas plus aged care facilities.
- A mix of tourist accommodation including caravan parks, holiday units in prime coastal foreshore locations, plus unhosted Short Term Rental Accommodation intermixed among existing residential dwellings.
- Walkable, shaded streetscapes framed by mature peppermint trees, informal verges and coastal landscaping.
- Access constraints and congestion at the marina precinct due to a single-entry point and mixed user groups.

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- Reliance on Spencer Park, Bayonet Head and Albany town centre for retail, medical, education and community facilities.

Summary of key issues and needs

- Limited walkable everyday services (corner store/small supermarket, consulting rooms, café options).
- Need for improved dual-use paths, universal access and continuous connections to coastal areas.
- Ageing-friendly infrastructure gaps including seating, shade, accessible parking and path gradients.
- Limited youth-friendly spaces or informal activity areas.
- Seasonal congestion and pressure on parking and public amenities, particularly within the marina and foreshore.
- Safety issues from conflicts between commercial, recreational and community users at the marina.
- Need for coordinated foreshore upgrades supporting accessibility, visitor experience and local amenity.

Overall, Emu Point is well served for destination-style recreation but under-served for local, walkable community services, especially those supporting everyday living, ageing in place and youth activity.

Collingwood Heights

The area of the Collingwood Heights locality within the EPPSP boundary presents as a mix of low density suburban residential development, Rural zoned land, alongside Environmental Conservation zoned and reserved land.

Key contextual elements of the locality

- Rural-zoned fragmented lots with rural living, small-scale rural activities and community land uses (e.g., Oceans Church, Living Waters, educational institutions).
- Established residential areas with mature trees and wide verges offering opportunities for street greening and pedestrian improvements.
- Local parks and reserves, including drainage reserves with limited recreation function.
- Strategic proximity to Emu Point, coastal recreation and Lake Seppings.
- Reliance on Spencer Park, Bayonet Head and Albany town centre for higher-order services.

Summary of key issues and needs

- Lack of high-quality neighbourhood parks or accessible local recreation spaces.
- Need for continuous footpaths, safer crossings, shade and street-level accessibility upgrades.
- Limited youth-friendly opportunities within walkable distance.
- Ageing-friendly access constraints and inconsistent path networks.
- Rural zoning misaligned with existing suburban function, affecting expectations for infill and amenity.
- Need for improved public-realm amenity and safer movement networks around community and education facilities.

These issues suggest that, while higher-order social infrastructure is reasonably accessible by car, Collingwood Heights has opportunities to improve local neighbourhood liveability through

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better pathway connections, street environments and park upgrades, and by ensuring any future infill is supported by accessible open space and safe movement networks.

Collingwood Park

The area of the Collingwood Park locality within the EPPSP boundary consists of established residential areas with direct access to key regional recreational facilities and infrastructure, nature reserves and nearby activity centres.

Key contextual elements of the locality

- North Albany Football Club district-level sportsground and surrounding reserves.
- Proximity to major recreational assets including Emu Point, Emu Beach, Albany Golf Club and regional trail networks.
- Residential neighbourhood with varying dwelling types and occupancy patterns.
- Reliance on Spencer Park, Bayonet Head and Albany town centre for retail, medical and community services.
- Strong role as a link between coastal destinations and inland residential areas.

Summary of key issues and needs

- Strong concerns regarding parking, road conditions, drainage and access to services.
- Moderate demand for improved park amenities, shade, seating and informal youth spaces.
- High demand for walkable local services such as a corner store, café and small-scale consulting rooms.
- Drainage, access and parking constraints impacting liveability and safety.
- Limited ageing-friendly path networks and inconsistent active-transport connections to the coast and sporting precinct.
- Concerns around unoccupied dwellings and inconsistent built form outcomes.

In Collingwood Park, the main gaps relate to local walkable services and amenities and ensuring that any future infill development is carefully coordinated with park upgrades, drainage improvements and a safer, more comfortable walking and cycling environment.

EPPSP summary of key social infrastructure & servicing gaps

Across Emu Point, and areas of Collingwood Heights and Collingwood Park localities within the EPPSP boundary, the social infrastructure and services context indicate several consistent and precinct-wide gaps:

- Recreation-rich but service-light – while the precinct benefits from extensive coastal, harbour and recreational assets, it lacks local, walkable everyday services such as small-format retail, medical/consulting rooms and community facilities.
- Car-dependent access and limited public transport – most trips to services and facilities rely on private vehicles due to low public transport availability and gaps in the shared-path network, reducing accessibility for young people, older adults and those without a car.
- Limited youth-oriented spaces – despite strong demand, the precinct has very few dedicated or informal youth-friendly areas, with gaps in hang-out spaces, informal recreation nodes and safe, connected routes to beaches and parks (Youth Friendly Albany Plan, 2022–2025).
- Ageing-friendly access constraints – several key walking routes, coastal paths and public spaces lack universally accessible features such as suitable gradients, continuous paths, seating, shade and wayfinding, which limits support for ageing-in-place and broader mobility needs (City of Albany, Age-Friendly Albany Plan, 2023–2027).

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- Strong reliance on external centres – essential services—including public education institutions, primary health, retail and community facilities—are concentrated in Spencer Park, Bayonet Head and Albany town centre, leading to higher car dependence and limited local service self-sufficiency.
- Need for coordinated improvements to local parks and public spaces – consistent with the City of Albany Developed Managed Space (Parks & Gardens) Policy (1.69), several neighbourhood parks and public spaces require upgrades to amenities, accessibility, lighting, landscaping and drainage to meet current and future community expectations.

Recommended actions outlined under the EPPSP aim to respond to the identified gaps in provision of social infrastructure and services by identifying opportunities to improve local access, particularly for an ageing population, families and visitors, whilst also recognising the environmental and servicing constraints that limit extensive new development.

2.3.4 Economy

Overview of Local Economic Role

The EPPSP area plays a distinct and locally significant role within the broader Albany economy.

Economic functions within Emu Point include tourism and recreation services, hospitality, and marine based businesses.

In contrast, the areas of Collingwood Heights and Collingwood Park localities within the EPPSP boundary are primarily residential suburbs with limited commercial floorspace. These areas contribute to the City's workforce but do not currently operate as economic destinations.

City-wide economic trends also influence the role of the EPPSP area. The Lower Great Southern Land Use and Employment Survey (LUES) 2019 identified more than one million m^2 of occupied floor space in the City of Albany and confirmed a significant shift from a predominantly storage-and-distribution economy in the early 2000s toward a more diversified economic base. The 2019 survey recorded notable growth in the health, welfare and community services sector, and a more evenly distributed floorspace profile across multiple land uses, including storage/distribution, health/welfare/community service, office/business and residential, each comprising more than 10 per cent of total floorspace.

Vacancy rates have also decreased over time, from 11 per cent in 1998 and 2003 to four per cent in 2019, indicating increasing utilisation of commercial and employment land. While most of this development has occurred outside the EPPSP area, these trends reflect a maturing, diversified regional economy in which the EPPSP contributes a specialised mix of tourism, hospitality, marine, recreation and local service functions.

Together, the precinct's economy is shaped by its coastal character, recreational assets, tourism drawcards, and marine infrastructure, with supporting residential neighbourhoods contributing local employment and consumer demand.

Labour force and employment characteristics

Based on the City of Albany demographic and economic profiles, the local workforce servicing the EPPSP area reflects broader regional patterns:

- Employment is dominated by health care and social assistance, retail trade, accommodation and food services, construction, and education and training.
- A notable proportion of local jobs and commuting activity relate to the tourism, hospitality and recreation sectors, which are particularly important in the Emu Point locality.

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- The labour force is characterised by a mix of long-term residents, older workers, and part-time or seasonal employment linked to tourism peaks.
- Workforce self-containment is moderate, with most residents commuting to the Albany CBD, industrial precincts, and regional activity hubs for employment.

These characteristics indicate that the EPPSP area is unlikely to support substantial new employment centres, but presents opportunities for targeted growth in tourism, hospitality, marine services and small-scale local business activity.

Commercial and activity functions

The commercial functions within the EPPSP area are limited but important:

Emu Point Local Centre

- Emu Point accommodates a small local centre providing café, hospitality and local retail services primarily catering to visitors, tourists and nearby residents.
- Seasonal visitation drives significant fluctuations in demand for retail, food, beverage and recreational services.
- Consultation outcomes indicate strong community support for maintaining and enhancing small-scale retail, café/restaurant offerings, and accessible amenities within walking distance in the Emu Point area.

Residential areas - Collingwood Heights & Collingwood Park

- These neighbourhoods currently lack dedicated commercial centres and rely on the regional and neighbourhood centres outside the precinct.
- Community feedback identifies demand for corner store–scale retail, small cafés, and improved access to everyday services within walking distance, reflecting high expectations for local liveability but recognising current gaps.

Tourism and recreation

Across the EPPSP area, beaches, foreshore reserves, coastal walkways, birdwatching areas, parks and sporting spaces underpin a strong recreation-led economy that supports accommodation providers, cafes and food vendors, tourism operators, recreational and wellness activities, and seasonal employment.

Tourism is expected to remain one of the most significant ongoing economic drivers, aligning strongly with the City of Albany Strategic Community Plan 2032 (2024). Tourism is a major and growing contributor to the Albany economy and plays a central role within the EPPSP area. Between 2018/19 and 2023/24, tourism-related employment in the City increased by 259 jobs, with direct employment rising from 1,035 to 1,199 positions and indirect employment increasing from 597 to 692 positions over the same period. The value added by tourism grew by $57.2 million, and total tourism sales reached $363 million in 2023/24 (Figure 2.34 – Tourism Snapshot).

The EPPSP supports this growth through a concentration of formal tourist and visitor accommodation such as caravan parks, motels and chalets/villas, primarily situated within the Emu Point locality alongside or with direct proximity to coastal recreation assets. These formal accommodation providers and tour operator businesses rely heavily on the beaches, foreshore paths, marina access and the high visitation to Emu Point, which attracts over one million domestic visitors annually.

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Figure 2.34 – Tourism snapshot. Source: IdCommunity: Tourism Value

Figure 2.35 – Tourism

This combination of coastal amenity, walkability and recreation infrastructure strengthens the precinct's role within Albany's visitor economy and supports year-round economic activity linked to hospitality, tourism services, outdoor recreation, and wellness-based enterprise.

Marine and waterfront economy

The marina at Emu Point Boat Harbour supports a mix of commercial fishing, aquaculture logistics, boat servicing and recreation-based boating, collectively forming a specialised cluster with regional economic significance and a niche but essential component of Albany's wider marine economy.

Emu Point Boat Harbour is a strategically significant asset that supports marine-based employment and provides a primary access point for the Albany Aquaculture Development Zone, which extends across Oyster Harbour, Princess Royal Harbour and King George Sound. This State-supported initiative aims to establish a sustainable shellfish industry capable of producing approximately 1,500 tonnes of shellfish annually, with an estimated value of $30 million and more than 200 direct jobs when fully operational (Great Southern Development Commission, 2025).

Several commercial and recreational boating, fishing and aquaculture enterprises operate from Emu Point. Industry advice provided to the project team indicates that a recently established aquaculture facility at Emu Point Boat Harbour is continuing to expand operations, with workforce numbers expected to increase from approximately 35 to 50 full-time employees over the short to medium term and production anticipated to increase over the medium term.

Goods, services and marine-related produce associated with marina operations are typically transported via Swarbrick and Clark Streets, with regular service and freight movements highlighting the importance of maintaining efficient transport connections. Protecting the operational function of the marina, while improving local access, amenity and interface with surrounding land uses to minimise land-use conflict, will be essential to sustaining this sector and maintaining neighbourhood liveability.

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Future economic direction

The EPPSP can support a resilient local economy by:

- consolidating Emu Point as a high-amenity coastal destination that provides small-scale retail, hospitality and marine services;
- improving the walkability and accessibility of local centres and recreation areas to strengthen year-round visitation;
- supporting new or enhanced mixed-use opportunities only where consistent with known constraints, infrastructure capacity, and community expectations;
- encouraging tourism and recreation-based businesses aligned with the area's coastal character and environmental values;
- facilitating the activation of public land where it complements local services and does not compromise the primary public purpose of foreshore and reserve areas, with seasonal and low-impact trading preferred over permanent or infrastructure-dependent commercial use; and
- maintaining and protecting the role of the marina and related marine industry activities as a regionally significant asset.

These directions align with the City of Albany Strategic Community Plan 2032 (2024), the Local Planning Strategy, the Great Southern regional frameworks and the community's vision for a well-serviced, attractive, and economically sustainable coastal precinct.

3.0 Governance Context

3.1 Strategic Frameworks

3.1.1 Lower Great Southern Strategy 2016

The Lower Great Southern Strategy 2016 outlines a comprehensive plan for the sustainable development of the Lower Great Southern region over the next 20 years. It emphasises balancing economic growth, environmental conservation, and social well-being. Key areas of focus include promoting economic development through agriculture, tourism, and strategic industries; addressing climate change impacts; enhancing infrastructure such as roads, ports, and public transport; and ensuring sustainable water and energy supplies.

The strategy also highlights the importance of protecting natural resources, managing bushfire risks, and preserving cultural heritage. It aims to guide local governments in planning and development, ensuring that growth is managed in a way that benefits the community while protecting the region's unique environmental and cultural assets.

3.1.2 Great Southern Planning and Infrastructure Framework 2015

The Great Southern Regional Planning and Infrastructure Framework 2015 outlines a strategic vision for the development of the Great Southern region in Western Australia over the next 20 years. It emphasizes sustainable economic growth, population management, and infrastructure development.

Key priorities include supporting the agricultural sector, diversifying the economy through tourism and mining, and addressing climate change impacts. The framework also highlights the need for improved transport networks, including upgrades to the Port of Albany and regional roads, and the development of new water sources to support population growth. Additionally, it focuses on enhancing social infrastructure such as health, education, and community services to cater to a growing and aging population.

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The framework underscores the importance of protecting the region's natural environment and cultural heritage. It promotes biodiversity conservation, sustainable land and water use, and the management of coastal and estuarine areas. The framework also addresses the need for integrated land and water planning, the protection of high-value agricultural land, and the development of renewable energy projects. By providing a comprehensive approach to regional planning, the framework aims to create a resilient and prosperous Great Southern region that balances economic development with environmental sustainability and social well-being.

3.1.3 City of Albany Local Planning Strategy

The City of Albany Local Planning Strategy (Strategy) guides settlement growth and land use planning and provides the rationale for zoning, land use and development controls in LPS2.

The Strategy focuses on directing urban settlement growth to designated areas, protecting agricultural land from urban sprawl, increasing residential densities in accessible areas, and supporting diverse housing options. The strategy also emphasizes promoting economic growth within the City, improving public transport and infrastructure, and protecting significant natural assets and biodiversity through strategic planning and land use management.

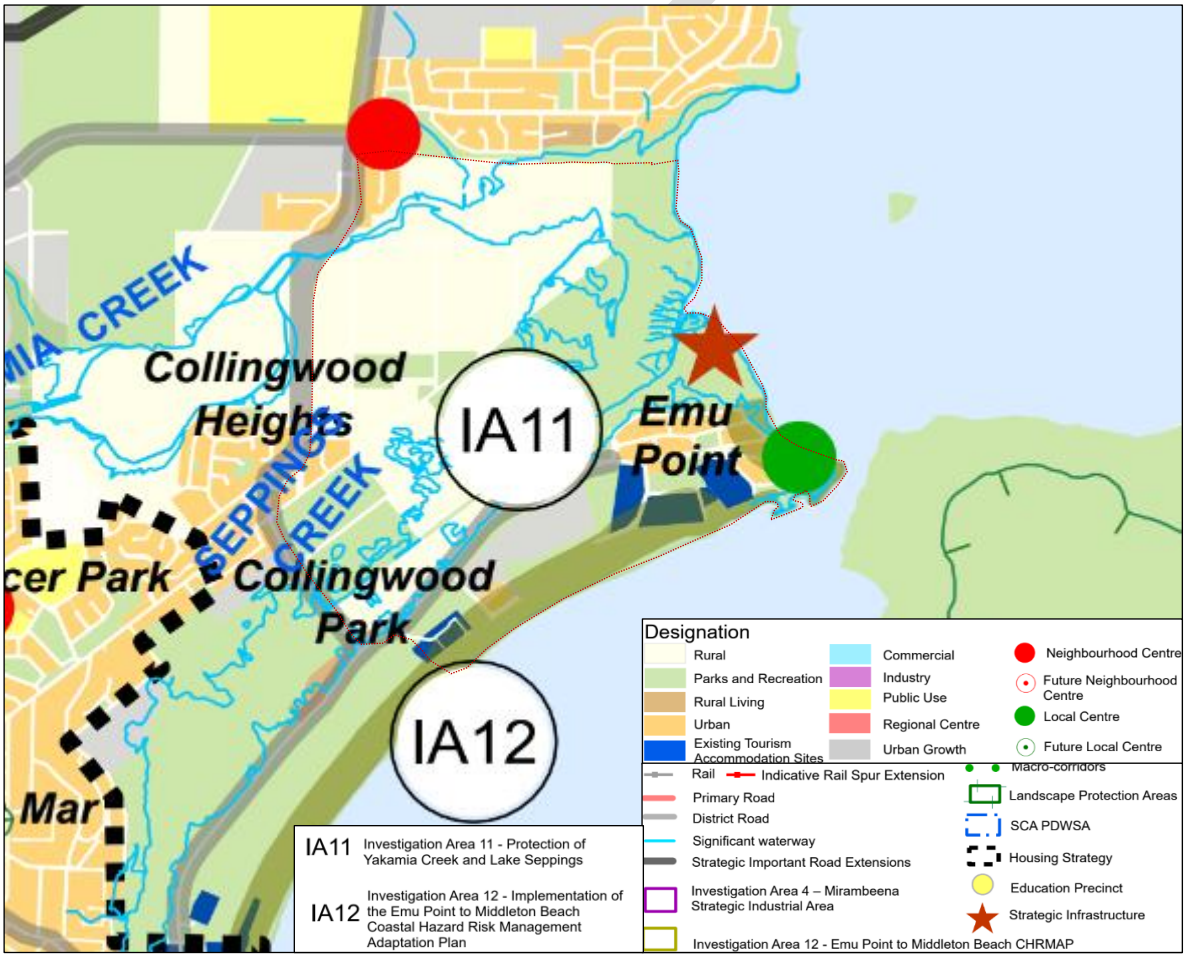


Figure 2.36 – Local Planning Strategy excerpt

The Strategy has several strategic directions and initiatives in the LPS that helped frame the content of the Emu Point PSP as outlined in Table 2.6.

Table 2.6 – Relevant Strategic Direction in LPS

Direction	Strategy	PSP response

Settlement & Housing	• Development in existing cleared areas, with a presumption against clearing.
	• Full urban services including reticulated sewerage.
	• Identify localities suitable for residential infill with regard to:
	  ○ accessibility to community facilities
	  ○ proximity to utility infrastructure
	  ○ heritage, character and amenity and
	  ○ land capability.
		Zoning, density and provisions have considered:
		• environmental values
		• servicing opportunities and land capability
		• social infrastructure
		• Aboriginal and European heritage values
		• precinct character.

Heritage	• Consider Aboriginal Heritage matters and compliance with the *Aboriginal Heritage Act 1972*. • Consider Native Title rights and interests • Ensure early engagement and involvement with Traditional Owners' representatives in preparation of structure plans.	Proposed land use change has considered impacts on European and Aboriginal Heritage. Consultation throughout preparation has occurred with Wagyl Kaip Southern Noongar Corporation. Traditional Owners were consulted through public engagement sessions.

Activity Centres	• Maintain the Activity Centre network hierarchy.
	Local centres – Emu Point
	• Provide a strategic framework for the redevelopment and renewal of local centres by:
	  ○ diversifying land uses to meet community needs
	  ○ providing a local community focus
	  ○ providing a focal point for public transport, walking and cycling networks for direct and convenient access
	  ○ providing a local employment node centred around the service industry
	  ○ provide high to medium density development within the centre's area of influence
	  ○ providing high quality public realm improvements in small parks and within the street environment.
		Retention of the Local Centre zoning at Emu Point is proposed.
		Proposed land use changes were carefully considered to ensure existing centre hierarchy is not prejudiced.
		Community engagement and social infrastructure assessments have been conducted to understand the needs of locals and visitors.
		Transport networks, and connectivity and accessibility were investigated in relation to existing centres.

Transport & Infrastructure	• Plan for the provision of efficient public transport and walking and cycling infrastructure when preparing local structure plans. • Promote efficient and effective provision of road infrastructure and facilities that meets demand	A Traffic Study was undertaken to understand where efficiency and safety improvements could be made. Cost sharing arrangements for road and drainage upgrades have been considered.

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	• Integrate land and transport infrastructure to minimise vehicular travel demand and facilitate convenient foot, cycle and public transport access.	Residential land use intensification is recommended near existing public transport routes and walkable catchments.
Environment	• Identify mechanisms to secure vegetation linkages at scheme amendment, structure plans and subdivision stages. • Develop land use planning incentives for the protection of remnant vegetation on private land, in collaboration with relevant State government agencies. • Development will generally only be supported in cleared areas. • Protect regionally important river, wetland and estuarine foreshores, and other sites with high conservation value through mechanisms including ceding for public ownership. Foreshore areas shall be determined as part of structure plans, and ceded at subdivision and development (whichever occurs first). • Identify planning mechanisms to protect the environmental qualities of Yakamia Creek and Lake Seppings. • Maintain and enhance vegetation and trees in the built environment by requiring the identification of trees to be protected under future Structure Plans, subdivision and development, particularly in planned open space areas and road reserves. • Ensure structure planning, subdivision and development that proposes onsite effluent disposal takes cumulative impacts into consideration and complies with separation distances from water resources as set out under SPP 2.9. • Identify and accurately map priority flood-prone areas with assistance from the Department of Water and Environmental Regulation. • Incorporate bushfire assessment and management measures as required by State Planning Policy 3.7 – Bushfire in planning proposals, including scheme amendment, structure plan, subdivisions and development stages.	An Environmental Assessment has been undertaken to identify environmental values, ecological corridors, and protection mechanisms. During public consultation, trees were highlighted as an element of community importance. Character study recommendations have considered this element and what controls are necessary. A Bushfire Management Plan has been undertaken in accordance with the bushfire planning framework and has identified risk management measures. A high-level desktop District Water Management Strategy has been prepared to identify land capability constraints and opportunities. It recommends what additional studies are required prior to subdivision and development.

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Investigation Area	• The EPPSP is identified as Investigation Area 11 (IA11) to protect Lake Sepping and Yakamia Creek (Figure 2.36 – Local Planning Strategy excerpt).	A high-level desktop District Water Management Strategy has been prepared to identify land capability constraints and opportunities. It recommends what additional studies are required prior to subdivision and development.

3.2 Statutory Frameworks

3.2.1 City of Albany Local Planning Scheme No. 2

The City of Albany Local Planning Scheme No. 2 (LPS2) provides a comprehensive framework for land use and development within the city. Local planning schemes set out the way land is to be used and developed, classify areas for land use and include provisions to coordinate infrastructure and development within the local government area.

The EPPSP contains a mixture of zones including Rural, Urban Development, Residential, Tourism, and Neighbourhood Centre, as well as various reserves for Public Open Space, Environmental Conservation, District/Local Roads, Recreational and Public Purposes as well as several established Special Control Areas (SCAs) intersecting the EPPSP area (Figure 2.37).



Figure 2.37 – LPS2 scheme map excerpt

LPS2 predates the finalisation of State Planning Policy 2.9 Water (SPP 2.9) and the Planning for Water Guidelines, which became operational in December 2025 and consolidated and replaced a number of previous State water planning policies and guidelines. Accordingly, existing LPS2 provisions relating to water resources, drainage, flooding, servicing and on-site wastewater disposal should be read and applied having regard to the contemporary requirements of SPP 2.9.

Where future amendments to LPS2 are required to implement the EPPSP, those amendments provide an opportunity to align relevant scheme provisions with SPP 2.9.

The existing LPS2 framework is generally complementary to SPP 2.9. In particular, the Rural zone seeks to protect soils and water bodies, including natural valley, waterway and wetland systems; the Environmental Conservation zone provides for preservation, restoration and sustainable use of the natural environment; and the Scheme includes Drainage/Waterway reserves for significant waterways and drainage. LPS2 also establishes additional environmental requirements for Rural Residential development, including building envelopes and the siting of buildings, effluent disposal systems and accessways to avoid adverse environmental effects. SPP 2.9 and the Planning for Water Guidelines provide the more detailed contemporary framework for assessment of these matters.

3.2.2 State Planning and Operational Policies

This section summarises the State Planning Policies (SPP) that are most relevant to the EPPSP. Crucially, SPP 7.0 – Design of the Built Environment and SPP 7.2 – Precinct Design are summarised below, with additional supporting SPPs discussed within Table 2.7.

State Planning Policy 7.0 - Design of the Built Environment

The intent of SPP 7.0 is to address design quality and built form outcomes in Western Australia. It seeks to deliver the broad economic, environmental, social and cultural benefits that derive from good design outcomes and supports consistent and robust design review and assessment processes across the State.

Guided by 10 Design Principles of context and character, landscape quality, built form and scale, functionality and build quality, sustainability, amenity, legibility, safety, community, and aesthetics, the design review and assessment process is relevant and beneficial of advising on design quality matters relating an array of planning instruments, including precinct structure plans.

This policy, alongside State Planning Policy 7.2 - Precinct Design, guides the development of the Emu Point and Collingwood Heights precincts.

State Planning Policy 7.2 - Precinct Design

SPP 7.2 and accompanying Precinct Design Guidelines provide guidance on the planning, design, assessment and implementation of precinct structure plans, local development plans, subdivision and development in identified precincts.

It defines precincts as areas of complexity that require a higher level of planning and design focus, which may include mixed uses, need for higher density, character, heritage and/or ecological values.

Under the Guidelines, the EPPSP would likely be defined as a Residential/Mixed Use Precinct with a need to:

- guide subdivision and development to support increased residential density, and providing controls that respecting the unique local character of the area;
- coordinate infrastructure and guide land assembly outcomes;
- strengthen green networks, enhance the urban canopy, and improve interface between the public realm and private property, and
- ensure street design supports safe access and movement.

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SPP 7.2 requires application of, and consideration against, the six macro precinct design elements of Urban Ecology, Urban Structure, Public Realm, Movement, Land Use and Built Form.

Part One, Section 5.0 – Key actions for implementation and Part Two, Section 6.0 – Precinct Design response include commentary on how the elements have been further addressed by the EPPSP.

Table 2.7 – EPPSP consistency with State Planning Policies

State Planning Policy	Summary / Purpose	Structure Planning Response
SPP 2.0 - Environment and Natural Resources	SPP 2.0 is the overarching State Planning Policy regarding how natural and environmental resources should be considered and managed through the development of land. It defines the principles and considerations that represent good and responsible planning in terms of environment and natural resource issues, considering water resources, air quality, soil and land quality, biodiversity, agricultural land and range lands, extractive industries, marine, landscapes, and emissions.	The Structure Plan has addressed the relevant considerations as outlined in SPP 2.0. These include: • Respond to land capability to accommodate different uses, including erosion hazards, and contamination. • Consideration of mechanisms and controls to manage water resources. • Avoiding development in areas where there would be unacceptable levels of environmental damage and seeking opportunities for improved outcomes. • Considering the use capability of agricultural lands within context. • Consider and safeguard landscapes. • Value and consider areas of significance for recreational and commercial fishing and aquaculture and seek to avoid or minimise any adverse impacts, directly or indirectly.
SPP 2.5 - Rural Planning	The intent of SPP 2.5 is to protect and preserve Western Australia's rural land assets due to the importance of their economic, natural resource, food production, environmental and landscape values. It provides for broad guidance for land use compatibility between Rural, sensitive uses and the environment.	Relevant considerations regarding SPP 2.5 has been addressed within the Structure Plan. Notably, regarding managing and improving environmental and landscape attributes: • Supporting the established Lake Seppings and Yakamia Creek environmental corridors. • Supporting the protection of water resources and their dependent water environs to improve water quality.

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SPP 2.6 - State Coastal Planning	The purpose of this Policy is to provide guidance for decision-making within the coastal zone including managing development and land use change; establishment of foreshore reserves; and to protect, conserve and enhance coastal values. It guides decision making regarding coastal hazards and requires that they are appropriately planned for where there is evidence of a current of future coastal hazard.	SPP 2.6 was considered at a higher level, given that the City has already prepared and is in the process of implementing their CHRMAP. Full consistency with the CHRMAPs management units has been considered in the implementation of the PSP, to ensure that coastal hazard risks are suitably managed for the local community and the environment over the planning timeframe.
SPP 2.9 – Water *(and associated Guidelines)*	The policy aims to provide guidance in the planning and its associated instruments, at the social, cultural, economic and environmental contexts, for the protection and management of surface and groundwater catchments, including consideration of availability of water and waterways management, wetlands, waterways, and estuaries and their buffers, riverine flooding, and implementation of total water cycle management principles in the land use planning system. It also considers the level of servicing that should be provided in terms of stormwater management, high groundwater areas, and the appropriate method for sewage disposal.	While it is acknowledged that there are some shortfalls for consistency with SPP 2.9, it is appropriate to apply discretion in this circumstance. Given the assessment provided within the DWMS regarding land capability for development and exposure water hazards, there is limited development potential. Accordingly, it was not warranted to require further flood studies for the area given that it's an already mapped constraint. Areas where further intensification has been identified will require to undertake a flood mapping where capability is unknown, prior to rezoning and subdivision of the land (which is known to be inconsistent with SPP 2.9). Wetlands and the protection of associated resources will have the potential to be enhanced through the implementation of the EPPSP, with agricultural run-off being minimised and the establishment of new corridors. New areas will require the preparation of urban water management plan, or a local water management plan where of a significant scale. This is to ensure that waste and storm water are adequately managed. The design response of the EPPSP has considered full urban servicing, but where connection is prohibitive, due to cost or availability, the design has considered and responded to onsite disposal risk.

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SPP 3.0 – Urban Growth and Settlement	SPP 3.0 aims to facilitate sustainable patterns of urban growth and settlement by setting out the requirements of sustainable settlements and communities, such reduced water usage, walkability, and building upon existing economics, whilst accommodating growth and change through the lens of affordability, efficient service delivery, and community values.	SPP 3.0 was considered to the creation of the EPPSP. This is expressed through: • Proposing improvements to local connectivity. • Considering the regional context of EPPSP and established modes of transportation. • Reviewing the potential for new public transport connections. • Protection of key environmental and cultural features of the landscape. • Coordinating future infrastructure requirements. • A needs assessment being undertaken by the City demonstrating that the level of retail services is adequate.
SPP 3.4 - Natural Hazards and Disasters	The intent of SPP 3.4 is to ensure natural hazards and disasters are a fundamental consideration in the preparation of planning instruments to ensure disasters, such as floods, storms/storm surges, coastal erosion, cyclones, and others are minimised.	Potential natural hazards within the EPPSP area include flooding, bushfire, and coastal inundation and erosion.
SPP 3.5 - Historic Heritage Conservation and the *Aboriginal Heritage Act 1972*	SPP 3.5 sets out the principles for the conservation and protection of historic heritage (non-Aboriginal) within Western Australia. It aims to entrenches and maintain a community's sense of place, as well as aid economic prosperity and investment by contributing to the attractiveness of an area. The Aboriginal Heritage Act 1972 (AHA) sets out the mechanisms for the protection of Aboriginal cultural heritage and requires the approval for any activities that may cause harm.	Aboriginal Cultural Heritage (ACH) and European Heritage sites within the EPPSP are discussed in Part Two, Section 2.1.1 – Location, under the Aboriginal Cultural and Heritage Significant Sites and Heritage-Protected Places - City of Albany Heritage List subsections. The EPPSP has considered how both recorded sites and sense of place and culture can be protected and promoted by the EPPSP. Consultation throughout preparation has occurred with Wagyl Kaip Southern Noongar Corporation. Traditional Owners were consulted through public engagement sessions.

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SPP 3.6 - Infrastructure Contributions	The purpose of SPP 3.6 is to set out to ensure that the allocation of infrastructure costs is transparent, equitable and accountable, and subject to consultation with the community in new and established areas. The policy also provides the framework to facilitate the coordination and delivery of infrastructure in greenfield locations, infill locations and activity centres, where there is demand for additional services and facilities. A key approach to cost contributions is the 'beneficiary pays 'and that costs are apportioned proportional to the need for the infrastructure and facilities, and the demand generated by the development.	The application of this policy may be required in association with urban development proposed within the EPPSP that requires upgrades to surrounding infrastructure and public realm including public open space, drainage and transport network upgrades (e.g. Schedule 1 costs). A potential funding mechanism to cover these costs is the implementation of a Development Contribution Plan. The implementation of such plan would require the City to establish a Development Contribution Area by amending LPS2.
SPP 3.7 – Bushfire *(and associated Guidelines)*	To implement effective, risk-based land use planning and development which, in the first instance, avoids the bushfire risk, but where unavoidable, manages and/or mitigates the risk to people, property and infrastructure to an acceptable level. The preservation of life and the management of bushfire impact are paramount	A Bushfire Management Plan has been prepared for the EPPSP. It identifies most of the area currently contains extreme or moderate levels of bushfire hazard. The extent of the hazard is unable to be significantly reduced due to the environmental values of the area. As such limited subdivision and development opportunities are recommended within the EPPSP.
SPP 4.1 - Industrial Interface	The purpose of this policy is to seek to prevent conflict and encroachment between industrial and sensitive land uses. It ensures planning decisions consider the locational constraints of land uses, the significant investments represented.	SPP 4.1 is limited in its application to the Marina. The Marina provides an important economic function in the City. Ensuring its ongoing operation as well as consideration of non-commercial users and potential offsite impacts (including traffic generation and transport of product) has been a consideration during preparation of the EPPSP.
SPP 4.2 – Activity Centres	The purpose of SPP 4.2 is to ensure that planning, development, and decision making adequately considers the distribution, function, broad land use, access and urban form considerations for activity centres.	In this regard, the City's Local Planning Strategy considers Emu Point as a local activity centre, with SPP 4.2 providing the following guidance to its development:

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		Local centres provide for the convenience and incidental needs of local communities. These centres provide an important role in providing walkable access to services and facilities for local communities. Part Two, Section 2.3.3 – Social infrastructure and services, has assessed the current level of service provided by the existing activity centre, and whether an expansion or duplication in an alternative location is required.
Liveable Neighbourhoods 2009	Liveable Neighbourhoods (LN) is an operational policy that guides design and assessment of structure plans and subdivision in new urban areas.	LN is one of the guiding documents to inform the Character Study (Appendix 7), Precinct Site Plan Concepts (Appendix 8) and Part One provisions.

Reserve administration

The legislative framework applicable to the management of Crown land in Western Australia is primarily governed by the *Land Administration Act 1997* and the *Public Works Act 1902*. The *Conservation and Land Management Act 1984* is another key piece of legislation that deals with the management of national parks, State forests, and the conservation estate generally. These laws provide the guidelines for the use, administration, sale, purchase, resumption, lease, license, or transfer of Crown land and government property.

For the assessment of proposals on Crown land, DPLH follows the *Public Works Act 1902*, which provides the legislative basis for the planning, evaluation, approval and implementation of public works. DPLH also adheres to the principles of the *Environmental Protection Act 1986* during the assessment process to ensure that environmental values are protected.

The management orders and responsible authorities for these reserves primarily include the City of Albany, DTMI, and DPLH. Certain reserves have the power to lease for up to 21 or 50 years with the consent of the Minister of Lands. Additionally, some reserves have been designated for uses such as caravan parks, club premises, and marina facilities. There are no reserves under management by DWER or DBCA.

The marina (Public Purposes) located within Reserves 42964, listed for a 'Marine and Associated Uses' purpose, is one of two marinas within the State not under the supervision of the DTMI.

Reserve 6862 – Boronia (Emu Point) Reserve, which is adjacent to the marina, is listed for a Conservation purpose and under management by the City. Boronia Reserve is significant as it is classified as a Class A reserve. Amendment to the reserve purpose or boundary requires a paper to be tabled at the Western Australian Parliament in accordance with Section 42 of the *Land Administration Act 1997*.

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4.0 Opportunities and Constraints Analysis

4.1 Land use and built form

4.1.1 Emu Point Precinct

Marina

Recreational and commercial user conflict is an identified issue at the marina. Marine servicing and boat lifting to the west of the public car parking and jetties is an identified pedestrian and vehicle conflict point with commercial operations.

There are overlapping management responsibilities within the marina by both local and State agencies, managing numerous long-term leases and public facilities.

The marina area is serviced by a singular entry point providing vehicle access from Swarbrick Avenue (local road). The EPPSP identifies the need to protect access viability for commercial operations and recommends limiting additional residential crossovers along Swarbrick Avenue and Clark Streets to ensure traffic disruption to and from the marina is limited.

EPPSP investigations identify additional AR1 controlling provisions may be required to manage built form and land use conflicts, however, additional investigations beyond the scope of the EPPSP are required to inform such provisions.

The following additional investigations are recommended:

- Preparation of a CHRMAP for Oyster Harbour that includes the marina. Note, completion of the Oyster Harbour CHRMAP would trigger inclusion of new and/or revised Local Planning Scheme provisions relevant to future development proposals within the PSP.
- Development of a Marina Master Plan that investigates the following:
    - Location of storage, loading and service areas, and potential the relocation of commercial access to the rear/ west of existing commercial buildings. Note; this may require reorganisation of leasehold boundaries.
    - Building design and height controls.
        - Delineation of tourism/recreation parking from light industrial/commercial parking.
        - Fishability jetty location.
        - Southerly expansion of the Public Purpose reserve and the Additional Use AR1 designation within LPS2 over R 42964, into Foreshore reserve R 22698, to enable expansion of marina facilities (e.g. toilet, day use fishing facilities, interpretative signage, parking).
        - Review of AR1 controlling provisions within LPS2 to provide additional development objectives and land use controls including parking ratios, boundary setbacks, and land use permissibility.
        - Noting that the Emu Point Marina is at development capacity, investigate if some marina land uses require relocation to Waterfront Marina. Explore further development of low-impact tourism opportunities.
        - Audit user safety and amenity.
- Consider potential for head of a walk trail located at Marina linking Bayonet Head - Emu Point.

Consideration of additional marina road linkage via Roe Parade.

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Emu Point residential area and character

Intensification of land use within Emu Point is not favoured, based on consultation and technical study findings. Limiting factors include non-compliance with bushfire planning framework, coastal and inundation risks, heritage matters, as well as the protection of residential and tourism amenity and marina industries.

Consultation identified a need for flexible open spaces within Emu Point for arts, culture, and other events.

Community and stakeholder consultation identified the need for further connecting walk trails between Bayonet Head and Collingwood Heights to reduce car dependence and to consolidate existing track network through sensitive wetlands and waterways. The path was also flagged as an opportunity to develop an iconic recreational destination alongside Oyster Harbour and through the Lake Sepping and Yakamia Creek floodways.

Feasibility, costing and design are outside of the scope of the EPPSP. As linkages intersect environmentally sensitive areas further investigation would include environmental surveys and would be subject to State or Federal development approvals. Future grant and in-kind funding opportunities are recommended to be explored including State and Federal grants for trail planning, trail infrastructure, Aboriginal and non-Aboriginal Heritage site protection and interpretation.

Collingwood Heights Residential Infill Precincts R1 and R2

In combination, precincts R1 and R2 encompass approximately 15ha of land, with both areas demonstrating opportunities for infill that meet the core elements of Liveable Neighbourhoods (2009 and 2015) for walkable communities, access to services, and integration with transport and recreation networks:

Both areas are:

- near district-level sportsgrounds, natural reserves, and major recreational assets such as Emu Point and Albany Golf Club, which supports the principle of providing high-quality public open space and opportunities for active and passive recreation;
- located within a two km radius of Bayonet Head and Spencer Park Neighbourhood Centres ensuring convenient access to local services and retail, and consistent with neighbourhood centre catchment guidelines;
- within a two km radius of public and private primary schools and two independent high schools reinforcing the objective of being located within walking distance of educational facilities;
- serviced by full urban services enabling opportunity for dense residential infill; and
- adjacent to public transport links and cycle networks that promote sustainable movement.

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Concept Plans (Appendix 8) and a Rezoning Analysis (Appendix 10) for both areas identify the following opportunities:

R1 – Lots 22 and 23 Lower King Road, Collingwood Heights	• Rezoning to Residential R30 – R80. Development to be within degraded areas as identified within Appendix 1 – Environmental Assessment. • Upgrades to traffic and servicing infrastructure within both areas will be required overtime as density increases, as discussed in Appendix 3 – Traffic Study and Appendix 5 – Servicing Report.
R2 – Collingwood Heights residential area	• A density change to R60 to facilitate medium density infill development.

Collingwood Park (Reserve 32341)

Further investigation is required to determine whether these degraded areas should be rehabilitated or considered for future sporting development. Potential uses include extensions to North Albany Football Club facilities, additional onsite car parking, and improved access management. Potential development opportunities will be further considered in strategic sporting and recreational planning undertaken by the City of Albany.

4.1.2 Movement

Road network and traffic

Key findings identified upgrades and potential design options for the following intersections

- East-west Lower King Road/Brewster Road link – a MRWA turn warrant assessment was conducted to determine the appropriate intersection turn treatment. Should the link be implemented, it is recommended that a channelized left turn lane design be adopted to ensure the intersection operates at an acceptable level of service.
- East west Collingwood Road intersection with Lower King Road/Troode Street - to enhance the safety of the intersection it is recommended that the intersection layout be modified in the future, to merge the two intersections and make it a 4-leg intersection.

Future projections

- Land use changes and population growth were incorporated to forecast traffic demand for 2051. A conservative two per cent annual growth rate was adopted for regional growth. Future land use trips were calculated using WAPC guidelines.
- An east-west link between Brewster Road and Lower King Road would alleviate pressure on Lower King Road and other key intersection along Lower King Road. The volume to capacity ratio plots indicates that without an east-west link, Lower King Road will exceed the road capacity by 2051. Without the link, the Ulster Road/Lower King Road and Lower King Road/Collingwood Road intersections are expected to experience longer delays and may fail.

Cycling, Trails and Paths

To enhance pedestrian connections to Bayonet Head, it is recommended the City of Albany investigate the feasibility of the communities' request for additional pathways through Boronia Reserve in the form of boardwalk/raised walkway to enhance pedestrian access while preserving the natural environment.

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4.1.3 Water and sewer

R1 Residential Infill Precinct – Lots 22 and 23 Lower King Road

To support potential high-density residential development of Lots 22 and 23, the following water infrastructure upgrades would be required:

- Connection and new extension of a 2,000 m 300S main running along Collingwood Road, starting at the junction of Collingwood Road and Lower King Road.
- A new 1,000 m D205 main running along Brewster Road, connected to the extended 300S main along Collingwood Road.

For wastewater, a ridgeline intersects Lots 22 and 23 diagonally. Preliminary investigations suggest land south of the ridgeline could be serviced by an approximately 150 m extension of the existing gravity sewer from the maintenance shaft at the corner of Collingwood and Brewster Roads. However, calculations indicate this extension would clash directly with the DN350 Warrangoo Road pressure main, which crosses Brewster Road diagonally, and other services along Collingwood and Brewster Roads would also need to be avoided.

Land north of the ridgeline will require a new Water Corporation pump station within Lot 23 which, if constructed to the correct depth, could also service Lots 24, 25 and 26 Lower King Road. As this part of the site is low lying, imported fill may be required so that the top slab of the pump station is at least 150 mm above the 1:100-year flood level, and finished ground levels of developed land should be at least 500 mm above the estimated maximum groundwater table. The associated pressure main (approximately 1,000 m) would discharge to an access chamber on the service road off Ulster Road, with an opportunity to install it within a disused DN250 pressure main along Lower King/Ulster Road to significantly limit excavation. If Lots 24 to 26 are developed before this pump station is constructed, a private pump station and pressure main, owned and operated by the developer, could be considered.

5.0 Stakeholder and community engagement

The EPSSP has been produced with the benefit of, and input from specialist consultants working on behalf of DPLH, the City of Albany, Wagyl Kaip Southern Noongar Corporation, a business and community organisation stakeholder reference group, community members and the following government and service agencies:

- Department of Water and Environmental Regulation (DWER)
- EPA Services
- Department of Biodiversity, Conservation and Attractions (DBCA)
- Department of Transport and Marine Infrastructure (DTMI)
- Public Transport Authority (PTA)
- Water Corporation
- Western Power
- ATCO Gas

During preparation, the following engagement activities occurred:

- Dedicated project - Have Your Say WA webpage
- Articles in the City of Albany online newsletter
- Facebook advertisement and social media posts
- Television and Newspaper articles
- Letterbox drop to all landholders within and abutting the project boundary
- Community pop-up sessions.

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Engagement outcomes of community engagement are further discussed in Part Two, Section 2.3.3 – Social infrastructure and services and Appendix 9 – Engagement Report.

Information gathered from consultation and engagement activities, specialist studies, as well as site visits have combined to enable the identification of opportunities, constraints and key issues affecting the area.

The EPPSP will be further refined based on the submissions received during advertising.

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6.0 Precinct Design response

Section 6.0, Table 2.8 details the issues or values identified within Part Two, Sections 1.0 to 4.0.

Each identified issue or value has been paired against a planning theme and the most applicable Design Element and Design Consideration of State Planning Policy 7.2 – Precinct Design and related Precinct Design Guidelines:

- Urban Ecology,
- Urban Structure,
- Public Realm,
- Movement,
- Land Use, and
- Built Form.

The Proposed Action and Design Response columns are the basis for the preparation of Part One – Implementation, most specifically Sections 3.0, 4.0 and 5.0.

Table 2.8 – EPPSP Design Considerations and Responses

Design Consideration	Key Design Element	Theme	Issue/ Value	Proposed Action	Design Response
C1.1.1 **C1.1.3** **C1.1.4** **C1.3.1** **C5.1.1**	Urban Ecology	Water Quality	Intensive agriculture and horticulture can impact tributary water quality.	Improve water quality by rezoning Rural land to zone with more appropriate land uses.	• Identification of zones to be applied: Environmental Conservation, Rural Residential, Rural Smallholding, Private and Community Purpose, Cultural and Natural Resource.
C1.1.3	Urban Ecology	Climate Change	Increasing intensity of stormwater events.	Consider upgrades and design requirements of existing and proposed infrastructure. Consider additional development controls in at risk areas (CHRMAP, Floodplain, Low-lying)	• Identify additional scheme provisions to avoid intensification of development in hazard areas. • Catchment flood modelling prior to subdivision within areas of inundation and flooding. • Identify local drainage systems may require upgrade.
C1.1.3 **C1.1.4**	Urban Ecology	Ecological communities	Impacts on priority and vulnerable ecological communities including within waterways.	Consider buffer requirements in planning. Investigate additional controls for setbacks. Avoid development in high quality and priority vegetation areas.	• Apply site specific setbacks and consider other controls to protect vegetation (foreshore reserve, BEA's). • Require development to be clustered. • Require flora surveys before subdivision and development and identify suitable development footprint (i.e. cleared or degraded areas, avoiding significant vegetation). • Promote rehabilitation as an environmental offset opportunity. • Propose rezoning to a more protective zone/s.
C1.1.1 **C1.1.2** **C1.1.4**	Urban Ecology	Ecological Corridors	Clearing impacts vegetated linkages in the landscape	Identify and protect throughout EPPSP area.	• Identify areas where there are opportunities for rehabilitation to restore ecological links. • Development proposals within existing, fully vegetated lots to prepare a building envelope plan that demonstrates the least possible impact.
C1.1.3 **C1.1.4**	Urban Ecology	Environment	Presence of conservation category and restoration category wetlands.	Consider mechanisms to protect wetlands and waterways.	• Promote rehabilitation of restoration category wetlands as an environmental offset opportunity. • Identify BEA's.
C1.1.3	Urban Ecology	Fauna Habitat	Fauna protection	Prioritise protection of fauna habitat. Avoid clearing, enhance and provide new vegetated linkages as well as road crossing infrastructure.	• Undertake fauna surveys at subdivision and development. • Identify rehabilitation areas on EPPSP. • Road upgrades to consider inclusion of best practice turtle crossings points at around Lake Seppings and Yakamia Creek. •
C1.13 **C2.3.3**	Urban Ecology	Bushfire Prone Area	Protection measures versus environmental protection	Consider environmental context within any proposed bushfire management mechanisms	• Land use intensification to be focused on areas where bushfire risk management can be balanced against environmental values.

					• In the interest of environmental protection, an outcomes-based approach to bushfire management to be required.
C1.2.3 **C6.2.2**	Urban Ecology	European Heritage	Buildings and features identified within State and Local Heritage Listings	Support recognition of European cultural heritage.	• Provide European Heritage interpretive signage and public art. • Apply built form controls to protect Heritage buildings relationship to locality.
C1.2.1 **C1.2.2** **C1.2.3**	Urban Ecology	Aboriginal Heritage	EPPSP area contains Aboriginal Heritage sites and areas with significant cultural connection including mythological creation stories.	Support recognition of Aboriginal cultural heritage. Avoid intensification of development around registered sites (e.g. Oyster Harbour, Lake Seppings) and areas of cultural significance (e.g. waterways and wetlands).	• Aboriginal Heritage Surveys to accompany planning proposals that are within or adjacent to waterways and wetlands, or Aboriginal Heritage sites. • Ensuring lot orientation and open space provisions protect and enhance Aboriginal Heritage sites and values. • Built form and landscaping in public and private realm to respect Aboriginal cultural narratives and avoid intrusion on significant places (waterways and wetlands). • Proactively engage with Traditional Owners and representative organisations throughout the planning approvals process. • In public realm, provide Aboriginal cultural interpretation and storytelling on interpretive signage and public art.
C1.1.3 **C1.3.4** **C2.3.3**	Urban Ecology	Drainage	Stormwater management challenges. High Groundwater, Low Soil Permeability across the EPPSP	Undertake DWMS and Geotechnical Study to identify land capability and stormwater management treatments.	• Vary the deemed-to-comply provisions to increase the percentage of permeable surface requirements in Residential zone (Emu Point). • Identify areas where capacity upgrades to the local drainage network are required and/or where maintenance of existing minimal kerb treatments are proposed. Plan for culvert upgrades where needed. • Higher-density development will require corresponding upgrades to the road network and associated stormwater drainage infrastructure to urban standards (Collingwood Heights Precinct). • Apply water-sensitive urban design (e.g. incorporate detention basins and bioretention swales, maintain pre-development flow rates). •
C1.1.3	Urban Ecology	Flood Modelling	Lack of whole catchment flood modelling for Yakamia Creek and Lake Seppings Drainage Corridor	Investigate controls to ensure future lots and development are habitable and mitigate risk from flooding impacts. DWER and City of Albany to undertake catchment wide modelling.	• Restrict subdivision and development in flood-prone areas until Oyster Harbour coastal hazard and inundation assessments, and Yakamia Creek catchment and Lake Seppings drainage corridor flood modeling is undertaken. For flood prone areas in the northern and north-western areas of EPPSP and the adjoining catchments, a cautious approach to any increase in lot yield is recommended. • Protect environmental values through Water Sensitive Urban Design (WSUD) principles. • Ensure development maintain the 1% AEP pre-development flood regime. • Apply vertical separation distances for habitable dwellings within flood prone areas.
C2.1.1 **C2.1.3** **C2.3.2** **C2.3.5**	Urban Structure	Precinct Character	Emu Point has a unique tourism character which could be altered as dwellings reach their end of life.	Undertake a character study to investigate built form and landscape elements that are important to Emu Pont.	• Provide further controls for the Emu Point Precinct to manage landscape and built form elements within the Emu point Precinct. • Provide recommendations to the local government for how to modify their local planning framework to ensure certain character elements are further protected and reinforced (e.g. Tree protection of private land). • Identify Mermaid Avenue as a key view corridor. • Retain the low-key scale Emu Point to facilitate its Tourism and Recreational function for the City, ensure pedestrian and cyclist safety on local roads and consistent with the Foreshore Management Plans and City Strategies.
C2.3.4 **C2.3.3** **C2.4.1** **C2.4.2**	Urban Structure	Lot Variety and Capability	Lack of infill or higher density provisions.	Identify opportunities where infill development could occur and how to facilitate higher density and change overtime.	• Include medium to high density provisions within Collingwood Heights precinct. •

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C2.2.3	Urban Structure	Connectivity	Lack of formalised paths through natural reserves	Investigate opportunity for walk trail/s to connect Emu Point to Bayonet Head and Collingwood Heights.	• Identify possible trail connection from Swarbrick St, Emu Point to Collingwood Rd, Collingwood Heights and Oyster Heights, Bayonet Head.
C3.2.1 **C3.4.2** **C3.5.2** **C5.2.1** **C5.3.4**	Public Realm	Safety	Recreational user safety at Emu Point Marina (e.g. Tourist, Recreational boating, Fishability)	Explore opportunities to: improve user legibility and built form, expansion of marina, relocation or additional controls over land uses.	• Development of a Marina Master Plan
C3.1.1 **C3.4.2**	Public Realm	Accessibility	Accessibility issues for all ages and abilities	Consider opportunities for public realm upgrades	• Provide all-ability swings and disabled access to beaches. Improve wayfinding signage. Expanded disabled parking bays.
C3.1.1 **C3.1.2**	Public Realm	Community facilities	Limited community hubs and recreational facilities identified in consultation.	City of Albany strategic planning for recreational areas to audit community facilities and make recommendations.	• Consideration of flexible open spaces for arts, culture, and events (Emu Point Precinct - Firth St, opportunity to permit food stalls and street market,).
C3.1.1 **C3.1.2** **C3.1.3**	Public Realm	Parks	Additional POS requirements	Identify opportunities for expansion or upgrades to public parks around Collingwood Heights Precinct.	• City of Albany strategic planning for recreational areas to identify additional and upgrade requirements public open space. Collingwood Heights Precinct – Upgrades to Merlin Rd Park (R31294) • Emu Point Precinct - Bovell Park underutilized
C4.1.1 **C4.1.4** **C4.3.5**	Movement	Marina	One-way access and egress from Marina, parking congestion	Consider how to protect existing and future commercial operations at Marina	• Development of a Marina Master Plan. Considerations to include: • Separation of commercial and visitor access • Expansion/ relocation day use car parking. • Limit additional crossovers Swarbrick St and Clark St to maintain marina traffic flow, along Mermaid Ave and Roe Parade to protect character, tourism amenity and pedestrian safety.
C4.1.1 **C4.1.2** **C4.1.3** **C4.1.4** **C4.2.1**	Movement	Traffic congestion	Traffic congestion along Lower King Rd, Troode St, Golf Links Rd (work week, holiday season).	Explore opportunities for revised intersection treatments, speed limits, road upgrades.	• Speed reduction on Lower King • Speed reduction Golf Links Rd • Investigation of upgrades at four key intersections within Collingwood Heights and Collingwood Park.
C4.4.1 **C4.4.2** **C4.4.3** **C4.4.4**	Movement	Parking	Lack of peak period parking within Emu Point Precinct. Collingwood Heights Precinct informal street parking along Brewster St.	Identify parking upgrades and expansion.	• Parking upgrades and expansion requirements in accordance with FMPs and recreational planning.
C4.1.3 **C4.2.1** **C4.3.2**	Movement	Public transport	Limited public transport and school bus network	Investigate extension of public transport services.	• City of Albany to advocate for extension of public transport i.e. increase bus services on weekends and holiday periods.
C4.1.3 **C4.2.1** **C4.3.1**	Movement	Footpaths and cycle network	Lack of footpaths in Residential zone. Pedestrians using roads.	Investigate path network	• Implementation of a consistent dual-use path along Swarbrick Avenue connecting to the Oyster Harbour Foreshore Reserve and Emu Beach Foreshore Reserve. • Review footpath network associated with the overall local road network, identify gaps and propose improvements to ensure connectivity throughout the EPPSP. Design considerations to include: • pram ramps • ACROD compliant crossings.
C4.1.1 **C4.1.2** **C4.1.4**	Movement	Bushfire	Areas with single access routes compromising evacuation and emergency response.	Investigate opportunity for provision of alternative access points.	• Identify location for new public roads, EAW or FSAR in accordance with bushfire planning framework. • Investigate refuge in place for Emu Point.

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C4.1.2 **C4.1.3** **C4.2.1** **C4.3.1** **C4.3.2** **C5.2.1** **C5.3.4**	Movement	Trails	No direct connection between a. Bayonet Head and Emu Point, and b. Emu Point to Collingwood Heights	Investigate opportunities for trail linkages balanced against protection of environmentally sensitive area.	• Identify possible trail connection from Swarbrick St, Emu Point to Collingwood Rd, Collingwood Heights and Oyster Heights, Bayonet Head. Benefits include: • Reduction on car dependency • Iconic tourism feature/ bird and marine observation/ education • Interpretation of Aboriginal and European Heritage values, • Formalise and reduce existing web of informal trails. • Raised walkway reduce compaction and access to sensitive environments. • Integrate City Bike Plan and FMP recommendations.
C2.2.2 **C2.3.1** **C2.3.2** **C2.4.2** **C5.2.1** **C5.3.2** **C5.3.4** **C6.1.1** **C6.1.2** **C6.1.3** **C6.2.1** **C6.2.2** **C6.4.1**	Land Use	Density	EPPSP is predominantly low-density single houses; limited diversity.	Investigate opportunities to deliver infill and medium-density housing;	• Current density in Emu Point provides for infill. Recommend built form controls to preserve character, tourism amenity, and environment values, as well as consideration of coastal and bushfire hazards) (see Appendix 7). • Amend LPS2 to increase density within Collingwood Heights R2 Precinct. Area is serviced, abuts district distributor, walkable with access to transport routes, abuts public open space and schools, 1.5km to neighbourhood centre. A mix of lot sizes will expand housing diversity (see Appendix 8).
C5.2.1 **C5.3.4**	Land Use	Mixed Use	Lack of café, restaurants, local shops	Interrogate opportunities for expansion of land uses. Address gaps in neighbourhood walkability to shops etc.	• Support small-scale mixed-use development. Potential locations: ○ Collingwood Park Oval and Lot 22 and 23 Lower King Road, Collingwood Heights, ○ Firth St, Emu Point.
C5.3.3 **C5.3.4**	Land Use	Economy	Support for recreation-oriented tourism and local economy	Activation of economic opportunities in public spaces (hire services, outdoor activation, eco-tourism experiences)	• Land use mix to support tourism and recreation. • Improvements in public realm to ensure the area continues to develop as high-amenity coastal destination. • Peak and Low season challenges may equally constrain business growth, consider appropriate land use mix. • Limit commercial development in hazard-affected/unserviced areas which may be unsuitable or require cost mitigation.
C5.2.1 **C5.3.4**	Land Use	Economy	Emu Point Marina is at development capacity.	Support Marina businesses and recreational boating. Consider development controls. Maintain capacity for boat launching, storage, and marine services.	• Consider development controls on uses that require additional parking. Opportunity to relocate some of the Emu Point marine services to Waterfront Marina. • Explore low-impact tourism experiences linked to marina and foreshore.
C5.1.2	Land Use	Utilities	Utility capacity and ability to extend network	Liaise with utility providers	• Infill and residential expansion identified in locations where services are available or can be extended.
C5.3.2 **C6.1.3** **C6.2.1**	Built Form	Housing	Limited diversity in housing stock	Investigate built form controls to support variety of housing typologies	• Promote / incentivise development of housing for seniors, single-bedroom and ancillary dwellings. • Apply R-code variations for higher density infill within Merlin Rd and Maevida Court.
C1.3.1 **C1.3.2** **C1.3.5** **C6.3.1** **C6.3.2** **C6.4.2**	Built Form	Climate	Climate impacts on amenity and comfort in public and private spaces.	Built form to be climate responsive.	• Built form orientation climate responsive (Climate Zone 6). • Trees retention for cooling and character. • Integrate climate adaptation strategies; prioritise nature-based solutions.

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C1.2.3 **C6.1.1** **C6.2.1**	Built Form	Character	Character values within Emu Point Precinct	Consider how built form can respond to the physical and cultural characteristics.	• Apply built form controls to maintain low-density character (Emu Point). • Average street setbacks to maintain wide setbacks for open-ness and seaside feel. • Maintain wide verges with no kerbing for informal and pedestrian-centric feel.

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Technical Appendices

Appendix 1: Environmental Assessment Study

Appendix 2: District Water Management Strategy

Appendix 3: Traffic Study

Appendix 4: Bushfire Management Plan

Appendix 5: Servicing Report

Appendix 6: Geotechnical Site Investigation

Appendix 7: Emu Point Character Study

Appendix 8: Precinct Site Plan Concepts: Collingwood Heights

Appendix 9: Engagement Report

Appendix 10: Rezoning Analysis

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