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# ATTACHMENTS

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## **DEVELOPMENT AND INFRASTRUCTURE SERVICES COMMITTEE MEETING**

**11 September 2024**

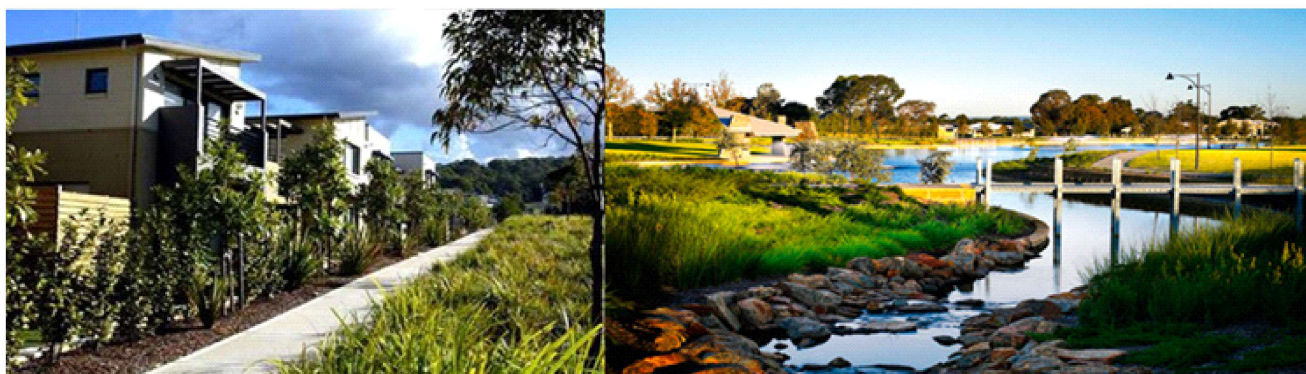
6.00pm

City of Albany Council Chambers

DEVELOPMENT AND INFRASTRUCTURE SERVICES COMMITTEE  
ATTACHMENTS – 11/09/2024

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	<b>Development and Infrastructure Services Committee</b>	
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Local Planning Scheme No. 2

## **'BASIC' Scheme Amendment No 4.**

**'BASIC' AMENDMENT**  
Rezone land at Bayonet Head from 'Urban Development' to  
'Residential'.

<b>Document Approval</b>			
<b>Document Development Officer:</b>		<b>Document Owner:</b>	
Planning Officer		Executive Director Planning and Development Services	
<b>Document Control</b>			
<b>File Number - Document Type:</b>		AMD004 (LPS2)– Local Planning Scheme Amendment	
<b>Synergy Reference Number:</b>		PSA24185085	
<b>Meta Data: Key Search Terms</b>		Local Planning; All; Whole; Scheme Amendment	
<b>Status of Document:</b>		<b>Council decision:</b> Initiation for advertising	
<b>Document file details:</b>		Location of Document: <i>N:\Planning &amp; Development\PLANNING\04 Amendments and structure plans\2_LPS2 AMENDMENTS</i>	
<b>Quality Assurance:</b>		Executive Management Team; Development and Infrastructure Services Committee; Council	
<b>Distribution:</b>		Public Document.	
<b>Document Revision History</b>			
Version	Author	Version Description	Date Completed
1	Strategic Planner	<i>Prepared for Council for Adoption</i>	DD/MM/YYYY
2		<i>Amendment document referred to Commission for adoption</i>	DD/MM/YYYY

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**PLANNING AND DEVELOPMENT ACT 2005**

**RESOLUTION TO PREPARE AMENDMENT**

**LOCAL PLANNING SCHEME NO. 2**

**AMENDMENT NO. 4**

Resolved that the Local Government pursuant to section 75 of the *Planning and Development Act 2005*, amend the above Local Planning Scheme by:

1. Rezoning Lots 72 and 955, Stranmore Boulevard, Bayonet Head, from the 'Urban Development' zone to the 'Residential' zone and including a density code of R60.

The Amendment is a 'Basic' scheme amendment, in accordance with the following provision of the *Planning and Development (Local Planning Schemes) Regulations 2015*:

- (vii) an amendment to the scheme map that is consistent with a structure plan or local development plan that has been approved under the scheme for the land to which the amendment relates if the scheme currently includes zones of all the types that are outlined in the plan.

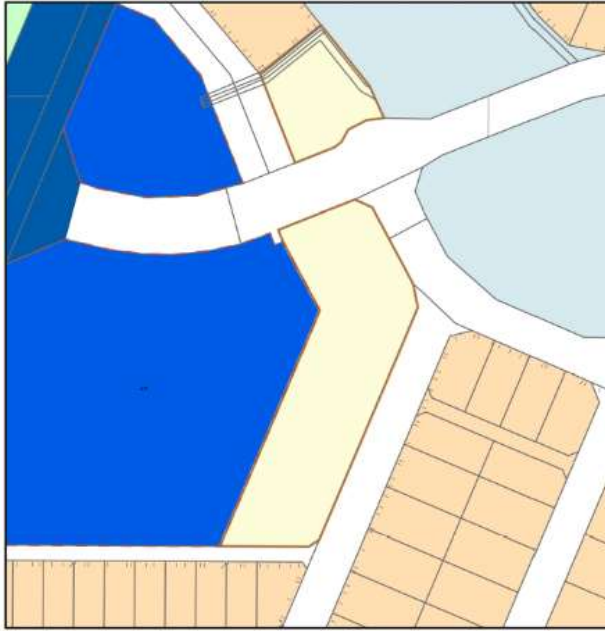
In accordance with Part 5, r.35A of the *Planning and Development (Local Planning Schemes) Regulations 2015*, when the proposed amendment takes effect, the approval of any structure plans is not affected.

Dated this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_

\_\_\_\_\_  
(Chief Executive Officer)

**CITY OF ALBANY**  
**Local Planning Scheme No. 2**

**Amendment No. 1**



**Legend**

**Local Planning Scheme - Zones and Reserves**

- Urban development
- Rural
- Residential
- Neighbourhood centre
- Local road
- District Distributor Road
- DRAINAGE / WATERWAY
- R-CODE
- AU

**EXISTING SCHEME MAP**



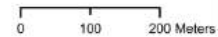
**Legend**

**Local Planning Scheme - Zones and Reserves**

- Residential
- R-CODE

SCALE @ A4:  
1:2,152

Date Printed: 21/08/2024



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**PROPOSED SCHEME AMENDMENT MAP**

## 1. INTRODUCTION

The purpose of this amendment to the City of Albany Local Planning Scheme No.2 is to modify the zoning of land situated at Lots 72 and 955, Stranmore Boulevard, Bayonet Head, from the 'Urban Development' zone to the 'Residential' zone (R60).

The proposed scheme amendment will facilitate future development at the sites for permissibility identified under the 'Residential' zone classification for the Local Planning Scheme 2 (Table 3) and in accordance with an endorsed Local Development Plan, which recommends high density housing (60 dwellings/hectare).

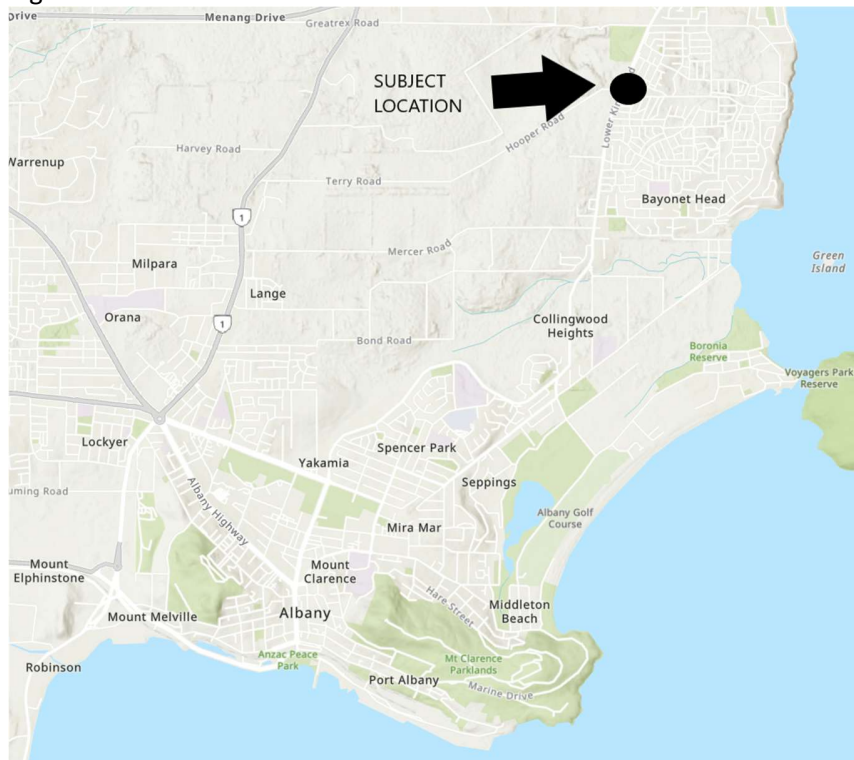
## 2. BACKGROUND

The subject land includes two properties located either side of the Stranmore Boulevard, Bayonet Head. The property on the north side of Stranmore Boulevard is Lot 72, which has been developed as a Child Care Premises. A Child Care Premises is a use that can be considered under the 'Residential' zone classification. The property to the south of Stranmore Boulevard is Lot 955, which is owned by 'Advance Housing', who propose to develop the site for 'Multiple Dwellings'. A 'Multiple Dwelling' is not permitted in the 'Urban Development' zone, hence the need to change to the 'Residential' zone.

Table 1: Lot characteristics

Lot	Address	Area	Owner
72	Stranmore Boulevard, Bayonet Head.	1432m <sup>2</sup>	A Stavretis
955	Stranmore Boulevard, Bayonet Head.	5106m <sup>2</sup>	Advance Housing

Fig 1: Location Plan





### 3. LOCAL PLANNING CONTEXT

a) State & Regional Planning Context

The *Planning and Development (Local Planning Schemes) Regulations 2015* came into force on 25 August 2015 to introduce 'model' provisions. The 'model' provisions provide a template for schemes. It is expected that local government planners prepare their local planning scheme to align with the 'model' provisions.

For the purposes of section 83A(5)(a) of the Act, a proposed basic amendment to a local planning scheme is not required to be advertised.

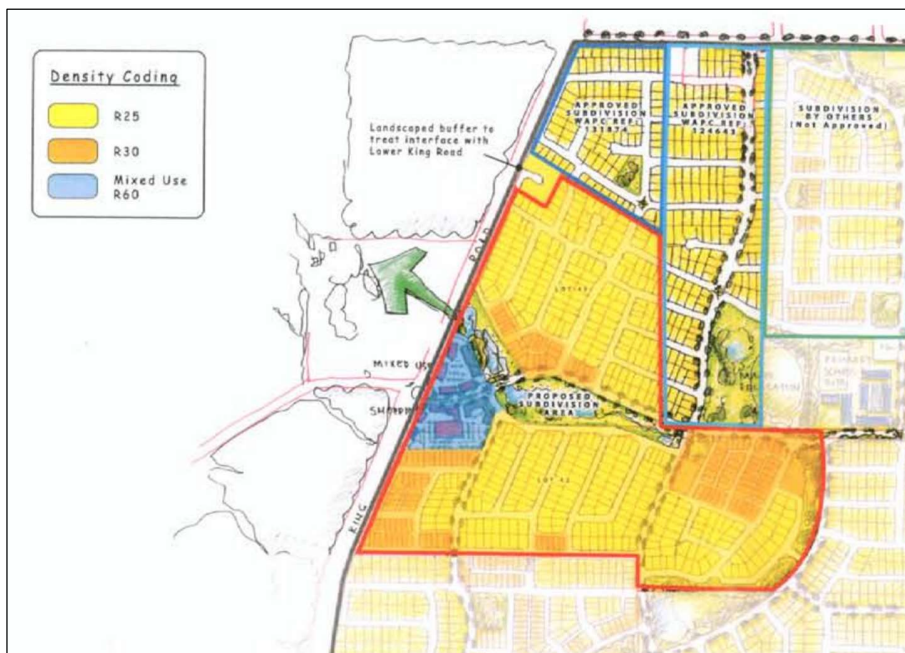
A local government must provide a proposed basic amendment to the Commission, together with any relevant maps, plans, specifications and particulars required by the Commission.

b) Local Planning Strategy,

The LPS2 Amendment No.4, is in keeping with the City's Local Planning Strategy 2019, which highlights the area for 'Urban Growth'.

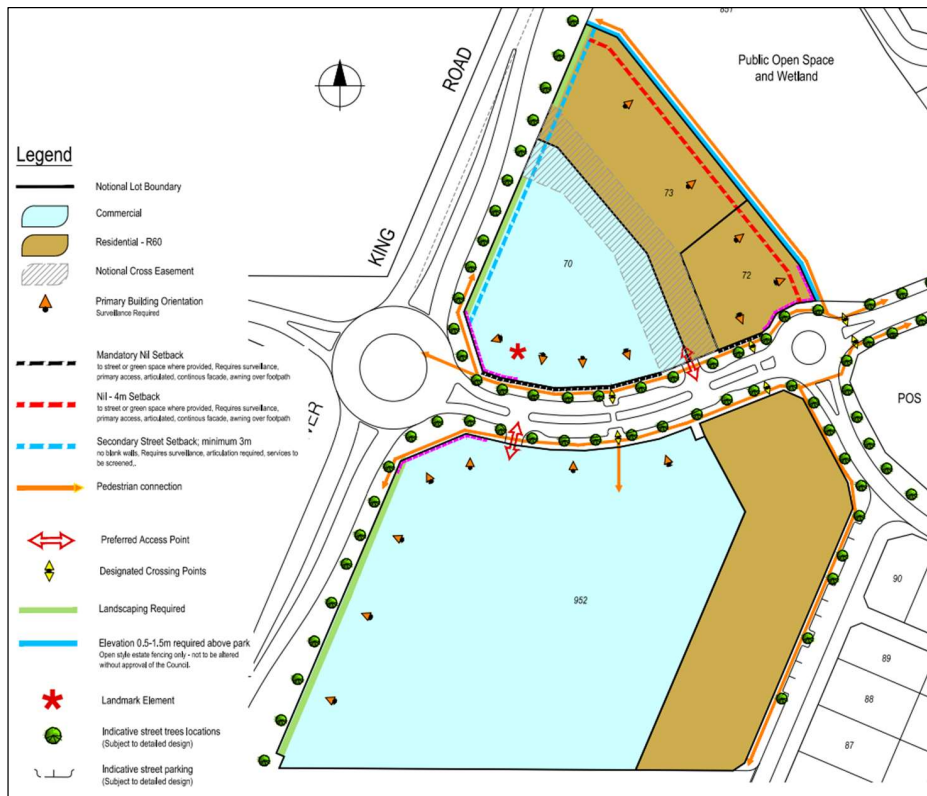
c) Local Structure Plan

The LPS2 Amendment No.4, is in keeping with an endorsed Local Structure Plan, which identifies the subject area for 'Mixed Use R60'.



d) Local Development Plan

The LPS2 Amendment No.4, is in keeping with an endorsed Local Development Plan, which identifies the subject Lots for Residential R60.



e) Local Planning Policies

The LPS2 Amendment No.4, is in keeping with Local and State Planning Policy.

#### 4. PROPOSAL

The amendment seeks to bring about consistency with an endorsed Local Structure Plan and Local Development Plan, which outline the possibility for residential development.

The subject sites are currently zoned 'Urban Development'. The purpose of the urban development zone is to protect land for future uses, subject to the development of a Local Structure Plan.

A structure plan and local development plan have been endorsed to identify suitability for residential land uses.

The location of the land adjacent to public open space and a future proposed commercial centre makes it suitable for residential uses and including high density multiple dwellings.

#### 5. CONCLUSION

The City Council and the Commission is requested to support the 'basic' amendment to the *Local Planning Scheme 2*.

The amendment normalises the zoning to comply with endorsed plans and intended development.

The support of the local government Council, the WAPC and the approval of the Minister for Planning are respectfully requested.

**PLANNING AND DEVELOPMENT ACT 2005**

**RESOLUTION TO PREPARE AMENDMENT**

**LOCAL PLANNING SCHEME NO. 2**

**AMENDMENT NO. 4**

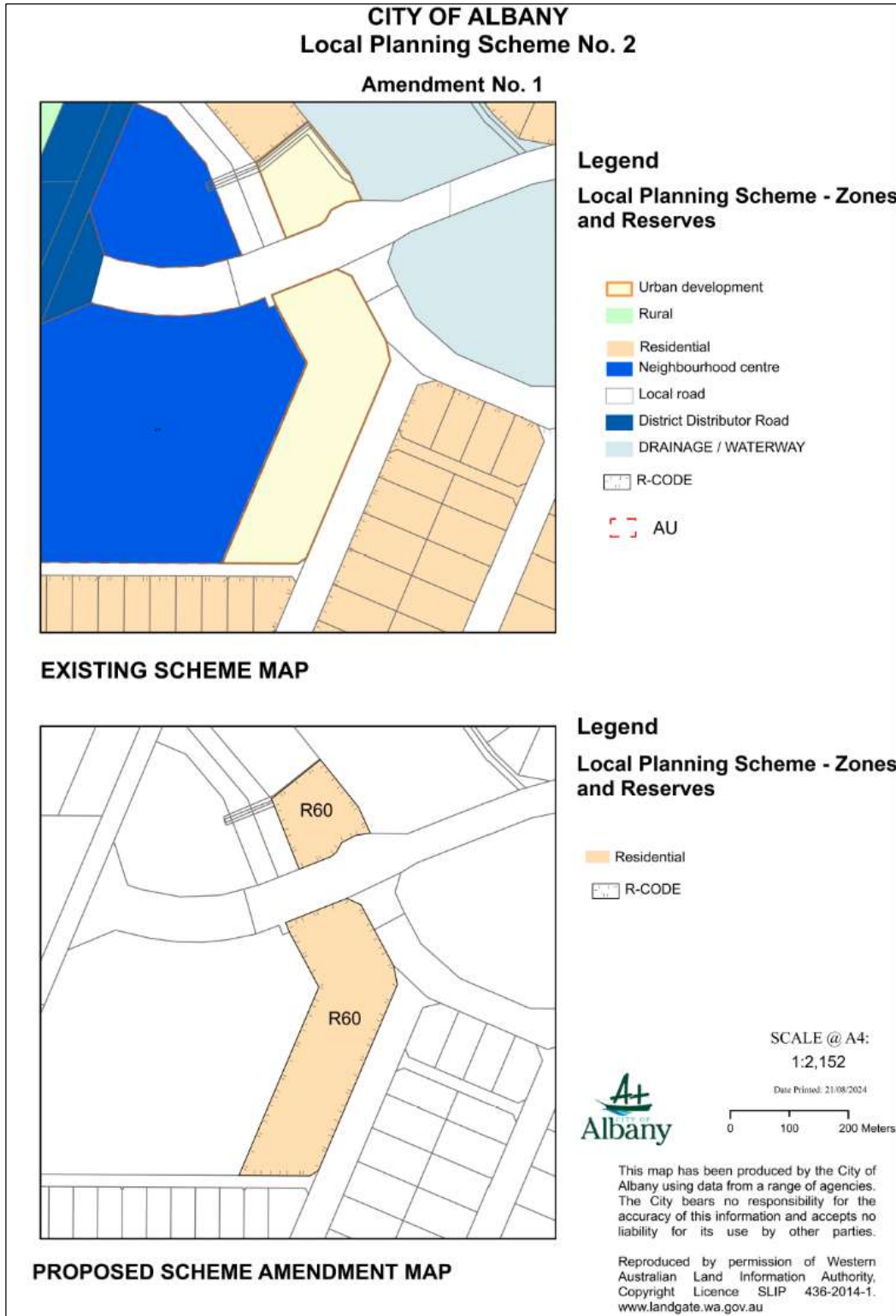
Resolved that the Local Government pursuant to section 75 of the *Planning and Development Act 2005*, amend the above Local Planning Scheme by:

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The Amendment is a 'Basic' scheme amendment, in accordance with the following provision of the Planning and Development (Local Planning Schemes) Regulations 2015:

- (vii) an amendment to the scheme map that is consistent with a structure plan or local development plan that has been approved under the scheme for the land to which the amendment relates if the scheme currently includes zones of all the types that are outlined in the plan.

In accordance with Part 5, r.35A of the Planning and Development (Local Planning Schemes) Regulations 2015, when the proposed amendment takes effect, the approval of any structure plans is not affected.



COUNCIL FINAL RECOMMENDATION

This Amendment is recommended for support by resolution of the City of Albany at the Ordinary Meeting of the Council held on the ?? day of ????, 2024 and the Common Seal of the City of Albany was hereunto affixed by the authority of a resolution of the Council in the presence of:

.....  
MAYOR/SHIRE PRESIDENT

.....  
CHIEF EXECUTIVE OFFICER

WAPC ENDORSEMENT (r.63)

.....  
DELEGATED UNDER S.16 OF  
THE P&D ACT 2005

DATE.....  
FORM 6A - CONTINUED

APPROVAL GRANTED

.....  
MINISTER FOR PLANNING  
DATE.....

## Attachment 1 - Consultation

Proposed zoning change



Adrian Nicoll

To: 'michael.stavretis@gmail.com'

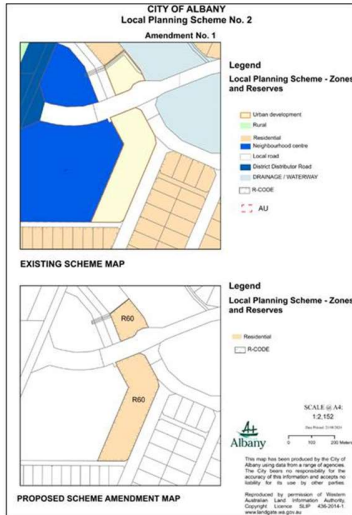


Wed 21/08/2024 9:02 AM

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25

As discussed Michael, the City propose to change the scheme zoning of the Lot 72 Stranmore Boulevard, Bayonet Head, from the 'Urban Development' zone to the 'Residential' zone and including a density code of R60.

Should you have any queriers, please email or phone to discuss.



Kind Regards

Adrian

Proposed Zoning Change



Adrian Nicoll

To: John Lysaught

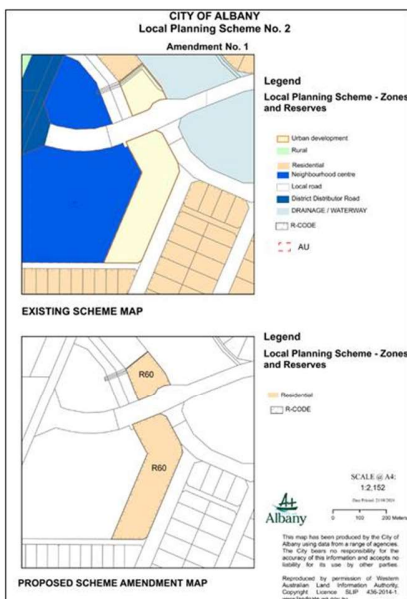


Wed 21/08/2024 9:13 AM

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25

As discussed John, the City propose to change the scheme zoning of the Lot 955 Stranmore Boulevard, Bayonet Head, from the 'Urban Development' zone to the 'Residential' zone and including a density code of R60.

Should you have any queriers, please email or phone to discuss.



Kind Regards

Adrian