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# ATTACHMENTS

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## **Development and Infrastructure Services Committee Meeting**

**12 May 2021**

6.00pm

City of Albany Council Chambers

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City of Albany  
Local Planning Scheme No. 1  
Scheme Amendment No. 36

Lots 201, 202 and 203 Chester Pass Road  
and Lot 1004 Viastra Drive, Lange



Prepared by Edge Planning & Property for Cloudy Beach Investment Company Pty Ltd

[www.edgeplanning.com.au](http://www.edgeplanning.com.au)

August 2020

PLANNING AND DEVELOPMENT ACT 2005  
RESOLUTION DECIDING TO AMEND A LOCAL PLANNING SCHEME

CITY OF ALBANY LOCAL PLANNING SCHEME No. 1

AMENDMENT No. 36

RESOLVED that the local government in pursuance of Section 75 of the *Planning and Development Act 2005*, amend the above Local Planning Scheme by:

1. In Schedule 4 Special Use Zones, for Special Use Zone No.23 (SU23), delete the Special Uses of “Aged Persons’ Village” and “Nursing Home”.
2. In Schedule 4 for SU23, add the Special Uses of:
  - Child Care Premises
  - Community Purpose
  - Recreation-Private
  - Veterinary Centre
3. In Schedule 4 for SU23, modify the “Conditions” column by:
  - Adding “as a ‘D’ use” after “Local Government” in Condition 1.
  - Replacing “Structure Plan and/or Local Development Plan and Design Guidelines” with “Local Development Plan” in Condition 1.
  - Replacing “Design Guidelines” with “Local Development Plan” in Condition 2.
4. Rezone a portion of Lot 1004 Viastra Drive, Lange from “Special Use (SU23)” to “Highway Commercial”.

The Amendment is standard under the provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015* for the following reasons:

- The amendment is consistent with the Local Planning Strategy.
- The amendment would have minimal impact on land in the scheme area that is not the subject of the amendment.
- The amendment does not result in any significant environmental, social, economic or governance impacts on land in the scheme area.

Dated this ..... day of .....20.....

.....  
CHIEF EXECUTIVE OFFICER

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PROPOSAL TO AMEND A LOCAL PLANNING SCHEME

- |    |                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|----|--------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. | LOCAL GOVERNMENT:                    | City of Albany                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| 2. | DESCRIPTION OF LOCAL PLANING SCHEME: | Local Planning Scheme No. 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| 3. | TYPE OF SCHEME:                      | District Scheme                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| 4. | SERIAL NUMBER OF AMENDMENT:          | 36                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| 5. | PROPOSAL:                            | <ol style="list-style-type: none"> <li>1. In Schedule 4 Special Use Zones, for Special Use Zone No. 23 (SU23), delete the Special Uses of "Aged Persons' Village" and "Nursing Home".</li> <li>2. In Schedule 4 for SU23, add the Special Uses of: <ul style="list-style-type: none"> <li>• Child Care Premises</li> <li>• Community Purpose</li> <li>• Recreation-Private</li> <li>• Veterinary Centre</li> </ul> </li> <li>3. In Schedule 4 for SU23, modify the "Conditions" column by: <ul style="list-style-type: none"> <li>• Adding "as a 'D' use" after "Local Government" in Condition 1.</li> <li>• Replacing "Structure Plan and/or Local Development Plan and Design Guidelines" with "Local Development Plan" in Condition 1.</li> <li>• Replacing "Design Guidelines" with "Local Development Plan" in Condition 2.</li> </ul> </li> <li>4. Rezone a portion of Lot 1004 Viastra Drive, Lange from "Special Use (SU23)" to "Highway Commercial".</li> </ol> |

REPORT BY THE CITY OF ALBANY

1. INTRODUCTION

The City of Albany seeks the support of the Western Australian Planning Commission (WAPC) and the approval of the Hon. Minister for Planning to:

- Modify and extend the range of discretionary land uses on Lots 201, 202 and 203 Chester Pass Road and portion of Lot 1004 Viastra Drive, Lange within Special Use Zone No. 23 (SU23);
- Clarify that development within SU23 is to be generally consistent with an endorsed Local Development Plan; and
- Rezone a portion of Lot 1004 Viastra Drive from “Special Use No. 23” to “Highway Commercial”.

The site is zoned Special Use No. 23 (SU23).

In particular, the Amendment will assist to facilitate a new future for the site which complements the area and assists to provide feasible land uses.

The purpose of this report and associated plans are to explain and set out the planning merits of the Amendment. More detailed planning and investigations will occur at the Local Development Plan and Development Application stages and as required at the Building Permit stage.

The site is shown in Attachment 1. The site is suitable for a range of commercial, health and community uses given its current zoning, the planning framework and its context (see Attachments 2 and 3). Expanding the range of uses that can occur on the site will assist to ‘normalise’ what occurs on similar adjoining/nearby properties, assist to provide feasible development and enhance the range of goods and services provided to the locality. The proposal to rezone a portion of the site to Highway Commercial is consistent with the planning framework.

2. BACKGROUND

2.1 Property Address and Cadastral Details

The City previously owned Lots 201, 202 and 203 Chester Pass Road. Lots 202 and 203 were purchased by the then Shire of Albany in 1968 and Lot 201 was purchased in 1985. The land was then developed as public gardens and a tribute to Archibald Menzies was placed on the site. Archibald Menzies was a Scottish naturalist who accompanied Captain George Vancouver on his visit to King George Sound in 1791.

The City sold the land to the current owner in 2017.

A copy of the Certificates of Title are provided in Attachment 4. Cadastral details for the site are summarised below in Table 1.

Table 1 – Cadastral Details

Details of land	Deposited Plan	Title Number	Area
Lot 201 Chester Pass Road, Lange	DP400007	Volume 2820 Folio 132	1168m <sup>2</sup>
Lot 202 Chester Pass Road, Lange (multi-lot title)	DP400007	Volume 2820 Folio 133	1731m <sup>2</sup>
Lot 203 Chester Pass Road, Lange (multi-lot title)	DP400007	Volume 2820 Folio 133	1790m <sup>2</sup>
Lot 1004 Viastra Drive, Lange	DP41555	Volume 2623 Folio 478	1.61 hectares

## 2.2 Regional Context

The site is situated in the City of Albany. Albany is located 409 kilometres south-east of Perth. Albany is a regional centre in the Great Southern Region and provides a range of services and facilities to residents and visitors.

## 2.3 Local Context

Figure 2 shows the site is located approximately 4 kilometres north of the Albany city centre. The site complements the adjoining Chester Pass Mall Activity Centre and forms part of the Chester Pass Road Specialised Centre.

Attachment 3 shows the Context Plan which outlines the site's context. The site adjoins and is generally surrounded by commercial, light industrial, community and residential uses. The mix of uses in the area is reflected in the Existing Scheme Map which shows a range of zones and reserves.

The site is bounded by Chester Pass Road, Mercer Road, Viastra Drive and Harvey Norman/Furniture Barn. The site is near:

- The Chester Pass Mall;
- A Bunnings Warehouse (under construction);
- An extensive area of light industrial/commercial land to the west of the site while Harvey Norman/Furniture Barn (bulky retail development) is to the south;
- Residential development (aged persons' village);
- A service station;
- A visitor information bay; and
- The City's Depot.

## 2.4 Physical Characteristics

The site is outlined in Attachment 1 and has the following characteristics and features:

- It is located at the corner of Chester Pass Road and Mercer Road, which are two significant roads in Albany;

- Lots 201, 202 and 203 Chester Pass Road were previously developed as a public garden;
- It has a total land area of approximately 2.08 hectares;
- It has a gentle gradient, having an elevation of approximately 50 metres AHD (Australian Height Datum) in the south-west section, sloping to approximately 46m AHD in the north-east;
- The north-west section contains planted vegetation, while Lot 1004 has been cleared;
- It contains a drainage basin in the north-east section; and
- It is not on the Department of Water and Environmental Regulation's Contaminated Site Database.

The site's physical features present no constraints to the Amendment.

## 2.5 Services

The site is provided with standard 'hard' infrastructure including reticulated (scheme) water, reticulated sewerage, power, telecommunications, drainage and sealed roads. The site has three road frontages in Chester Pass Road, Mercer Road and Viastra Drive. Based on Condition 4 of SU23, no direct vehicular access to Chester Pass Road is permitted. Instead, all vehicular access will be to/from Viastra Drive.

Chester Pass Road adjoining the site is managed by Main Roads WA.

## 2.6 Heritage

There is no registered Aboriginal heritage site on the subject land area as set out on the Department of Planning, Lands and Heritage Affairs heritage inquiry system. While noting this, land developers have an obligation under the *Aboriginal Heritage Act 1972* to protect places and objects in Western Australia that are important to Aboriginal people because of the connections to their culture.

Additionally, the site does not contain any structure or place of non-indigenous



heritage significance on the *City of Albany Municipal Inventory (heritage inventory)* or on the *City's Heritage List*.

## 2.7 Scheme Amendment No.18

The landowner, who develops and operates medical centres, acquired the land and amended the site's zoning from 'General Agriculture' to 'Special Use No. 23' (SU23) via Amendment 18. The landowner specifically wanted the requested range of uses in SU23 but has subsequently found the uses are too limiting and not marketable or feasible. Significantly, circumstances have changed including the development of the Health Precinct in Cockburn Road, Mira Mar.

Amendment 18 was gazetted on 10 February 2017.

Amendment 18 addressed several matters including that the public gardens would be removed from the site. The Archibald Menzies Memorial has since been relocated to Eco Park on Reidy Crescent, Spencer Park given this is a more suitable location for such a dedication.

## 2.8 Landowner intent

The current range of discretionary uses permitted in SU23 is limited. This contrasts with the range of discretionary uses available on adjoining and nearby commercial land.

Following extensive marketing, there is no market interest for most of the uses set out in the current SU23. This has been exacerbated by the development of the Health Precinct in Cockburn Road, Mira Mar.

The landowner still intends to develop and operate a medical centre/pharmacy on the site which is proposed in the north-west section. The medical centre/pharmacy will however, only occupy a portion of SU23 and there is a need to find suitable and feasible uses for the balance of the site. In addition to modifying and extending the range of uses within SU23, the Amendment also proposes to rezone a portion of Lot 1004 Viastra Drive to Highway Commercial.

The Amendment will expand the range of suitable uses for the site to assist in facilitating feasible development. The sale of the balance of the site also assists in raising capital for the medical centre/pharmacy.



Photo 1: Viastra Drive looking south

### 3. PLANNING FRAMEWORK

#### 3.1 Overview

The following section will outline how the Amendment suitably addresses relevant planning policies, strategies, plans and the *City of Albany Local Planning Scheme No. 1*. In summary, the Amendment is consistent with the State, regional and local planning framework.

#### 3.2 State Planning Framework

The following strategies and policies are of relevance to the Amendment:

- *State Planning Strategy 2050* - sets a broad strategic plan for Western Australia built on sustained growth and prosperity. The Strategy highlights the importance of job creation and supports developing strong and resilient regions. The Amendment is consistent with the Strategy given it promotes commercial, community and associated development within an activity centre.
- *State Planning Policy 1 State Planning Framework Policy (2006)* - identifies that the primary aim of planning is to provide for the sustainable use and development of land.
- *State Planning Policy No. 2.9 Water Resources (2006)* - development is required to adopt water sensitive urban design principles.
- *State Planning Policy No. 3 (2006)* - the Policy sets out the principles and considerations which apply for urban growth and settlement in Western Australia. The Policy promotes a sustainable settlement pattern, promoting development on 'brownfield' (previously developed) land, supports building on existing communities and seeks convenient access to employment and services. The Amendment is consistent with SPP3 given it provides opportunities for employment and business activity on an infill site

which forms part of an activity centre.

- *State Planning Policy 3.7 Planning in Bushfire Prone Areas (2015)* - the site is within a Bushfire Prone Area as shown at <https://maps.slp.wa.gov.au/landgate/bushfireprone/>.
- *State Planning Policy 4.2 Activity Centres for Perth and Peel (2010)* - the principles guided the *City of Albany Activity Centres Planning Strategy (2015)*.
- *State Planning Policy 5.4 Road and Rail Noise (2019)*.
- *State Planning Policy 7.0 Design of the Built Environment (2019)*.

#### 3.3 Regional Planning Framework

##### 3.3.1 Great Southern Regional Planning and Infrastructure Framework

The Framework identifies Albany as a regional centre and a focus for growth, services and facilities. The Framework supports a diverse economic base and supports commercial, community and associated development in appropriate locations. It supports the development of activity centres.

##### 3.3.2 Great Southern Regional Investment Blueprint

The Blueprint establishes priorities for economic development and growth of the Great Southern region and provides an analysis of local, regional, national and global factors influencing the region. A strategic economic growth plan and proposed transformational projects are set out. The Blueprint also supports growing the region's population, promoting development in regional centres and a vibrant economy.

#### 3.4 Local Planning Framework

##### 3.4.1 City of Albany Local Planning Strategy

The Local Planning Strategy (LPS) classifies Albany as a regional centre and a focus for development and for promoting economic activity.

Attachment 5 shows Figure 2: Urban. The LPS does not allocate a colour/land use allocation for the site which is the approach adopted for all Special Use zoned land in the *City of Albany Local Planning Scheme No. 1*.

The LPS designates Chester Pass Mall as a Neighbourhood Centre and seeks to change the area from a shopping centre to an activity centre. This includes diversifying land uses and providing an employment node. The land to the west of the site is classified as Industry on Figure 2: Urban.

The Amendment is consistent with the LPS. The LPS:

- Sets a vision of 'To be Western Australia's most sought after and unique regional city to work, live and visit';
- Includes aspirations of Smart, Prosperous & Growing; Clean, Green & Sustainable; and A Connected & Safe Built Environment;
- Includes objectives of:
  - Contain urban development and rural living within the existing supply of land zoned and planned for settlement growth
  - Promote urban consolidation by making better use of existing zoned land and infrastructure through urban renewal and infill residential and rural living development
  - Provide an appropriate level of community facilities and service in existing and planned settlement areas
  - Progressively move retail centric shopping centres towards true activity centres that meets the shopping, employment and recreation needs of the community
- Notes the importance of the commercial/business sector to employment. The LPS supports growing and diversifying the economy and encouraging

- commercial development in appropriate locations; and
- States in Part 2 (pages 30 and 31) that 'Most of Albany's medical centres are located within a 3km radius of the central business district (CBD) but most residents live further than 5km from the CBD. The lack of medical centres in the suburbs is partly addressed by diversification of retail-centric shopping centres into mixed-use activity centres which will in the future allow for services such as medical centres to establish outside of the CBD.' A focus for health facilities is within activity centres.

Given the vision and objectives of the LPS, the Amendment is consistent with the LPS.

It is also highlighted the Amendment does not propose the use of 'shop'.

The proposed Highway Commercial zoning will facilitate various uses including 'showroom'. Any showroom proposed on the site will be modest especially noting the scale of the recently approved Bunnings Warehouse (lot size of 6.6 hectares and associated floorspace).

As outlined in section 3.4.6, the proposed Highway Commercial zoning is consistent with the *City of Albany Activity Centres Planning Strategy* for the Chester Pass Road Specialised Centre.

#### 3.4.2 *City of Albany Local Planning Scheme No.1*

The *City of Albany Local Planning Scheme No.1* (Scheme) zones the site as 'Special Use No. 23 (SU23)'. The site-specific planning controls for SU23 are outlined in Schedule 4 of the Scheme.

There are currently limited uses that are permissible in SU23. The current uses are limited to aged persons' village, consulting room, hospital, medical centre, nursing home, ancillary health uses and pharmacy.

As outlined on the Existing Scheme Map, there are a wide range of nearby zones and reserves. For instance, there is Light

Industrial land west of Chester Pass Road, residential land to the east, Highway Commercial land to the south and a Public Use reserve to the north (City's Depot site). Modifying and extending the range of uses within SU23 is consistent with the adjoining and nearby zoning, **the site's context** and the planning framework. Additionally, rezoning a portion of the site to Highway Commercial is consistent with **the site's context**.

*3.4.3 Local Planning Policies*

The Council has endorsed several Local Planning Policies. Various policies are of relevance to the future use and development of the site including advertising signage.

*3.4.4 City of Albany Strategic Community Plan*

The Strategic Community Plan sets the **community's vision for the future and it is the principal strategic guide for the Council's future planning and activities**. The plan supports growth and progress locally and regionally. The Council seeks to promote Albany as a prosperous community, to support existing businesses and to attract new businesses.

*3.4.5 Catalina Central Planning Framework*

The *Catalina Central Planning Framework* (The Framework) was originally adopted by the City in 1999 and sets the overall approach for the neighbourhood centre. The Framework includes the Catalina Central Structure Plan, design guidance and general background for the planning and development of the centre. The Framework has not been endorsed by the WAPC.

The site is located within Precinct 2 in the Framework. The Framework (page 34) identified the site for a nursing home and private day care hospital. It noted the former plans for the site were showrooms.

The Framework does not provide a detailed plan for Precinct 2. The Framework sets out principles to be considered when the Precinct Plan, for Precinct 2, is prepared.

The Framework recommends that any development of this site should address Chester Pass Road but with access from Viastra Drive.

The Framework supports the need for precinct plans (now local development plans). This is reflected in the provisions for SU23.

Noting that Precinct 2 was essentially not addressed in detail in the Framework, the Amendment is consistent with the intent of the Framework. This includes a need to prepare a local development plans.

*3.4.6 City of Albany Activity Centres Planning Strategy*

The Activity Centres Planning Strategy identifies the Brooks Garden (Chester Pass Mall) as a neighbourhood centre. The site adjoins the Chester Pass Mall Neighbourhood Centre (activity centre) and is in the Chester Pass Road Specialised Centre (activity centre). As outlined in Attachment 6, this highlights the strengths and aspirations of this activity centre including suitability for bulky goods, comparison retail and auto services.

The Amendment does not propose the use of 'shop'.

The Amendment proposes modifying and extending uses in SU23 that will enhance the health and community precinct.

Additionally, the Amendment proposes Highway Commercial zoning consistent with the Activity Centres Planning Strategy for the Chester Pass Road Specialised Centre and which reflect the site's context. Noting the modest size of the site, the scale is small compared to the nearby Bunnings Warehouse and the number of existing showrooms nearby on Chester Pass Road.

### 3.5 Planning Framework Implications for the Amendment

Common themes of the planning framework and their implications for the Amendment include:

- Supporting sustained growth, job creation and economic development including in Albany which is a designated regional centre;
- Addressing land use compatibility;
- Providing more diverse land uses in activity centres;
- The site forms part of an activity centre and is identified for commercial, community and related uses;
- Vehicular access is to be via Viastra Drive; and
- There is a need for a Local Development Plan.

Based on the above, the requested additional uses are consistent with the planning framework and are consistent with the principles of orderly and proper planning.



Photo 2: View towards west

4. AMENDMENT PROPOSAL

The intent of the Amendment is to modify and extend the range of uses on SU23 along with rezoning a portion of Lot 1004 Viastra Drive to "Highway Commercial". The changes proposed by the Amendment for SU23 are outlined in Attachment 7 which shows new provisions in green highlight and proposed deleted provisions in strikeout.

The Amendment retains SU23 but adds to and modifies the range of uses associated with SU23. The Amendment retains the requirement to prepare a Local Development Plan to provide statutory backing to prevent direct vehicular access to Chester Pass Road and to address other key planning matters.

The Amendment proposes additional uses of childcare premises, community purpose, recreation-private and veterinary centre in SU23. The Amendment deletes the uses of aged persons' village and nursing home in SU23.

Additionally, the Amendment proposes to rezone a portion of Lot 1004 Viastra Drive to "Highway Commercial".

The proposed additional uses and new zoning are based on a review of the site's context, the planning framework, adjoining and nearby zoning, the approval of the Bunning's store, passing trade and market interest.

The landowner wants to develop a medical centre/pharmacy in the north-west section of the site. At this stage, there has not been detailed design.

Future development and uses will be subject to gaining necessary approvals from the City including a Local Development Plan and development approval.



Photo 3: Looking south – adjacent commercial



Photo 4: Chester Pass Road looking south

5. PLANNING CONSIDERATIONS AND PLANNING JUSTIFICATION

5.1 Overview

This section brings together an assessment of the site's attributes, the site's context and the planning framework in considering key planning matters and justifying the Amendment.

5.2 Appropriate Location for Commercial and Community Uses

The site is appropriate for commercial and community uses, outlined in the Amendment, for reasons including:

- It is consistent with the planning framework;
- The area contains a mix of land uses;
- The proposed commercial and community uses are located or are a discretionary use on adjoining/nearby land;
- The site adjoins land zoned Highway Commercial;
- The site forms part of an activity centre, adjoins the regional road network and is a corner lot;
- Vacant commercial land on Chester Pass Road, between Mercer Road and the main roundabout, is a rare resource;
- The site can provide generous on-site car parking;
- Traffic impacts will be modest, especially in relation to existing commercial and industrial development on the western side of Chester Pass Road, the Chester Pass Mall and the Bunnings Warehouse and can readily be accommodated on adjoining roads and intersections;
- Uses such as childcare premises and community purposes will be beneficial in complementing the nearby Chester Pass Mall;
- It is appropriately serviced;
- The site has no environmental assets and future development will not create any adverse environmental impacts;

- The health/community precinct will be separate from the Highway Commercial (likely showroom precinct); and
- The Local Development Plan will address a range of matters in greater detail.

Accordingly, the Amendment raises limited planning issues.

Noting the proposal to develop a medical centre/pharmacy on part of the site, the balance of the site is modest in area. Proposed uses such as showroom will be low-key in scale compared to nearby showroom development on Chester Pass Road, Chester Pass Mall and the recently approved Bunnings showroom. The Bunnings showrooms is 14,747m<sup>2</sup> in area plus nursery, trade yards and timber trade sales.

The Amendment is consistent with LPS and other recent planning documents to diversify and consolidate activity centres. Accordingly, the site lends itself to a greater range of land uses for this property within an activity centre.

5.3 Compatibility with Adjoining and Nearby Land Uses

The proposed additional uses will be compatible with adjoining and nearby land uses/development which are predominately commercial/business and residential in nature (see Attachment 3). For instance:

- Various proposed uses are located on adjoining/nearby properties;
- The uses are consistent with the planning framework;
- The site is setback from residential properties by Viastra Drive which has a width of 22 metres and there is a brick wall on the western boundary of the aged persons' village;
- Given the statutory requirement to prepare a Local Development Plan, it is expected that carparking will be in the eastern portion of the site (this will provide

further separation to the aged persons' village);

- The proposed uses do not need buffers (there will be a need for appropriate building setbacks, building design/construction and consideration of the location of major openings. This can be addressed in future planning stages);
- There will be a need for appropriate landscaping;
- Subject to the proposed use, impacts are to be retained on-site to acceptable standards; and
- Given no habitable buildings are proposed on the Amendment site, there will be compatibility between uses within SU23 and the proposed Highway Commercial zoning.

Most of the proposed uses within SU23 will have similar noise generation as those in the current SU23. Acoustic implications were not raised as an issue in Scheme Amendment No.18.

Accordingly, the proposed expanded uses on SU23 and in the Highway Commercial zone will complement and not conflict with adjoining and nearby land uses. The proposed additional uses and zoning represent a logical and sound planning outcome for the site.

A broader range of uses are clearly suitable for the site given its current zoning (with a limited range of uses), context and that it forms part of an activity centre. The strategic direction and actions in the LPS and other documents have a broad intent to diversity the range of commercial, community and associated uses of activity centres.

The additional uses within SU23 will benefit the locality by adding to the range of goods and services provided plus the opportunity to create a place for people to connect through social interaction. The additional uses will support the proposed medical centre/pharmacy.

#### 5.4 A Need for an Increased Range of Uses

As outlined in other sections, the landowner intends to develop a medical centre/pharmacy in the north-west portion of the site. The balance of the site will be developed by others.

Ensuring there are appropriate updated planning rules in place will assist in making the site more attractive for development and assist in providing funds to develop the medical centre/pharmacy. Developing a medical centre/pharmacy and related uses will benefit the locality through having convenient access to health facilities.

Following extensive marketing, there is no demand for most of the uses set out in current SU23. This has implications in providing the landowner with capital injection to develop the medical centre/pharmacy.

The Amendment seeks to modify and extend the current very narrow range of uses permitted within SU23. The Amendment also reflects that the health precinct is developing on Cockburn Road and a new future is required for SU23. The additional uses proposed for SU23 support uses that have the potential to be feasible and are also suitable for the site's context.

The Amendment seeks modified and additional uses for SU23 which address the **site's context**, the planning framework, exposure to Chester Pass Road and adjoining/surrounding land uses. Providing a broader range of uses is consistent with existing adjoining/nearby zoning and is consistent with the planning framework in supporting sustainable activity centres.

In relation to the proposed Highway Commercial zoning, the uses would be similar to what occurs on the western side of Chester Pass Road near the Amendment site. This is also consistent with the Activity Centres Planning Strategy for the Chester Pass Road Specialised Centre.



### 5.5 No Residential Component

The Amendment proposes to delete the uses of aged persons' village and nursing home. The reasons include:

- These uses are generously provided in the locality (near Chester Pass Mall) through existing/planned aged persons accommodation;
- Based on extensive marketing, there is limited market interest in the site which has lower amenity compared to properties further from Chester Pass Road; and
- There are amenity considerations along with additional costs of addressing acoustic standards given the site adjoins Chester Pass Road.

### 5.6 Environmental Impact

Environmental considerations were addressed through Scheme Amendment No. 18. This includes road noise from Chester Pass Road.

The Amendment will create minimal environmental impacts. For instance, the site has been previously cleared of native vegetation, the site is connected to the reticulated sewerage system and the site is connected to the City's stormwater system. Additionally, the site forms part of an activity centre which facilitates some journeys to be made by cycling and walking, and in time, by public transport.

The proposed additional uses within SU23 are low-key in nature while the range of uses in a Highway Commercial zone do not require buffers. Possible impacts such as noise and light-spill can be effectively controlled through the Local Development Plan and development approval conditions.

It is expected that noise implications created by uses on the site will be minimal compared to traffic noise on Chester Pass Road (in particular), Mercer Road and Viastra Drive.

### 5.7 Managing Bushfire Risks

No issues were raised relating to bushfire risks in Amendment No. 18.

The site is classified as a Bushfire Prone Area as outlined at <https://maps.slip.wa.gov.au/landgate/bushfireprone>. The Amendment will lower bushfire risks compared to the current uses in SU23 through the removal of aged persons' village and nursing home which are vulnerable land uses. Subject to what uses are proposed at the Development Application stage, it will be necessary to prepare a BAL assessment. While noting this, a range of measures will assist to lower bushfire risks on the site including provision of appropriate water supplies, fire hydrants, low-fuel areas around buildings and multiple access/escape routes.

### 5.8 Vehicular Access and Car Parking

Access and traffic impacts were considered in Amendment 18.

The site has frontage to Chester Pass Road, Mercer Road and Viastra Drive. Vehicular access will, however, be limited to/from Viastra Drive. Future access will comply with sight distance standards which will facilitate safety for road users.

Traffic impacts from the site will be modest and can readily be accommodated on adjoining roads as has been demonstrated through various traffic impact assessments. The existing road network and intersections have sufficient capacity to address traffic generation from proposed development uses on the site without undermining traffic operations or safety.

The traffic generation from the site will be minor compared to Chester Pass Mall, the Bunnings Warehouse and other traffic generation in the area.

The site will accommodate car parking on-site.

### 5.9 Local Development Plan

Based on advice from the local government, the Amendment proposes to delete the requirement to prepare design guidelines for SU23. References to design guidelines for the site are now more effectively addressed through a Local Development Plan. The required Local Development Plan is required to be prepared to the satisfaction of the local government.

Accordingly, there is a statutory requirement to prepare a Local Development Plan for SU23. The Local Development Plan will provide assurances to the City and other stakeholders that relevant matters will be suitably addressed.

At the Amendment stage, there are some known design parameters such as no direct vehicular access to Chester Pass Road. There are, however, various unknown design parameters/different options including the mix of uses and their land requirements. These matters will be clarified and addressed in greater detail through the Local Development Plan.

The landowner intends to develop a medical centre/pharmacy in the north-west section. With the current health and economic changes and challenges, the final footprint will not however be known for some time. Accordingly, the Amendment does not prescribe the footprint for the medical centre/pharmacy as this has yet to be finalised. It is noted there are more rules applying to this small commercial/community site than most other comparable properties in Albany.

### 5.10 Servicing

The site is already appropriately serviced. It is not envisaged that upgrading of services is required to facilitate the Amendment.

### 5.11 Supporting the Local Economy

As previously outlined, the Amendment is consistent with the planning framework. Approval and implementation of the Amendment will assist to encourage additional commercial and community

activity on the site (which forms part of an activity centre), assist with job creation and will have various economic benefits. This includes it will support local employment, assist in a more sustainable local economy and it will add to Albany's overall viability, vitality and prosperity as a regional centre.

### 5.12 Future Subdivision and/or Boundary Realignment

As part of the Local Development Plan, it is expected that the future lot designs will be addressed. In time, as part of a subdivision application, Lots 201 – 203 will either be realigned or amalgamated and extended to ensure they have legal and practical vehicular access to Viastra Drive.

### 5.13 Visual Impact/Design

This will be addressed through the Local Development Plan. A range of requirements are set out in SU23.

### 5.14 Planning Justification

The planning justification for the Amendment is summarised below in Table 2:

Table 2 – Summarised Planning Justification				
Strategic	Land Use Planning	Environment, Landscape and Heritage	Transport and Servicing	Economic and Community
<p>The Amendment is consistent with the State, regional and local planning framework including that it promotes job creation and development in an activity centre.</p>	<p>The site is well located for commercial and community development including that it is compatible with adjoining and nearby uses.</p> <p>The site is suitable and capable for commercial and community uses.</p> <p>Development will be effectively controlled through Scheme provisions plus the requirement to prepare a Local Development Plan.</p>	<p>The site contains no environmental assets and will not create adverse environmental impacts.</p> <p>Bushfire risks will be lowered through the removal of vulnerable land uses.</p> <p>There are manageable landscape impacts and there are opportunities to upgrade the landscaping. This will, in part, be addressed through the Local Development Plan.</p>	<p>Traffic impacts can be readily accommodated on adjoining roads.</p> <p>Car parking will be contained on-site.</p> <p>The site is appropriately serviced.</p>	<p>It will promote job creation by supporting development within an activity centre and assist to diversify and grow the local economy.</p> <p>The proposal will assist in enhancing Albany as a regional centre and assist in creating jobs.</p> <p>The proposal will assist to enhance Albany through adding to its overall viability, vitality and prosperity and adding to the range of services that can be provided.</p>

In view of the above, the Amendment is consistent with the planning framework and the principles of orderly and proper planning.

## 6. CONCLUSION

This report confirms that the Amendment, which modifies and extends the range of uses within SU23 and rezones a portion of Lot 1004 Viastra Drive to Highway Commercial:

- Is consistent with the planning framework;
- It respects the local context; and
- Will assist to facilitate suitable and feasible development on a site that forms part of an activity centre.

The support of the WAPC and the Hon. Minister for Planning is requested to approve the Amendment to modify and extend the range of uses in Special Use No. 23 for Lots 201, 202 and 203 Chester Pass Road and portion of Lot 1004 Viastra Drive, Lange along with rezoning a portion of Lot 1004 Viastra Drive to Highway Commercial.

## PLANNING AND DEVELOPMENT ACT 2005

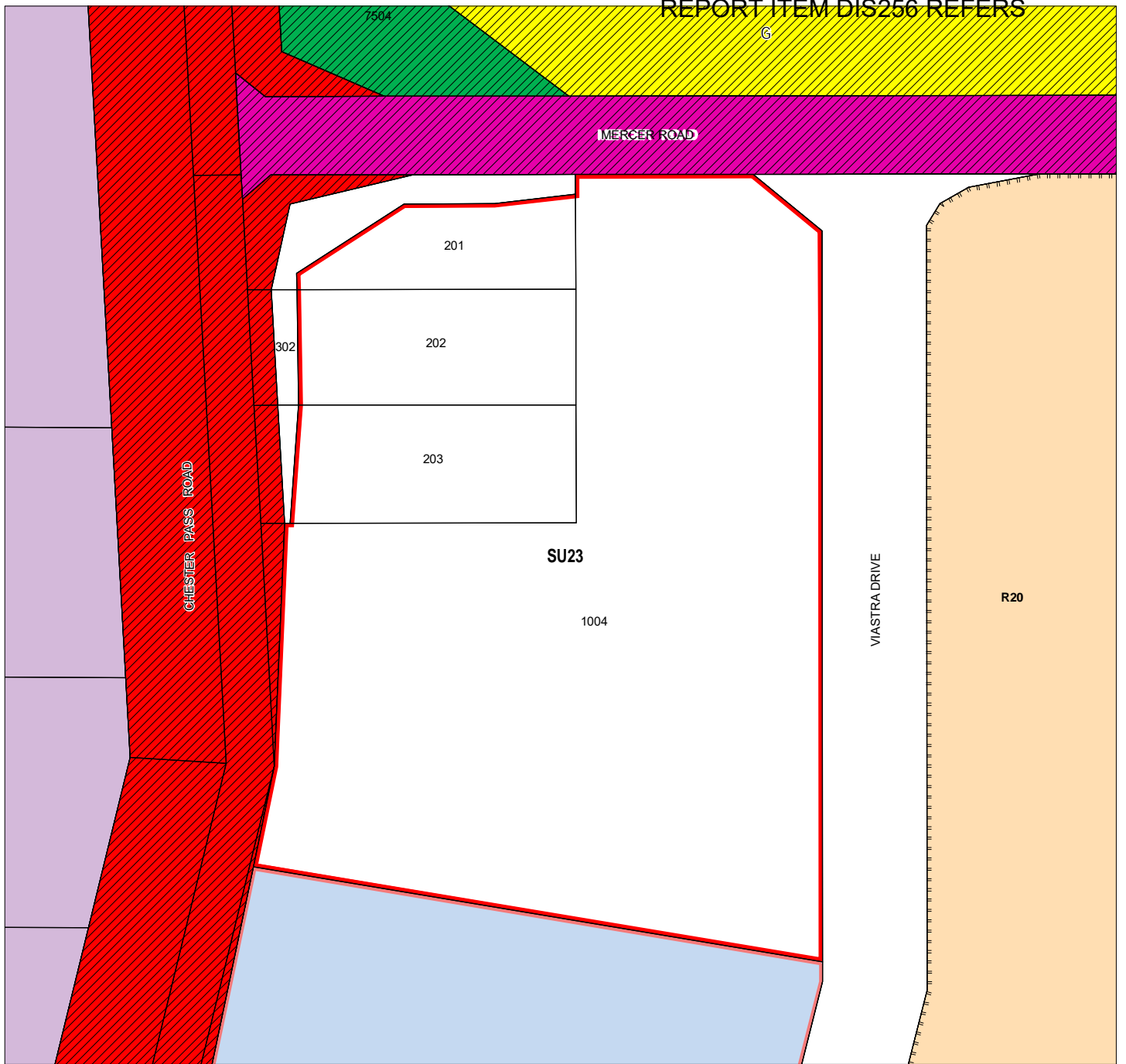
## CITY OF ALBANY

## LOCAL PLANNING SCHEME No. 1

## AMENDMENT No. 36

The City of Albany under and by virtue of the powers conferred upon it in that behalf by the *Planning and Development Act 2005* hereby amends the above local planning scheme by:

1. In Schedule 4 Special Use Zones, for Special Use Zone No.23 (SU23), delete the Special Uses of "Aged Persons' Village" and "Nursing Home".
2. In Schedule 4 for SU23, add the Special Uses of:
  - Child Care Premises
  - Community Purpose
  - Recreation-Private
  - Veterinary Centre
3. In Schedule 4 for SU23, modify the "Conditions" column by:
  - Adding "as a 'D' use" after "Local Government" in Condition 1.
  - Replacing "Structure Plan and/or Local Development Plan and Design Guidelines" with "Local Development Plan" in Condition 1.
  - Replacing "Design Guidelines" with "Local Development Plan" in Condition 2.
4. Rezone a portion of Lot 1004 Viastra Drive, Lange from "Special Use (SU23)" to "Highway Commercial".



**EXISTING SCHEME MAP**

**Legend**

- |  |                          |  |                           |
|--|--------------------------|--|---------------------------|
|  | Cadastre with Lot number |  | LPS Reserves              |
|  | R Codes                  |  | Local road                |
|  | Major road               |  | Parks and recreation      |
|  | Highway commercial       |  | Priority road             |
|  | Light industry           |  | G Public use : Government |
|  | Residential              |  | Special use               |

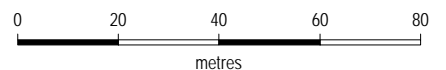


Department of Planning,  
Lands and Heritage

**City of Albany**

Local Planning Scheme No. 1




Amendment No. 36





**PROPOSED SCHEME AMENDMENT MAP**

**Legend**

-  Cadastre with Lot number
- LPS Zones and Reserves Amendments
  -  Highway commercial
  -  Special use

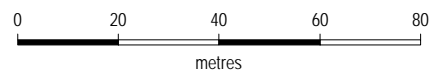


Department of Planning,  
Lands and Heritage

**City of Albany**

Local Planning Scheme No. 1

Amendment No. 36



COUNCIL ADOPTION FOR ADVERTISING

This Standard Amendment was adopted for advertising by resolution of the Council of the City of Albany at the Ordinary Meeting of the Council held on the ..... day of .....2020.

.....

MAYOR

.....

CHIEF EXECUTIVE OFFICER

COUNCIL RECOMMENDED/SUBMITTED FOR APPROVAL

This Standard Amendment was supported for submission to the Minister for Planning for approval by resolution of the City of Albany at the Ordinary Meeting of the Council held on the ..... 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

.....

CHIEF EXECUTIVE OFFICER

WAPC RECOMMENDED/SUBMITTED FOR APPROVAL

.....

DELEGATED UNDER S.16 OF THE PLANNING AND DEVELOPMENT ACT 2005

DATE.....

APPROVAL GRANTED

.....

MINISTER FOR PLANNING S.87 OF THE PLANNING AND DEVELOPMENT ACT 2005

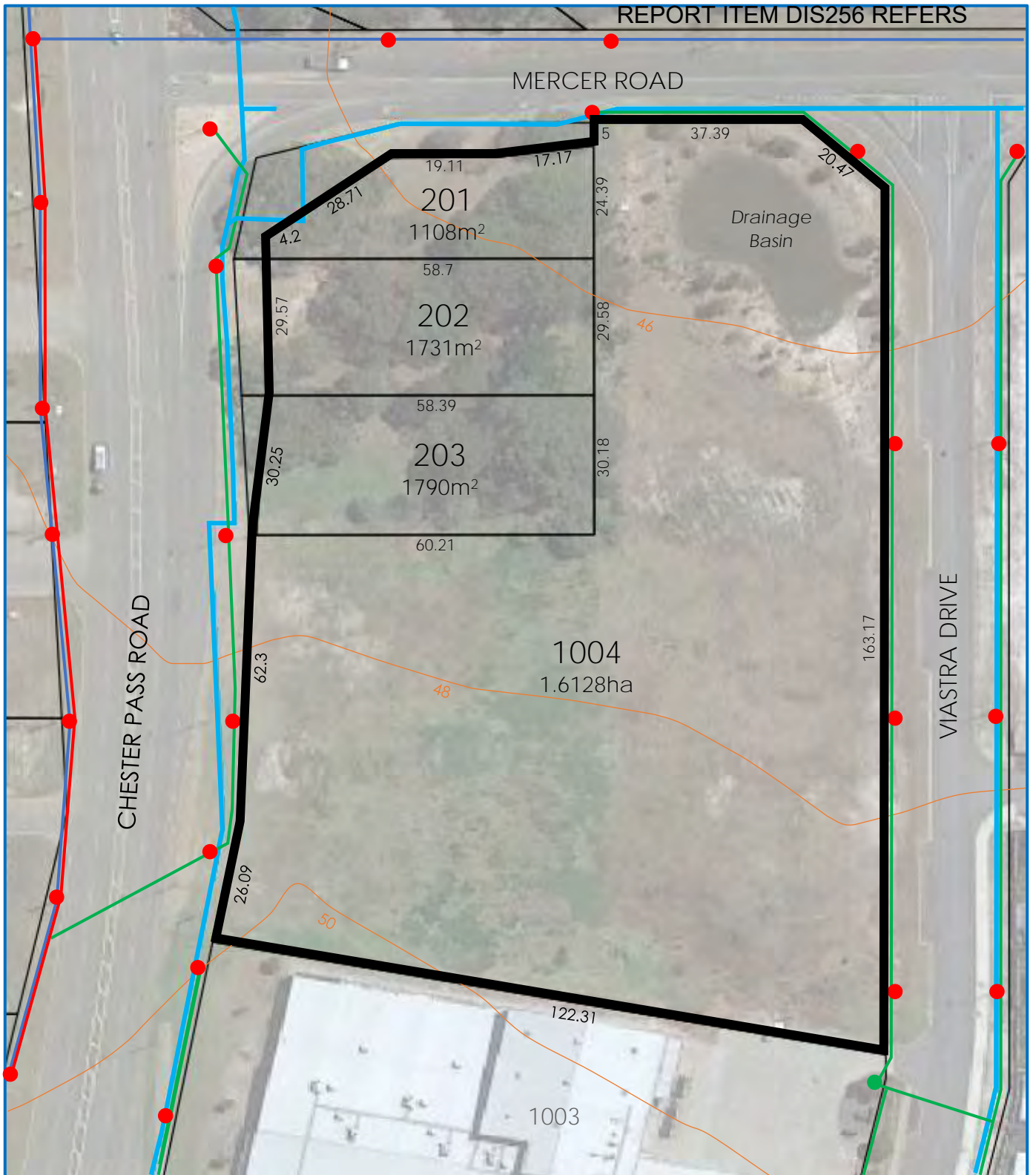
DATE.....



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# ATTACHMENT 1

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AMENDMENT SITE PLAN

Lots 201, 202 & 203 Chester Pass Road & Lot 1004 Viastra Drive  
 Lange  
 City of Albany



Legend

- Amendment Site
- Contours (2m)
- Western Power Powerpole
- Western Power Distribution Overhead Powerline High Voltage 1kV – 33kV
- Western Power Distribution Overhead Powerline Low Voltage 1kV – 33kV
- Western Power Distribution Underground Cable
- Western Power Pillar
- Underground Water Pipe



Edge Planning & Property  
 134 Hare Street, Mount Clarence  
 ALBANY WA 6330  
 W: www.edgeplanning.com.au  
 E: info@edgeplanning.com.au  
 M: 0409 107 336

REV	DESCRIPTION	DATE	STATUS
A	AMENDMENT SITE	200317	APPROVED
	DESCRIPTION	YYMMDD	

DRAWING NUMBER  
 EP 200317 01

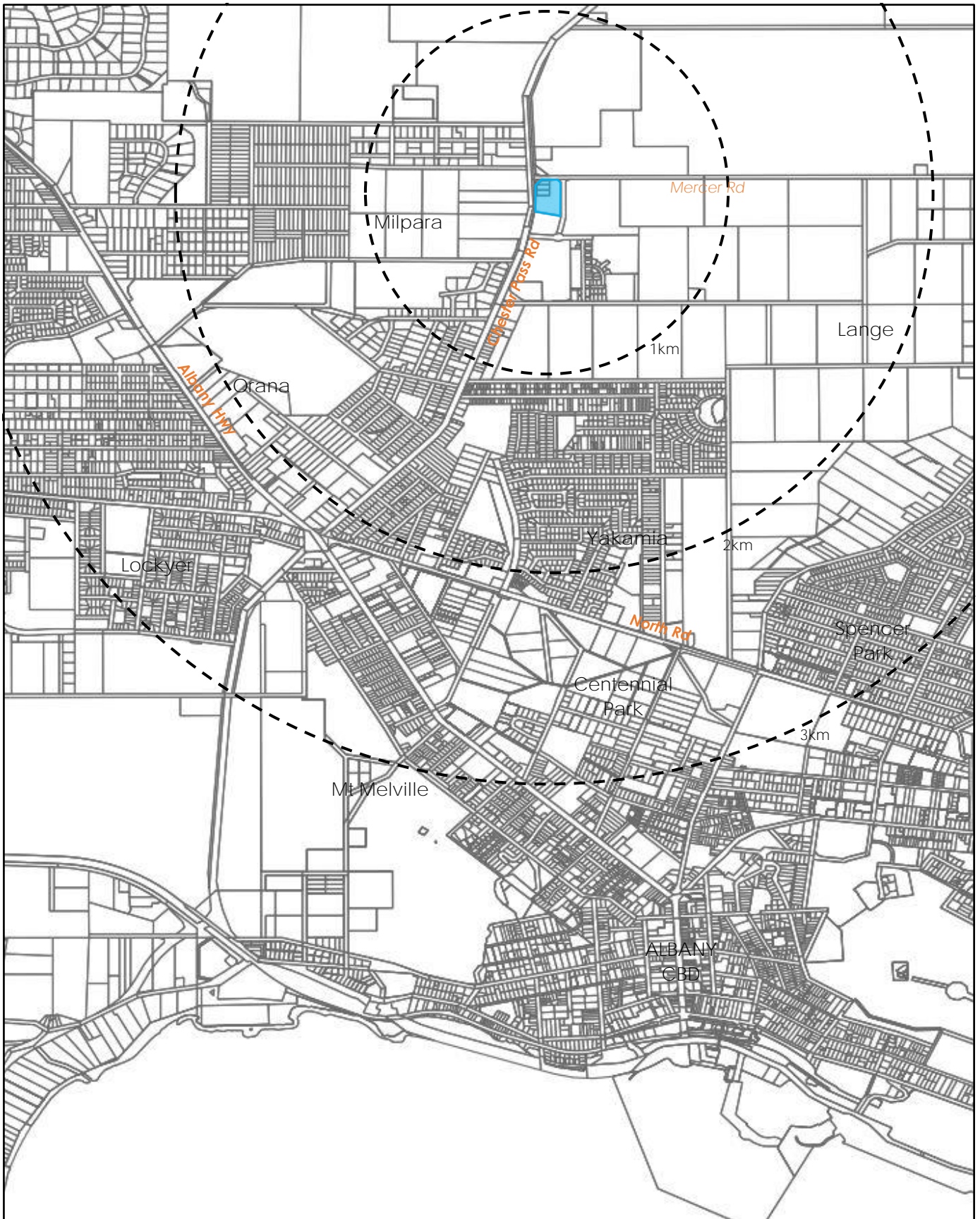
REV  
 B

Issued for design intent only. All areas and dimensions are subject to detail design & survey.

---

# ATTACHMENT 2

---



### LOCATION PLAN

Lots 201, 202 & 203 Chester Pass Road  
Lot 1004 Viastra Drive  
Lange

City of Albany



Edge Planning & Property  
134 Hare Street, Mount Clarence  
ALBANY WA 6330  
W: [www.edgeplanning.com.au](http://www.edgeplanning.com.au)  
E: [steve@edgeplanning.com.au](mailto:steve@edgeplanning.com.au)  
M: 0409 107 336

---

# ATTACHMENT 3

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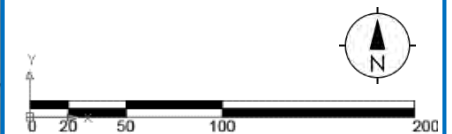
# REPORT ITEM DIS256 REFERS



CONTEXT PLAN  
 Lots 201, 202 & 203 Chester  
 Pass Road & Lot 1004  
 Viastra Drive  
 Lange  
 City of Albany

### Legend

 Amendment Site



REV	DESCRIPTION	DATE	STATUS
A	CONTEXT PLAN	200317	APPROVED
		YYMMDD	



Edge Planning & Property  
 134 Hare Street, Mount Clarence  
 ALBANY WA 6130  
 W: www.edgeplanning.com.au  
 E: steve@edgeplanning.com.au  
 M: 0409 107 336

DRAWING NUMBER  
 EP 200317 02  
 REV  
 B

Issued for design intent only. All areas and dimensions are subject to detail design & survey.

---

# ATTACHMENT 4

---

WESTERN



AUSTRALIA

REGISTER NUMBER <b>201/DP400007</b>	
DUPLICATE EDITION <b>2</b>	DATE DUPLICATE ISSUED <b>20/2/2017</b>

**RECORD OF CERTIFICATE OF TITLE**  
UNDER THE TRANSFER OF LAND ACT 1893

VOLUME **2820** FOLIO **132**

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.



REGISTRAR OF TITLES

**LAND DESCRIPTION:**

LOT 201 ON DEPOSITED PLAN 400007

**REGISTERED PROPRIETOR:**  
(FIRST SCHEDULE)

ENANBY PTY LTD OF 12 CAREY STREET BUNBURY WA 6230

(T N558358 ) REGISTERED 20/2/2017

**LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:**  
(SECOND SCHEDULE)

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.  
\* Any entries preceded by an asterisk may not appear on the current edition of the duplicate certificate of title.  
Lot as described in the land description may be a lot or location.

-----END OF CERTIFICATE OF TITLE-----

**STATEMENTS:**

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: DP400007  
PREVIOUS TITLE: 1270-820  
PROPERTY STREET ADDRESS: 214 CHESTER PASS RD, LANGE.  
LOCAL GOVERNMENT AUTHORITY: CITY OF ALBANY





WESTERN



AUSTRALIA

REGISTER NUMBER <b>N/A</b>	
DUPLICATE EDITION <b>2</b>	DATE DUPLICATE ISSUED <b>20/2/2017</b>

**RECORD OF CERTIFICATE OF TITLE**  
UNDER THE TRANSFER OF LAND ACT 1893

VOLUME **2820** FOLIO **133**

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.



REGISTRAR OF TITLES

**THIS IS A MULTI-LOT TITLE**

**LAND DESCRIPTION:**

LOTS 202 & 203 ON DEPOSITED PLAN 400007

**REGISTERED PROPRIETOR:**  
(FIRST SCHEDULE)

ENANBY PTY LTD OF 12 CAREY STREET BUNBURY WA 6230

(T N558358 ) REGISTERED 20/2/2017

**LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:**  
(SECOND SCHEDULE)

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.  
\* Any entries preceded by an asterisk may not appear on the current edition of the duplicate certificate of title.  
Lot as described in the land description may be a lot or location.

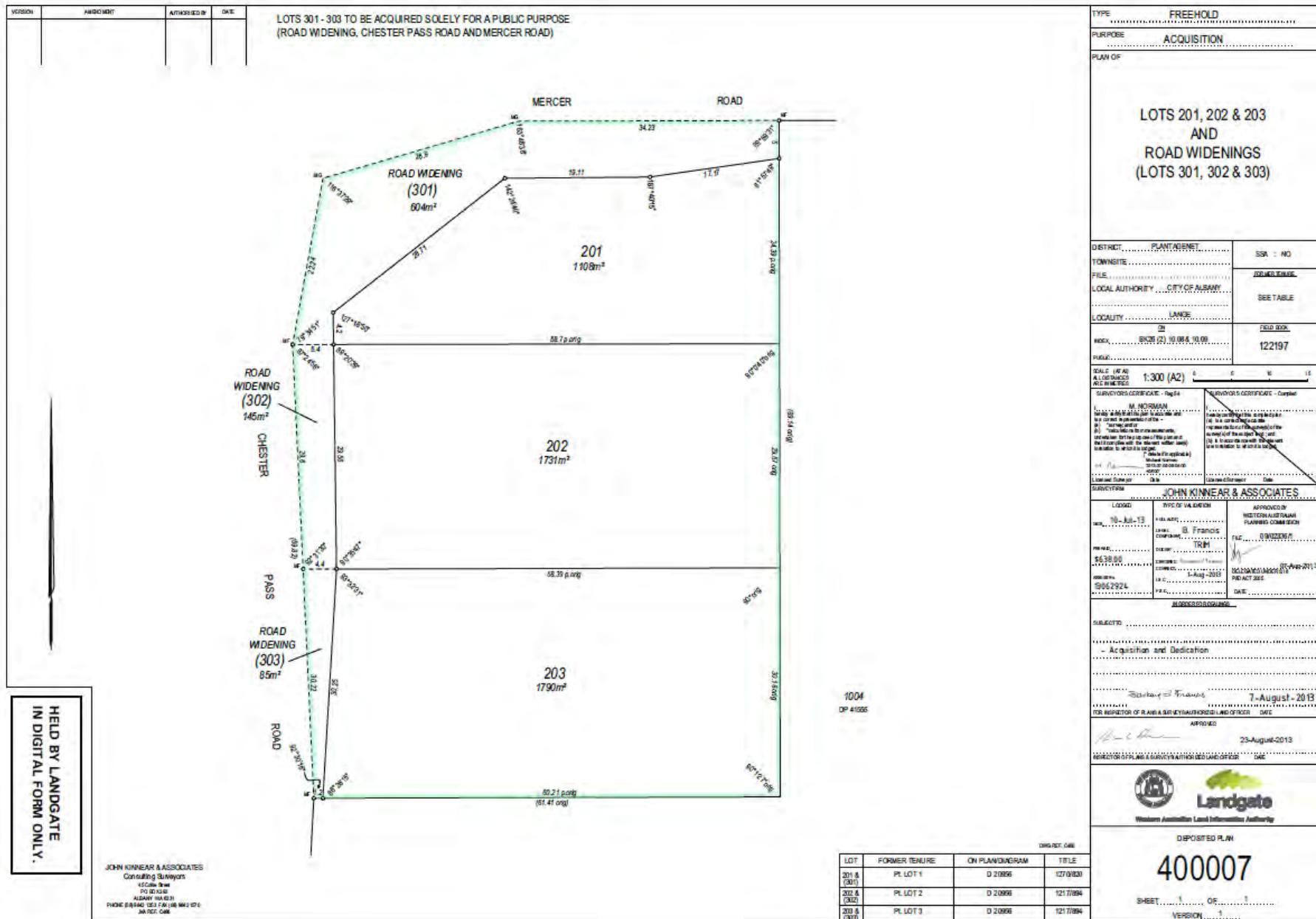
-----END OF CERTIFICATE OF TITLE-----

**STATEMENTS:**

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: DP400007  
PREVIOUS TITLE: 2820-129, 2820-130  
PROPERTY STREET ADDRESS: 212 CHESTER PASS RD, LANGE (202/DP400007).  
210 CHESTER PASS RD, LANGE (203/DP400007).  
LOCAL GOVERNMENT AUTHORITY: CITY OF ALBANY

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WESTERN



AUSTRALIA

REGISTER NUMBER <b>1004/DP41555</b>	
DUPLICATE EDITION <b>5</b>	DATE DUPLICATE ISSUED <b>5/12/2016</b>

**RECORD OF CERTIFICATE OF TITLE**  
UNDER THE TRANSFER OF LAND ACT 1893

VOLUME **2623** FOLIO **478**

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.



REGISTRAR OF TITLES

**LAND DESCRIPTION:**

LOT 1004 ON DEPOSITED PLAN 41555

**REGISTERED PROPRIETOR:**  
(FIRST SCHEDULE)

CLOUDY BEACH INVESTMENT COMPANY PTY LTD OF 12 CAREY STREET, BUNBURY  
(TP N077871 ) REGISTERED 30/7/2015

**LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:**  
(SECOND SCHEDULE)

- EASEMENT BURDEN CREATED UNDER SECTION 167 P. & D. ACT FOR DRAINAGE PURPOSES TO CITY OF ALBANY - SEE DEPOSITED PLAN 41555.
- J745625 RESTRICTIVE COVENANT TO COMMISSIONER OF MAIN ROADS - SEE DEPOSITED PLAN 41555. REGISTERED 16/5/2006.
- N500260 MORTGAGE TO COMMONWEALTH BANK OF AUSTRALIA REGISTERED 5/12/2016.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.  
\* Any entries preceded by an asterisk may not appear on the current edition of the duplicate certificate of title.  
Lot as described in the land description may be a lot or location.

-----END OF CERTIFICATE OF TITLE-----

**STATEMENTS:**

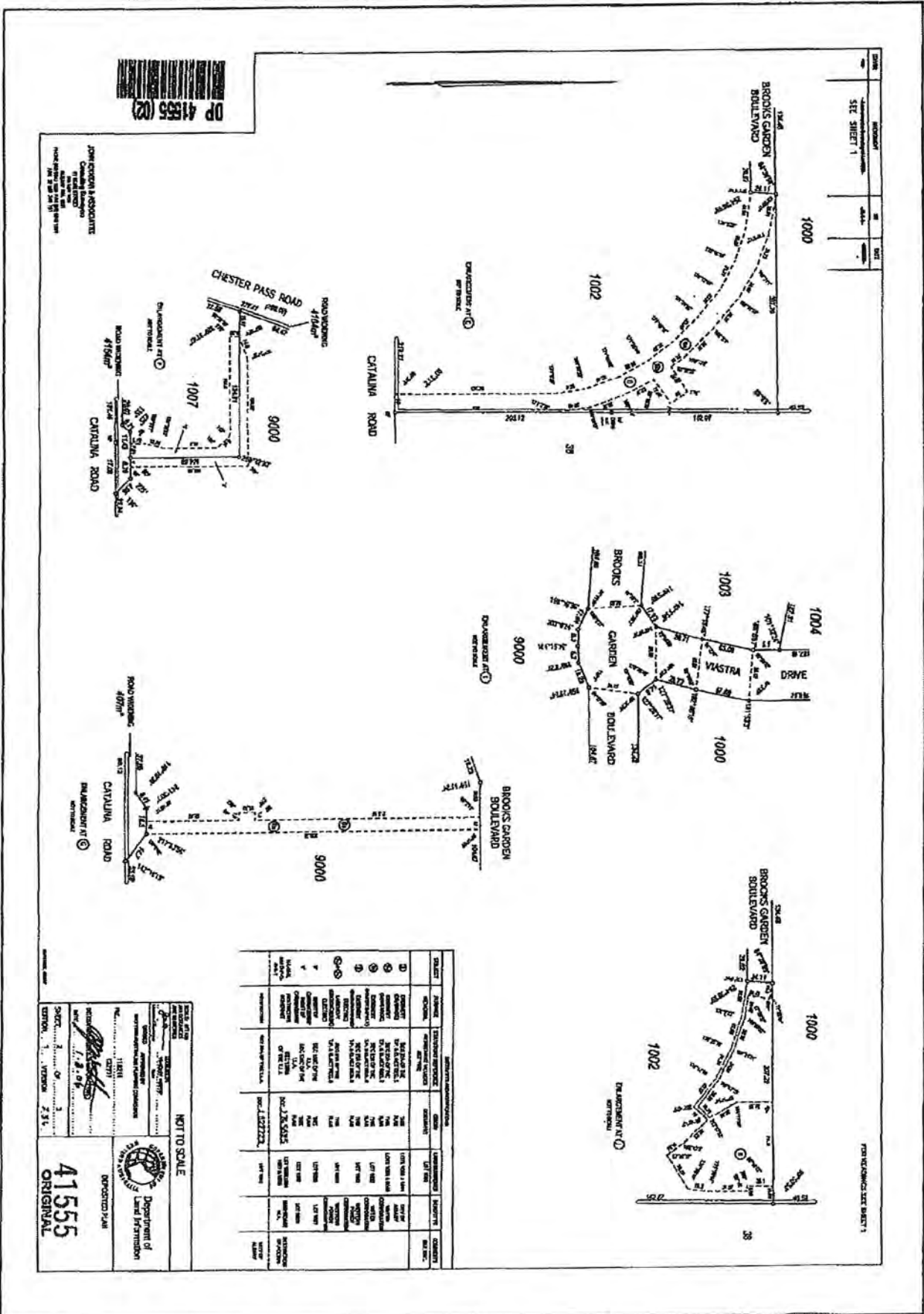
The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: DP41555  
PREVIOUS TITLE: 1411-886, 1503-679, 1503-680, 2083-426  
PROPERTY STREET ADDRESS: NO STREET ADDRESS INFORMATION AVAILABLE.  
LOCAL GOVERNMENT AUTHORITY: CITY OF ALBANY

NOTE 1: L635401 SECTION 138D TLA APPLIES TO CAVEAT K254991



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Department of Land Information

41555 ORIGINAL

DATE: 11/21/11

BY: [Signature]

REVISION: 1

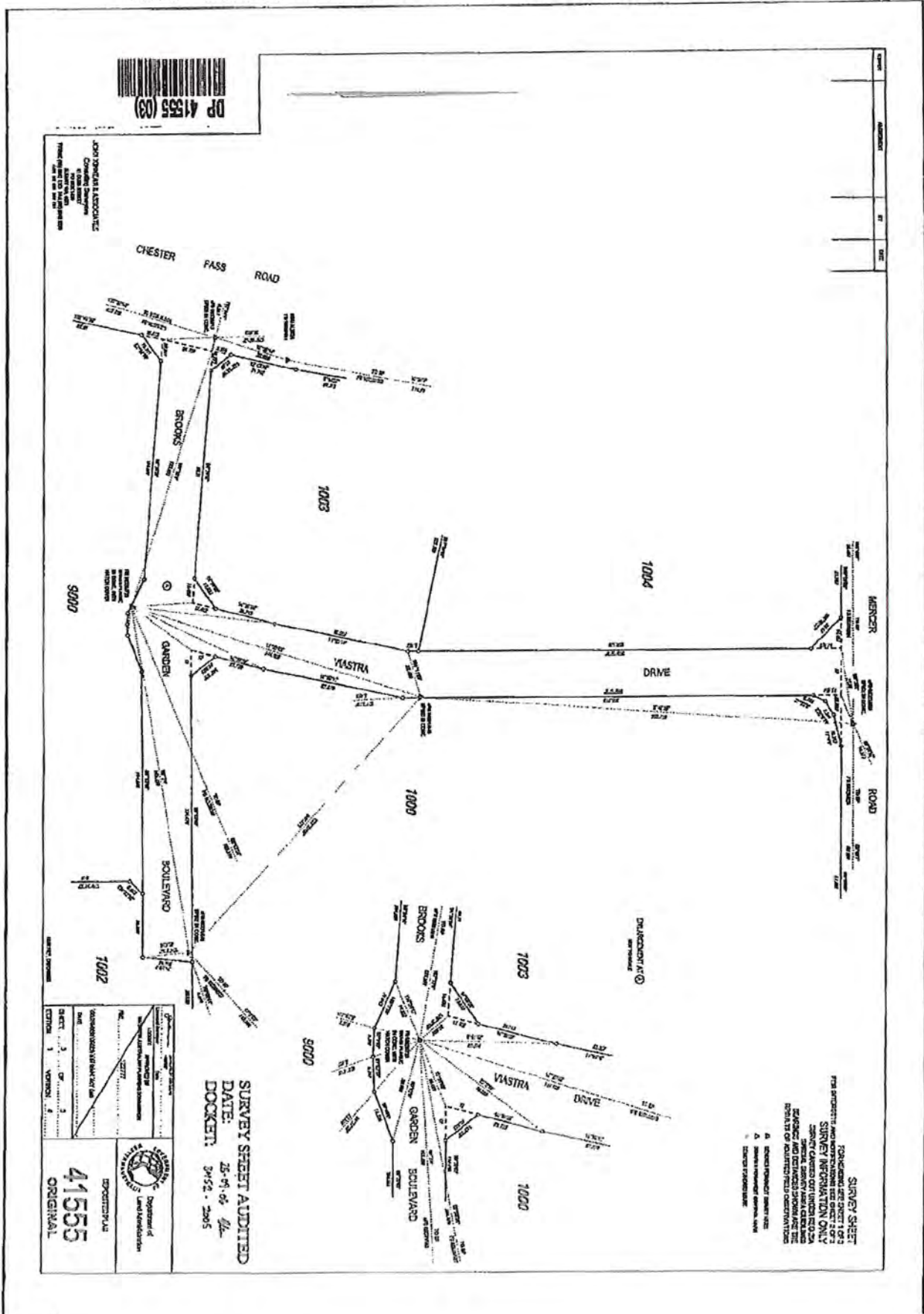
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DP 41555 (02)

JOHN HERRON ASSOCIATES  
 Consulting Engineers  
 11511 115th Ave SE  
 Bellevue, WA 98004  
 Phone: 206.461.1111  
 Fax: 206.461.1112

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# ATTACHMENT 5

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# Local Planning Strategy 2019

Figure 2: Urban



## Legend

Designation					
	Rural		Commercial		Neighbourhood Centre
	Parks and Recreation		Industry		Future Neighbourhood Centre
	Rural Living		Public Use		Local Centre
	Urban		Regional Centre		Future Local Centre
	Existing Tourism Accommodation Sites		Urban Growth		Rural Enterprise

## Strategic Direction/Action

<b>4</b>	Protect agricultural land from urban sprawl and inappropriate development	<b>IA1</b>	Investigation Area 1 - Centennial Park Urban Renewal Area
<b>5</b>	Direct urban settlement growth of Albany to areas designated as 'urban growth'	<b>IA2</b>	Investigation Area 2 - Wool Stores
<b>6</b>	Direct rural living settlement of Albany to areas designated as 'rural living'	<b>IA3</b>	Investigation Area 3 - Neighbourhood and Local Centres
<b>7</b>	Support the collaboration between the City and State government in the redevelopment of the Spencer Park Urban Renewal Area	<b>IA4</b>	Investigation Area 4 - Mirambeena Strategic Industrial Area
<b>8</b>	Identify localities or precincts in the City suitable to increase residential densities (infill development) based on accessibility to services and facilities, utility infrastructure, heritage, character and amenity, and land capability	<b>IA5</b>	Investigation Area 5 - Pendeen Expansion Area
<b>9</b>	Continue to protect the primacy of the regional centre, identify its unique identity and build upon this, facilitate new mixed-use commercial development, increase the density and diversification of housing within and surrounding the regional centre, protect and enhance the heritage character, improve public realm with universal access, improve public transport, walkability and bikeability, diversify users - residents (age and cultural diversity), workers and visitors that engage with the regional centre and attract the location of regional facilities	<b>IA6</b>	Investigation Area 6 - Proposed Ardross Estate Light Industrial Area
<b>10</b>	Identify education precincts in conjunction with activity centres and support diversification of housing and land uses to cater for accommodation, entertainment and shopping needs of students	<b>IA7</b>	Investigation Area 7 - Lot 2 Hanrahan Road (CSBP Fertiliser Depot)
<b>11</b>	Advocate for the completion of the Ring Road	<b>IA8</b>	Investigation Area 8 - Robinson Industrial Area
<b>12</b>	Facilitate the planning and construction of key link roads	<b>IA9</b>	Investigation Area 9 - Gledhow Industrial Area
<b>13</b>	Advocate for development of industry in Mirambeena	<b>IA10</b>	Investigation Area 10 - Mueller Road
		<b>IA11</b>	Investigation Area 11 - Protection of Yakamia Creek and Lake Seppings
		<b>IA12</b>	Investigation Area 12 - Implementation of the Emu Point to Middleton Beach Coastal Hazard Risk Management Adaptation Plan
		<b>IA13</b>	Investigation Area 13 - Potential Airport Business Area

Other			
	Rail		Macro-corridors
	Indicative Rail Spur Extension		Landscape Protection Areas
	Primary Road		SCA PDWSA
	District Road		Housing Strategy
	Significant waterway		Education Precinct
	Strategic Important Road Extensions		Strategic Infrastructure
	Investigation Area 4 - Mirambeena Strategic Industrial Area		
	Investigation Area 12 - Emu Point to Middleton Beach CHRMAP		

1 0.5 0 Kilometers

1:100,000

SCALE @ A3

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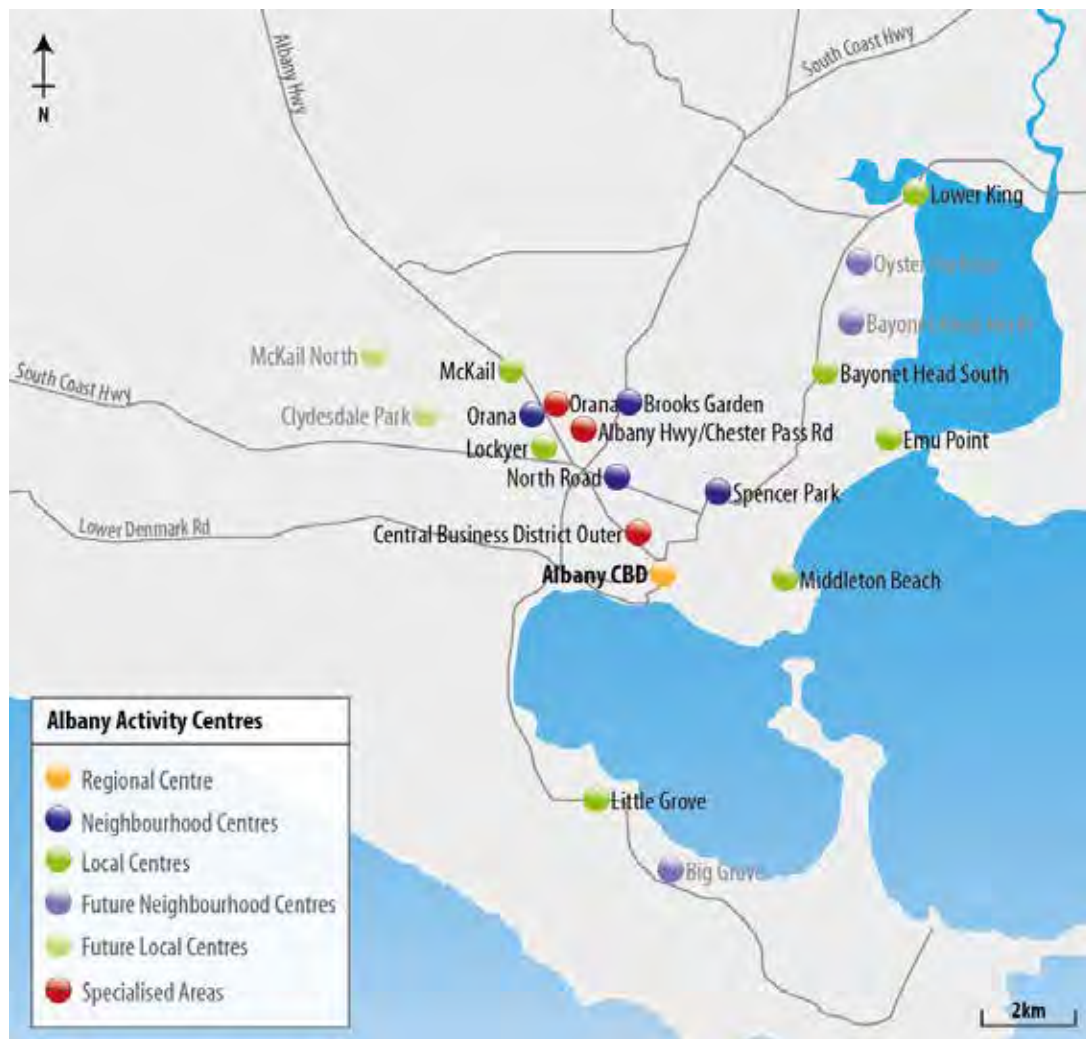
MXD: X:\Planning\_Development\Planning\_Services\Strategic\_Planner\ALPS\_Review\new ALPS\MXD's\_&\_shapefiles\Fig 2 Urban.aprx Date Printed: 19/11/2019

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# ATTACHMENT 6




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Figure 36. Activity centre map



Source: Pracsys 2015

Figure 37. Current Activity Centre Hierarchy

Current Centre Type	Function	Typical Land Uses	Name
 <p>Neighbourhood Centre</p>	<p>A focus on servicing the daily and weekly needs of residents. Their relatively smaller scale catchment enables them to have a greater local community focus and provide services, facilities and job opportunities that reflect the particular needs of their catchments.</p>	<p>Convenience retail (e.g. Specialty Shops, Supermarkets, Convenience Goods, Personal Services) Local professional and services offices Community purpose</p>	<p>Bayonet Head North (Future) Bayonet Head South Brooks Garden North Road Orana Oyster Harbour (future) Spencer Park Big Grove (future)</p>
 <p>Local Centre</p>	<p>Some daily and weekly household shopping needs, community facilities and a small range of other convenience services.</p>	<p>Convenience retail Personal services Local offices Community purpose</p>	<p>Clydesdale Park (future) Emu Point Little Grove Lockyer Lower King McKail General Store McKail North (future) Middleton Road</p>
 <p>Specialised Centre</p>	<p>Provides for a regionally significant strategic purpose or service industry. The function will be unique for each centre.</p>	<p>Industrial or light industrial Bulky goods and large format retail Convenience retail Offices Other uses as appropriate to the unique function of the centre</p>	<p>Albany Highway Orana Chester Pass Road</p>

**Brooks Garden Neighbourhood Centre**

Current land uses in Brooks Garden are primarily Light Industry, Future Urban, Neighbourhood Centre, Highway Commercial and General Industry (see Figure 50). Primary functions include convenience, comparison and bulky goods retail (see Figure 51). There

are aspirations for this centre to increase the quantity and quality of comparison retail offer and improve the urban form throughout the centre.

**Figure 50. Brooks Garden**



Source: Pracsys 2015

**Figure 51. Brooks Garden strengths, aspirations and challenges**



Source: Pracsys 2015

**Chester Pass Road Specialised Centre**

provide bulky goods retail and comparison retail for City of Albany residents.

Current land uses at Chester Pass are primarily Highway Commercial, Light Industry and General Industry (see Figure 72). Primary functions include bulky goods retail and comparison retail (see Figure 73). There are aspirations for this centre to continue to

**Figure 72. Chester Pass Road**



Source: Pracsys 2015

**Figure 73. Chester Pass Road strengths, aspirations and challenges**



Source: Pracsys 2015

---

# ATTACHMENT 7

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REPORT ITEM DIS256 REFERS

No.	Description of Land	Special Use	Conditions
SU23	Lot 1004 Viastra Drive, Lange Lots 201, 202 and 203 Chester Pass Road, Lange	<p><del>Aged Persons' Village</del></p> <p>Consulting Room</p> <p>Hospital</p> <p>Medical Centre</p> <p>Nursing Home</p> <p><del>and</del> Other ancillary health and support uses approved by the Local Government</p> <p>Pharmacy</p> <p><b>Child Care Premises</b></p> <p><b>Community Purpose</b></p> <p><b>Recreation-Private</b></p> <p><b>Veterinary Centre</b></p>	<ol style="list-style-type: none"> <li>1. All development and land use shall require development approval from the Local Government <b>as a 'D' use</b> and shall be generally in accordance with an approved <del>Structure Plan and/or Local Development Plan and Design Guidelines</del> <b>Local Development Plan</b> prepared by the proponents and endorsed by the Local Government.</li> <li>2. The <del>Design Guidelines</del> <b>Local Development Plan</b> shall address: <ul style="list-style-type: none"> <li>• Building height and bulk;</li> <li>• Setbacks and noise mitigation;</li> <li>• Building design and windows, openings and street frontages/facades;</li> <li>• Materials and colours;</li> <li>• Access, loading/servicing areas and car parking;</li> <li>• Landscaping, public art and signage.</li> </ul> </li> <li>3. The development of the land shall be subject to preparation and implementation of a Stormwater Management Plan.</li> <li>4. No direct vehicular access to Chester Pass Road is permitted.</li> <li>5. The Pharmacy use shall include a dispensary and the sale of incidental &amp; medical products.</li> <li>6. In making application for a Pharmacy Use, the developer shall provide evidence that approval has been granted under the Pharmacy Location Rules as set by the National Health Act 1953 and the National Health (Australian Community Pharmacy Authority Rules) Determination 2006, for as long as these rules are current.</li> </ol>



DFES Land Use Planning [advice@dfes.wa.gov.au](mailto:advice@dfes.wa.gov.au)

EF21403698 - LAMD36 - Your Ref: LAMD36 - Local Planning Scheme Amendment No.36  
Available for Inspection

**DFES Ref: D19726**

**Your Ref: LAMD36**

Dear Mr Adrian Nicoll,

I refer to your email dated 20 January 2021 in relation to the referral of Scheme Amendment no. 36 for lots 201, 202 and 203 Chester Pass Road and Lot 1004 Viastra Drive, Lange.

It is unclear from the documentation provided if the City of Albany has applied *State Planning Policy 3.7 – Planning in Bushfire Prone Areas* (SPP 3.7) to this proposal.

Given the Scheme Amendment seeks to modify and extend the range of uses on SU23 within the subject site, the Amendment provides an opportune mechanism for the coordination of bushfire risk to ensure that it does not result in the introduction or intensification of development or land use in an area that has or will, on completion, have an extreme BHL and/or BAL-40 or BAL-FZ.

It is additionally noted that Section 5.7 of the Amendment Report states that “*No issues were raised relating to bushfire risks in Amendment No. 18.*” Should a Bushfire Management Plan (BMP) have been prepared for Amendment No. 18 then the BMP may require updating. Circumstances where a BMP may require updating are found in Section 6.4.6 of the Guidelines for Planning in Bushfire Prone Areas.

SPP 3.7 seeks to reduce vulnerability to bushfire through the identification and consideration of bushfire risks in decision-making at all stages of the planning and development process.

A BMP is required to accompany strategic planning proposals, subdivision and development applications in areas above BAL–LOW or areas with a bushfire hazard level above low (refer to clause 6.2b). A BMP includes the bushfire assessment, identification of the bushfire hazard issues arising from the relevant assessment and a clear demonstration that

compliance with the bushfire protection criteria contained within Appendix 4 of these Guidelines, is or can be achieved.

The BMP should be prepared as early as possible in the planning process and progressively refined or reviewed as the level of detail increases. The level of detail provided within a BMP should be commensurate with the applicable planning stage and scale of the proposal or application.

Should you apply SPP 3.7 then, we request the relevant information pursuant to this policy be forwarded to DFES to allow us to review and provide comment prior to the City endorsement of the Scheme Amendment.

Land Use Planning staff are available to discuss planning proposals and provide general bushfire advice at any stage of the planning process. Please do not hesitate to contact me on the number below, should you require clarification of any of the matters raised.

Kind regards



**Joel Gajic**

**Senior Land Use Planning Officer | Land Use Planning**

DFES Land Use Planning | Emergency Services Complex | 20 Stockton Bend Cockburn Central  
WA 6164 | PO Box P1174 Perth WA 6844

**T** : 9395 9739 **E** : [joel.gajic@dfes.wa.gov.au](mailto:joel.gajic@dfes.wa.gov.au) **W** : [dfes.wa.gov.au](http://dfes.wa.gov.au)



FOR A SAFER STATE



Department of **Planning,**  
**Lands and Heritage**

Your ref: LAMD36/PA98370/AMDLAMD36  
Our ref: PLH00010-2021  
Enquiries: Lorna Cooper (08) 6551 7929

Mr Adrian Nicoll  
Senior Planning Officer  
City of Albany  
102 North Road  
YAKAMIA WA 6330

Dear Mr Nicoll

**LOCAL PLANNING SCHEME NO. 1 SCHEME AMENDMENT NO. 36 - LOTS  
201, 202 AND 203 CHESTER PASS ROAD AND LOT 1004 VIASTRA DRIVE,  
LANGE**

Thank you for your letter dated 19 January 2021 regarding the Scheme Amendment application, for Lots 201, 202 and 203 Chester Pass Road and Lot 1004 Viastra Drive, Lange, City of Albany.

I have reviewed the Aboriginal Heritage Register of Places and Objects as well as the DPLH Aboriginal Heritage database. The results indicate that the proposed works do not intersect with the boundary of any Aboriginal sites or heritage places. Therefore, the proponent should be advised that no approvals under the *Aboriginal Heritage Act 1972* are required.

If you have any further queries regarding the above, please contact me on (08) 6551 7929 or [lorna.cooper@dplh.wa.gov.au](mailto:lorna.cooper@dplh.wa.gov.au).

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Lorna Cooper'.

Lorna Cooper  
Senior Heritage Officer

22 January 2021

Charles Sabato [Charles.Sabato@watercorporation.com.au](mailto:Charles.Sabato@watercorporation.com.au)

EF21404375 - LAMD36 - LAMD36 - LOCAL PLANNING SCHEME AMENDMENT NO.36 - LPS No 1

Attention: Adrian Nicoll

Thank you for your letter dated January 19, 2021 regarding the above amendment.

The Corporation has no concerns with the proposed changes and points out that currently, reticulated water services are available to all properties concerned, whilst wastewater services are only available to Lot 1004 Viastra Drive (plan attached).

Please contact me if you have any further concerns.

Kind Regards,

**Chas Sabato**

Senior Planner - Land Planning  
Development Services

*Available Monday, Tuesday & Thursday*

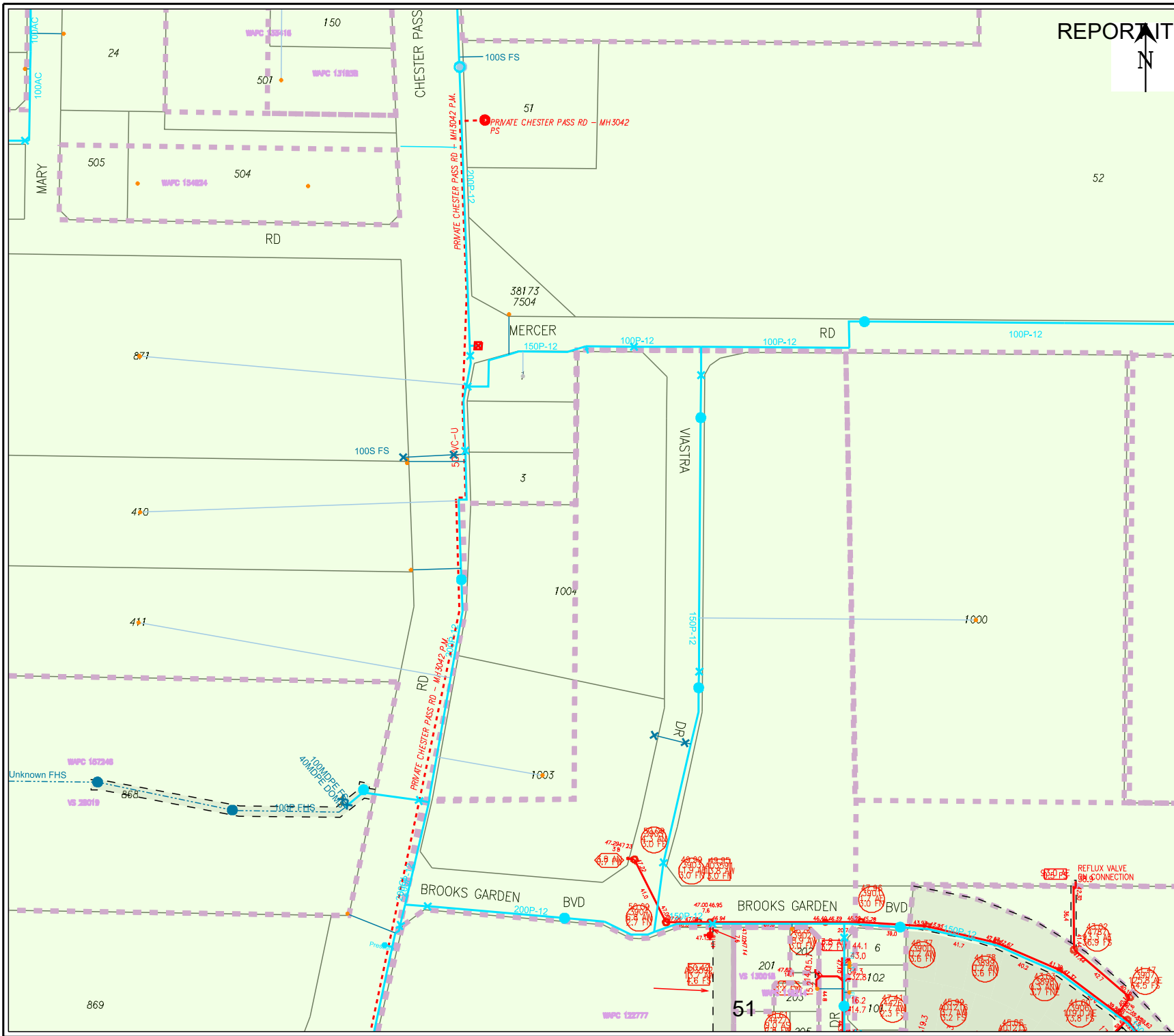
E [Charles.Sabato@watercorporation.com.au](mailto:Charles.Sabato@watercorporation.com.au)

T (08) 9420 2105



[watercorporation.com.au](http://watercorporation.com.au)





# REPORT ITEM DIS256 REFERS



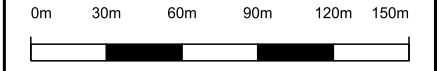
- ### Legend
- Road Casement, Lodged Location - S- surveyed
  - Parcel Edge, Lodged Location - S- surveyed
  - Lot, Lodged Text
  - ▭ Lot Polygon, Proposed Coverage
  - ▭ Reserve, Lodged Reserve Text
  - ▭ Crown Allotment, Lodged Text
  - Land Matter Boundary, Boundary
  - ▭ Land Matter Coverage, Coverage
  - ▭ Development Proposal Polygon Coverage
  - ▭ Development Proposal Annotation Annotation
  - Abc Def Street Name Small Size, Name Text
  - Abc Def Street Name Small Size, Type Text
  - Abc Def Sewer Graviy Manhole, Info Text - 1
  - Abc Def Sewer Graviy Manhole, Info Text - 2
  - Abc Def Sewer Graviy Manhole, Info Text - 3
  - Abc Def Sewer Graviy Manhole, \*\*\*\*Symbol\*\*\*\*
  - Abc Def Sewer Graviy Manhole, \*\*\*\*Symbol\*\*\*\* - 2
  - Abc Def Sewer Graviy Manhole, \*\*\*\*Symbol\*\*\*\* - 5
  - Abc Def Sewer Inspection Opening, Text - 1
  - Abc Def Sewer Inspection Opening, Symbol - 1
  - Abc Def Sewer Graviy Pipe, Length Text
  - Abc Def Sewer Graviy Pipe, —CENTRELINE— - 1
  - Abc Def Sewer Graviy Pipe, DIS Invert Text
  - Abc Def Sewer Graviy Pipe, LIS Invert Text
  - Sewer Connection, Freehand Connection
  - Sewer Connection, \*\*\*\*SYMBOL\*\*\*\* - 3
  - Sewer Connection, \*\*\*\*SYMBOL\*\*\*\* - 4
  - Abc Def Sewer Connection, LIS Dist Text
  - Abc Def Sewer Pressure Main Attributes Text
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  - Abc Def Sewer Pressure Main Name Annotation, Text
  - Abc Def Sewer Pump Station Name Text
  - Abc Def Sewer Pump Station, Type/Number Text
  - Abc Def Sewer Pump Station, Symbol
  - Abc Def Sewer Note, Text
  - Sewer Leader Line, Location
  - ▭ Boundaries - Water Zone, Coverage
  - Water Casing, Route (In Use)
  - Water Fitting, Location (Dist) - Dead Plate
  - Water Fitting, Location (Dist) - Connector
  - Water Fitting, Location (Dist) - Change Point
  - Water Fitting, Location (Serv) - Connector
  - Water Hydrant, Location (Dist Design)
  - Water Hydrant, Location (Dist) - Hydrant
  - Water Hydrant, Location (Dist) - Hydrant Tee
  - Water Hydrant, Location (Serv) - Hydrant
  - Water Pipe, Route (Dist) - Potable - Water Corporation
  - Water Pipe, Route (Serv Design) - Potable - Water Corporation
  - Water Pipe, Route (Serv) - Potable - Private
  - Water Valve, Location (Dist) - Open
  - Water Valve, Location (Dist) - Closed
  - Water Valve, Location (Serv) - Open
  - Measurement Point, Location (Dist) - Pressure Point
  - Abc Def Measurement Point, Text - Pressure Point
  - Abc Def Service Annotation, Text
  - Abc Def Water Pipe Size Text, Text - Route (Dist) - Potable - Water Corporation
  - Abc Def Water Pipe Size Text, Text - Route (Serv) - Potable - Private
  - Abc Def Water Pipe Size Text, Text - Route (Serv) - Potable - Water Corporation
  - Service Point Location, Location (Serv) - Active
  - Service Point Location, Location (Serv) - Inactive

Title: chester pass

Author: cs

Print Date: 04/02/2021 13:10:39

Scale 1:3000



Projection: MGA Zone 50 (m)

The Water Corporation has taken due care in the preparation of data comprised on this map but accepts no responsibility for any inaccuracy of facility, cadastral or other information provided nor inappropriate use of this information. The user is reminded that under no circumstances can the information herewith displayed be copied, altered, modified or otherwise published in any form including the Internet without express permission of the Water Corporation. Prior to carrying out any physical activities in proximity to facilities displayed on this map the Water Corporation should be contacted on 13 13 95. Any inaccuracies found with information contained on this map should be advised to Asset Registration on (08) 9420 2069 or Email [asset.registration@watercorporation.com.au](mailto:asset.registration@watercorporation.com.au)

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WEB Great Southern Region [gsreg@mainroads.wa.gov.au](mailto:gsreg@mainroads.wa.gov.au)

EF21404411 - LAMD36 - Main Roads WA Submission LAMD36 Lots 201 - 202 and 203  
Chester Pass Rd H008 and Lot 1004 Viastra Drive - Lange - Albany 21022021

Dear Adrian

Thank you for your correspondence dated 19 January 2021 requesting submissions concerning the  
Local Planning Scheme No 1 proposed Amendment Number 36 (LAMD36).

Main Roads objects to the proposed Scheme Amendment and advises that the rezoning of a portion  
of Lot 1004 does not address the access needs of Lots 201, 202 and 203 to Viastra Drive.

Main Roads has previously advised that direct access to these Lots via Chester Pass Rd and Mercer  
Rd is not possible and these Lots shall require future access to Viastra Drive.

The proposed Scheme Amendment does not adequately address these concerns nor provide clear  
planning advice on their future development access provision.

Regards

*Steven Pickin*

Network Operations Manager (Acting)

Regional Services / Great Southern Region

**p:** 08 9892 0555

**w:** [www.mainroads.wa.gov.au](http://www.mainroads.wa.gov.au)



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Western Australia.*





GOVERNMENT OF  
WESTERN AUSTRALIA

## Environmental Protection Authority

S48A Referrals

**Title:** City of Albany Town Planning Scheme 1 Amendment 36

**Location:** Lot 201, 202, 203 Chester Pass Road and Lot 1004 Viastra Drive, Lange

**Description:** Amendment 36 proposes to keep a portion of the site under the “Special Use (SU23)” zone and to rezone the remaining portion to “Highway Commercial”.  
  
For the portion remaining SU23, the Amendment proposes to delete the existing uses of ‘Aged Persons Village’ and ‘Nursing Home’ and to extend the range of uses, to include Child Care Premises, Community Purpose, Recreation-Private and Veterinary Centre.

**Ref ID:** CMS17925

**Date Received:** 27/11/2020                      **Date Sufficient Information Received:** 27/11/2020

**Responsible Authority:** City of Albany

**Contact:** Adrian Nicoll

**Preliminary Environmental Factors:** Flora and Vegetation and Social Surroundings


**Potential Significant Effects:** Potential clearing of planted trees, however the scheme amendment is not considered likely to have a significant impact on flora and vegetation and social surroundings (amenity).

**Management:** The City should consider the retention of existing vegetation as part of future redevelopment of the site to minimise impacts on social surroundings amenity values.

**Determination:** **Referral Examined, Preliminary Investigations and Inquiries Conducted. Scheme Amendment Not to be Assessed Under Part IV of EP Act. No Advice Given. (Not Appealable).**

The EPA has carried out some investigations and inquiries before deciding not to assess this scheme. In deciding not to formally assess schemes, the EPA has determined that no further assessment is required by the EPA.

This Determination is not appealable.

Deputy Chair Initials: 

Date: 16 December 2020

## Environmental Protection Authority

---

Mr Andrew Sharpe  
Chief Executive Officer  
City of Albany  
PO Box 484  
**ALBANY WA 6331**

Our Ref: CMS 17925  
Enquiries: Angela Coletti, 6364 6430  
Email: [Angela.Coletti@dwer.wa.gov.au](mailto:Angela.Coletti@dwer.wa.gov.au)

Dear Mr Sharpe

**DECISION UNDER SECTION 48A(1)(a)**  
***Environmental Protection Act 1986***

<b>SCHEME</b>	<b>City of Albany Town Planning Scheme 1 Amendment 36</b>
<b>LOCATION</b>	<b>Lot 201, 202, 203 Chester Pass Road and Lot 1004 Viastra Drive, Lange</b>
<b>RESPONSIBLE AUTHORITY</b>	<b>City of Albany</b>
<b>DECISION</b>	<b>Referral Examined, Preliminary Investigations and Inquiries Conducted. Scheme Amendment Not to be Assessed Under Part IV of the EP Act. No Advice Given. (Not Appealable)</b>

Thank you for referring the above scheme to the Environmental Protection Authority (EPA).

After consideration of the information provided by you, the EPA considers that the proposed scheme should not be assessed under Part IV Division 3 of the *Environmental Protection Act 1986* (EP Act) and that it is not necessary to provide any advice or recommendations. I have attached a copy of the Deputy Chair's determination of the scheme.

Please note the following:

- For the purposes of Part IV of the EP Act, the scheme is defined as an assessed scheme. In relation to the implementation of the scheme, please note the requirements of Part IV Division 4 of the EP Act.
- There is no appeal right in respect of the EPA's decision to not assess the scheme.



A copy of the Deputy Chair's determination will be made available to the public via the EPA website.

Yours sincerely

A handwritten signature in black ink, appearing to read 'A. Sutton', with a long horizontal flourish extending to the right.

**Anthony Sutton**  
**Delegate of the Environmental Protection Authority**  
Executive Director  
EPA Services

17 December 2020

Encl. Deputy Chair's Determination

Nicolie Sykora [nicolie.sykora@dwer.wa.gov.au](mailto:nicolie.sykora@dwer.wa.gov.au)

EF21407879 - LAMD36 - Amendment No. 36 - Lots 201, 202, 203 Chester Pass Road and Lot 1004 Viastra Drive, Lange

Your ref: LAMD36

Our ref: PA039737 / DWERDT404173 / DWERT6175

Attn: Adrian Nicoll

Dear Adrian,

**LPS 1 SCHEME AMENDMENT NO.36 – LOTS 201, 202 AND 203 CHESTER PASS ROAD AND LOT 1004 VIASTRA DRIVE, LANGE**

Thank you for providing the Department of Water and Environmental Regulation (DWER) with the opportunity for comment on proposed amendment. DWER had identified that the proposal has the potential for impact on water resource values and management. Key issues and recommendations are provided below and these matters should be addressed:

**Stormwater management**

Potential exists to use the existing drainage basin on the site for stormwater management. The basin could be landscaped for treatment of minor rainfall 'first flush' events. Use of the landscaped basin within a drainage reserve would improve integration of stormwater with the landscape. This is likely to increase amenity and enhance connectivity with the Yakamia catchment area walkways and cycling paths which would be in keeping with an Activity Centre. Potential exists for a green corridor which links the site with an existing parks and recreation reserve and tributary of Yakamia Creek to the south east of the site.

**State Planning Policy 7.1**

The draft State Planning Policy 7.1 Neighbourhood Design (SPP 7.1) is a revised Liveable Neighbourhoods with an elevated SPP status that guides the design of urban development to create sustainable, liveable communities. Element 5 seeks to encourage water sensitive urban design through the application of best planning

practices. It encourages innovative urban water management solutions through the application of best management practices to manage both the quantity and quality of urban stormwater run-off to assist in protecting ecosystems and water quality, and to prevent run-off adversely affecting waterways and surrounding urban form. Water management issues should reflect the policy requirements and guidance in the draft SPP 7.1.

Stormwater management should be consistent with the Stormwater Management Manual for Western Australia (Department of Water 2004 - 2007) and Decision Process for Stormwater Management in Western Australia (Department of Water and Environmental Regulation 2017) and the updated State planning policy 2.9 Planning for water – draft for public consultation.

Should you require any further information on the comments please contact me.

Regards,

Nicolie

Nicolie Sykora

A/Program Manager Planning Advice

South Coast Region

Department of Water and Environmental Regulation

5 Bevan Street, ALBANY, WA 6330

PO Box 525, ALBANY, WA 6331

T: (08) 9841 0123 |

E: [nicolie.sykora@dwer.wa.gov.au](mailto:nicolie.sykora@dwer.wa.gov.au) | [www.dwer.wa.gov.au](http://www.dwer.wa.gov.au)

Twitter: @DWER\_WA

Please note my days of work are Monday, Tuesday, Thursday and Friday (8 am – 4 pm)



Department of Biodiversity,  
Conservation and Attractions



*We're working for  
Western Australia.*

Your ref: LAMD36/PA98370/AMDLAMD36  
Our ref: PRS46546 2016/004765  
Enquiries: Deon Utber  
Phone: (08) 9842 4500  
Email: Deon.Utber@dbca.wa.gov.au

Adrian Nicoll  
Senior Planning Officer – Strategic Planning  
City of Albany  
By Email: [planning@albany.wa.gov.au](mailto:planning@albany.wa.gov.au)

Dear Adrian

**LOCAL PLANNING SCHEME AMENDMENT NO 36 – LOTS 201, 202 AND 203 CHESTER  
PASS ROAD AND LOT 1004 VIASTRA DRIVE, LANGE**

The Department of Biodiversity, Conservation and Attractions South Coast Region has no comments on this scheme amendment.

It is considered that the proposal and any potential environmental impacts will be appropriately addressed through the existing planning framework.

Yours sincerely

Deon Utber  
On behalf of Greg Mair  
REGIONAL MANAGER

2 March 2021

Schedule of Submissions/Recommendations				
Local Planning Scheme Amendment No.36				
Lot 5780 Down Road South, Drome				
No.	Address	Summary of Submissions	City of Albany – Recommendations	City of Albany - Comment
<p><b>Note: This is a broad summary of the submissions only. A copy of the submissions in full has been provided to the Council as a separate document.</b></p>				
<b>AGENCY</b>				
1.	Joel Gajic Department of Fire and Emergency Services 20 Stockton Bend Cockburn Central WA 6164	<p>A Bushfire Management Plan is required to accompany strategic planning proposals, subdivision and development applications in areas above BAL–LOW or areas with a bushfire hazard level above low (refer to clause 6.2b).</p> <p>A Bushfire Management Plan includes the bushfire assessment, identification of the bushfire hazard issues arising from the relevant assessment and a clear demonstration that compliance with the bushfire protection criteria contained within Appendix 4 of these Guidelines, is or can be achieved.</p> <p>The Bushfire Management Plan should be prepared as early as possible in the planning process and progressively refined or reviewed as the level of detail increases.</p> <p>The level of detail provided within a Bushfire Management Plan should be commensurate with the applicable planning stage and scale of the proposal or application.</p>	<p><u>Bushfire Management Plan</u></p> <p>Note comment suggesting that a Bushfire Management Plan (BMP) is needed to demonstrate compliance with bushfire protection criteria stated within the Guidelines for Planning in Bushfire Prone Areas (Appendix 4).</p> <p><b>No modifications recommended.</b></p>	<p><u>Bushfire Management Plan</u></p> <p>A Bushfire Management Plan is believed to be unnecessary as the land is already strategically planned/zoned to accommodate land use and development. Also, on completion of development, the bushfire hazard level will be reduced due to the provision of water supplies (fire hydrants), low-fuel areas around buildings and multiple access/escape routes.</p> <p>Subject to what uses are proposed at the Development Application stage, it will be necessary to prepare a Bushfire Attack Level assessment, which may recommend construction standards to reduce the risk to property and life.</p> <p>The Department of Planning, Lands and Heritage was consulted on this matter. Given the amendment will lower risk compared to the current zoning (including removing aged person's village), it was understood that a BMP is not necessary.</p>
2.	Lorna Cooper Department of Planning, Lands and Heritage 140 William Street Perth WA 6000	<p>I have reviewed the Aboriginal Heritage Register of Places and Objects as well as the DPLH Aboriginal Heritage database.</p> <p>The results indicate that the proposed works do not intersect with the boundary of any Aboriginal sites or heritage places.</p> <p>Therefore, the proponent should be advised that no approvals under the <i>Aboriginal Heritage Act 1972</i> are required.</p>	<p><u>Aboriginal Heritage</u></p> <p>Note comment relating to Aboriginal Heritage.</p> <p><b>No modifications recommended.</b></p>	<p><u>Aboriginal Heritage</u></p> <p>Nil</p>
3.	Chas Sabato Water Corporation 629 Newcastle St, Leederville WA 6007	<p>The Water Corporation has no concerns with the proposed changes and points out that currently, reticulated water services are available to all properties concerned, whilst wastewater services are only available to Lot 1004 Viastra Drive.</p>	<p><u>Reticulated Sewer and Water</u></p> <p>Note comment relating to sewer and water infrastructure.</p> <p><b>No modifications recommended.</b></p>	<p><u>Reticulated Sewer and Water</u></p> <p>Connection to services, including reticulated sewer occurs at subdivision/development.</p>

<p>4.</p>	<p>Steven Pickin Main Roads WA 2-6 Kelly Street, Albany WA 6432</p>	<p>Main Roads advises that the rezoning of a portion of Lot 1004 does not address the access needs of Lots 201, 202 and 203 to Viastra Drive.</p> <p>Main Roads has previously advised that direct access to these Lots via Chester Pass Rd and Mercer Rd is not possible and these Lots shall require future access to Viastra Drive.</p> <p>The proposed Scheme Amendment does not adequately address these concerns nor provide clear planning advice on their future development access provision.</p>	<p><u>Access Arrangements</u></p> <p>Note comment relating to access restrictions to Mercer Road and Chester Pass Road.</p> <p><b>No modifications recommended.</b></p>	<p><u>Access Arrangements</u></p> <p>There is an existing scheme provision (No.4) relating to the Special Use Lots 1004, 201, 202 and 203, which states:</p> <p><i>4. No direct vehicular access to Chester Pass Road is permitted.</i></p> <p>The ability to access the subject site via Mercer Road is constrained due to a slip lane and a sediment basin, constructed adjacent to Mercer Road. City drainage infrastructure feeds into the sediment basin. An easement exists over the sediment basin area, giving the City access for maintenance.</p> <p>In accordance with an existing scheme condition, a Local Development Plan (LDP) will need to be prepared at the development stage.</p> <p>The Local Development Plan is to determine internal access arrangements, to all lots.</p> <p>There is also a restrictive covenant on the title preventing direct vehicular access to Chester Pass Road.</p>
<p>5.</p>	<p>Anthony Sutton Environmental Protection Authority Prime House, 8 Davidson Terrace Joondalup, Western Australia 6027</p>	<p>After consideration of the information provided by you, the EPA considers that the proposed scheme should not be assessed under Part IV Division 3 of the <i>Environmental Protection Act 1986</i> (EP Act) and that it is not necessary to provide any advice or recommendations.</p>	<p><u>Environmental</u></p> <p>Note comment from the EPA.</p> <p><b>No modifications recommended.</b></p>	<p><u>Environmental</u></p> <p>Nil</p>
<p>6.</p>	<p>Nicolie Sykora Department of Water and Environmental Regulation 5 Bevan Street, ALBANY, WA 6330</p>	<p><b>Stormwater management</b> Potential exists to use the existing drainage basin on the site for stormwater management. The basin could be landscaped for treatment of minor rainfall 'first flush' events. Use of the landscaped basin within a drainage reserve would improve integration of stormwater with the landscape. This is likely to increase amenity and enhance connectivity with the Yakamia catchment area walkways and cycling paths which would be in keeping with an Activity Centre. Potential exists for a green corridor which links the site with an existing parks and recreation reserve and tributary of Yakamia Creek to the south east of the site.</p> <p><b>State Planning Policy 7.1</b> The draft State Planning Policy 7.1 Neighbourhood Design (SPP 7.1) is a revised Liveable Neighbourhoods with an elevated SPP status that guides the design of urban development to create sustainable, liveable communities.</p> <p>Element 5 seeks to encourage water sensitive urban design through the application of best planning practices. It encourages innovative urban water</p>	<p><u>Stormwater Management</u></p> <p>Note comment relating to stormwater management.</p> <p><b>No modifications recommended.</b></p> <p><u>State Planning Policy 7.1</u></p> <p>Note comment that Stormwater management should be consistent with the Stormwater Management Manual for Western Australia (Department of Water 2004 - 2007) and Decision Process for Stormwater Management in Western Australia (Department of Water and Environmental Regulation 2017) and the updated State planning policy 2.9 Planning for</p>	<p><u>Stormwater Management</u></p> <p>Stormwater drains into a sediment basin located at the north eastern corner of Lot 1004.</p> <p>The catchment for stormwater includes the Lots 1004, 201, 202 and 203 and lots external to the amendment application.</p> <p>An easement has been established to identify the use of the sediment basin for water management purposes.</p> <p>Once the sediment basin has been upgraded and landscaped in accordance with a subdivision and/or development approval, consideration can be given to the ceding/reservation of a confirmed drainage area, inclusive of a landscaped area.</p>

		<p>management solutions through the application of best management practices to manage both the quantity and quality of urban stormwater run-off to assist in protecting ecosystems and water quality, and to prevent run-off adversely affecting waterways and surrounding urban form. Water management issues should reflect the policy requirements and guidance in the draft SPP 7.1.</p> <p>Stormwater management should be consistent with the Stormwater Management Manual for Western Australia (Department of Water 2004 - 2007) and Decision Process for Stormwater Management in Western Australia (Department of Water and Environmental Regulation 2017) and the updated State planning policy 2.9 Planning for water – draft for public consultation.</p>	<p>water – draft for public consultation</p> <p><b>No modifications recommended.</b></p>	<p><u>State Planning Policy 7.1</u></p> <p>At the development stage of the site, a Stormwater Management Plan is to be prepared consistent with the Stormwater Management Manual for Western Australia (Department of Water 2004-2007).</p> <p>Soil capability testing (permeability and soil profile) will be required to determine if soak-wells is the appropriate method of disposal for the site.</p> <p>The stormwater management system is to be designed and certified by a practicing civil engineer to the satisfaction of the City of Albany.</p> <p>The stormwater management approach should include a description of the storm events to be managed (i.e. &lt;1yr ARI, 5yr ARI, and 100yr ARI) including strategies to address water quality.</p>
2.	<p>Deon Utber Department of Biodiversity, Conservation and Attractions 120 Albany Highway, Albany, Western Australia</p>	<p>The Department of Biodiversity, Conservation and Attractions South Coast Region has no comments on this scheme amendment.</p> <p>It is considered that the proposal and any potential environmental impacts will be appropriately addressed through the existing planning framework.</p>	<p><u>Environmental</u></p> <p>Note comment from the DBCA.</p> <p><b>No modifications recommended.</b></p>	<p><u>Environmental</u></p> <p>Nil</p>
<b>PUBLIC</b>				
3.	<p><a href="mailto:daveinp18@bigpond.com">daveinp18@bigpond.com</a></p> <p>Missing address information cannot be obtained.</p>	<p>The entire site should be re-zoned and build a Hungry Jacks (may-be also a new subway), would be a better use of the site, now with Harvey Norman, Bunnings and shop centre next door, plus all the other businesses in the area. (On a high-volume traffic area.)</p> <p>OR</p> <p>Re-locate fridge and washer city.</p> <p>OR</p> <p>A new business, like the good guys, or super a-mart, or menswear.</p>	<p><u>Zone type</u></p> <p>Note comment suggesting to rezone the entire site.</p> <p><b>It is recommended that the Council agree to keep the 'Special Use' zone for the whole site and to allow for the following low impact uses:</b></p> <ul style="list-style-type: none"> <li>• Consulting Room</li> <li>• Hospital</li> <li>• Medical Centre and other ancillary health and support uses approved by the Local Government</li> <li>• Pharmacy</li> <li>• Child Care Premises</li> <li>• Community Purpose</li> <li>• Recreation - Private</li> <li>• Veterinary Centre</li> <li>• Civic Use</li> </ul>	<p><u>Special Use zone</u></p> <p>The subject land is currently zoned Special Use (No.23).</p> <p>The following uses may be considered for approval within the Special Use zone:</p> <ul style="list-style-type: none"> <li>• Aged Persons' Village</li> <li>• Consulting Room</li> <li>• Hospital</li> <li>• Medical Centre</li> <li>• Nursing Home</li> <li>• and Other ancillary health and support uses approved by the Local Government</li> <li>• Pharmacy</li> </ul> <p>Site specific conditions apply to the Special Use zone No.23, including the need for a plan to address:</p> <ul style="list-style-type: none"> <li>• Building height and bulk;</li> <li>• Setbacks and noise mitigation;</li> </ul>

		<ul style="list-style-type: none"> <li>• <b>Community Purpose</b></li> <li>• <b>Dry Cleaning Premises</b></li> <li>• <b>Exhibition Centre</b></li> <li>• <b>Garden Centre</b></li> <li>• <b>Service Industry</b></li> <li>• <b>Motor Vehicle, Boat or Caravan Sales;</b></li> <li>• <b>Motor Vehicle/Boat Repair</b></li> <li>• <b>Lunch Bar</b></li> <li>• <b>Market</b></li> <li>• <b>Public Utility</b></li> <li>• <b>Recreation-Private</b></li> <li>• <b>Showroom</b></li> <li>• <b>Storage</b></li> <li>• <b>Trade Display</b></li> <li>• <b>Warehouse</b></li> </ul> <p><u>Land Uses</u></p> <p>Dismiss comment recommending a fast food outlet (Hungry Jacks).</p> <p><b>No modifications recommended.</b></p> <p>Uphold comment recommending the development of a showroom (e.g. large format – bulky goods store - 'Fridge and Washer City', 'super a-mart' or 'good guys').</p> <p><b>No modifications recommended.</b></p> <p>Dismiss comment supporting a menswear (shop).</p> <p><b>No modifications recommended.</b></p>	<ul style="list-style-type: none"> <li>• Building design and windows, openings and street frontages/facades;</li> <li>• Materials and colours;</li> <li>• Access, loading/servicing areas and car parking;</li> <li>• Landscaping, public art and signage.</li> </ul> <p>The scheme amendment is proposing to zone a portion of the site 'Highway Commercial' and to keep a portion of the site as Special Use, subject to deleting the uses of Aged Persons' Village and Nursing Home and adding the uses of Child Care Premises, Community Purpose, Recreation - Private and Veterinary Centre.</p> <p>In accordance with the schemes zoning table, the following uses may be considered at a property zoned 'Highway Commercial':</p> <ul style="list-style-type: none"> <li>• Car Park</li> <li>• Civic Use</li> <li>• Club Premises</li> <li>• Community Purpose</li> <li>• Dry Cleaning Premises</li> <li>• Exhibition Centre</li> <li>• Garden Centre</li> <li>• Light Industry</li> <li>• Service Industry</li> <li>• Lunch Bar</li> <li>• Market</li> <li>• Motel</li> <li>• Motor Vehicle, Boat or Caravan Sales</li> <li>• Motor Vehicle/Boat Repair</li> <li>• Motor Vehicle Wash</li> <li>• Public Utility</li> <li>• Private Recreation</li> <li>• Service Station</li> <li>• Showroom</li> <li>• Storage</li> <li>• Telecommunications Infrastructure</li> <li>• Trade Display</li> <li>• Veterinary Centre</li> <li>• Warehouse</li> </ul> <p>Some of the above listed 'Highway Commercial' uses, including 'car park', 'club premises', 'light industry', 'motel', 'motor vehicle wash' and 'service station', may have a detrimental impact on the amenity of the area and in-particular, the adjacent St Ives aged person's village.</p> <p>Also, by introducing the 'Highway Commercial' zone, the site-specific conditions captured under the 'special use' zone, no longer apply. The conditions are unique to the</p>
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				<p>site and therefore should be retained.</p> <p>Site specific factors include:</p> <ul style="list-style-type: none"> <li>• Access opportunities are limited;</li> <li>• Previous planning (Catalina Planning Framework) has recommended the management of building and landscaping design.</li> <li>• Portion of the land is required for stormwater management.</li> </ul> <p><u>Land Uses</u></p> <p>A 'Shop' (e.g. menswear) and a 'Fast Food Outlet' (i.e. Hungry Jacks) are uses which are not permitted in the 'Special Use' zone or the proposed 'Highway Commercial' zone.</p> <p>A 'Shop' (menswear) may be considered at the nearby 'Neighbourhood Centre' zone (Brooks Garden) and a 'Fast Food Outlet' may-be considered at land in the vicinity zoned 'Light Industry'.</p> <p>The scheme amendment is seeking to allow for 'showroom' type activities...the scheme definition states the following for showroom:</p> <p><i>showroom means premises used to display, sell by wholesale or retail, or hire, automotive parts and accessories, camping equipment, electrical light fittings, equestrian supplies, floor coverings, furnishings, furniture, household appliances, party supplies, swimming pools, office equipment and supplies or goods of a bulky nature.</i></p>
<p>4.</p>	<p>John Ford CEO - St Ives Retirement Village 22 Bishop Street, Jolimont WA 6014</p>	<p>St Ives Retirement Living continue our objection to the proposed Local Planning Scheme Amendment No. 36 Lots 201, 202 and 203 Chester Pass Road and Lot 1004 Viastra Drive, Lange.</p> <p><u>Highway Commercial zone</u> We note the amendment will change the current zoned land 'Special Use 23' to 'Highway Commercial'.</p> <p>The highway commercial zoning contains categories which would seriously impact on the lifestyle and safety of the St Ives residents.</p> <p>They include motor vehicle body repair and light industrial amongst others.</p> <p>Viastra Drive is a narrow suburban street, and these industries are designed for highway access, but this is not possible due to the Mercer Road slip road.</p>	<p><u>Highway Commercial zone</u></p> <p>Uphold concern that the proposed Highway Commercial zone introduces the opportunity for industrial type land uses.</p> <p><b>It is recommended that the Council agree to keep the 'Special Use' zone for the whole site and to allow for the following low impact uses:</b></p> <ul style="list-style-type: none"> <li>• <b>Consulting Room</b></li> <li>• <b>Hospital</b></li> <li>• <b>Medical Centre and other ancillary health and support uses approved by the Local Government</b></li> <li>• <b>Pharmacy</b></li> </ul>	<p><u>Highway Commercial zone</u></p> <p>Some land uses, which may be considered for approval in the 'Highway Commercial' zone (e.g. light industry), may detrimentally impact on the St Ives aged persons village. Impacts may include noise, dust and odour.</p> <p>It is therefore not appropriate to introduce the 'Highway Commercial' zone for this area.</p> <p><u>Safety – Traffic Flow</u></p> <p>Knowing that the land in the locality will be developed to accommodate a mixture of residential and commercial type uses, the Viastra Drive has been designed/developed as a Neighbourhood Connector road, capable of accommodating over 3000vpd.</p>

	<p>Under normal circumstances the volume of traffic these categories could generate would be turning in off a major city artery and not sharing the road with residents of a retirement village.</p> <p>St Ives Retirement Living has been providing retirement lifestyle accommodation for West Australians for over 30 years. St Ives Albany Retirement Village at Lot 1000 Mercer Road, Lange sits directly opposite of the Lots subject to the proposed amendment. The Retirement Village was constructed over 6 years, from 2009 to 2015, and across 2 stages. There are currently 49 homes and clubhouse constructed with another 114 homes to be constructed on the site in the future. The current development is now home to 70 residents with an average age of 75 years. The fully developed village will house over 200 retired residents.</p> <p>We would refer you to the City of Albany, Aged Friendly Albany 2016-2020 document.</p> <p>Specifically, we refer you to Domain 1, Outdoor spaces and Buildings and the Strategic Goal of the City's outdoor spaces and buildings are supportive of active ageing.</p> <ul style="list-style-type: none"> <li>• 1.2 – Buildings and public facilities meet the needs of older people.</li> <li>• 1.3 – Land use planning and design is inclusive of the needs of an ageing population.</li> </ul> <p>We would also remind the City of Albany that our residents are all ratepayers. In this financial year our residents will contribute approximately \$77,000 in rates charges. Our residents support the local community and economy in many ways and make non-financial contributions to the Albany community with some of them volunteering in local op shops and at the hospital.</p> <p><u>Safety</u> There is continued concerns that the proposed change to the current zoned land will result in safety issues for St Ives residents in the event Viastra Drive is utilised as an entry and exit point for any future commercial development.</p> <p>Increased traffic flow will likely increase the risks of accidents and incidents involving pedestrians and vehicles. There appears to be no consideration the impact a commercial development would have on traffic management in the local area and specifically around the immediate vicinity of the St Ives Albany retirement village.</p> <p>There is a bus stop on Viastra Drive which is used by our residents, so residents and other pedestrians will be regularly walking along Viastra Drive to access this service.</p> <p>Furthermore, residents at St Ives Albany have experienced increased traffic flows because of the Bunnings development at Lot 1001.</p> <p>A future 'highway commercial' development directly adjacent to St Ives Albany Village in addition to the Bunnings development significantly increases the safety risk to our residents.</p> <p><u>Residential and Environmental Impacts</u></p>	<ul style="list-style-type: none"> <li>• <b>Child Care Premises</b></li> <li>• <b>Community Purpose</b></li> <li>• <b>Recreation - Private</b></li> <li>• <b>Veterinary Centre</b></li> <li>• <b>Civic Use</b></li> <li>• <b>Community Purpose</b></li> <li>• <b>Dry Cleaning Premises</b></li> <li>• <b>Exhibition Centre</b></li> <li>• <b>Garden Centre</b></li> <li>• <b>Service Industry</b></li> <li>• <b>Motor Vehicle, Boat or Caravan Sales;</b></li> <li>• <b>Motor Vehicle/Boat Repair</b></li> <li>• <b>Lunch Bar</b></li> <li>• <b>Market</b></li> <li>• <b>Public Utility</b></li> <li>• <b>Recreation-Private</b></li> <li>• <b>Showroom</b></li> <li>• <b>Storage</b></li> <li>• <b>Trade Display</b></li> <li>• <b>Warehouse</b></li> </ul> <p><u>Safety – Traffic Flow</u></p> <p>Note concern relating to traffic flow.</p> <p><b>No modifications recommended.</b></p> <p><u>Residential and Environmental Impacts</u></p> <p>Note amenity concern relating to proposed change in land uses.</p> <p><b>It is recommended that the Council agree to keep the 'Special Use' zone for the whole site and to allow for low impact uses.</b></p> <p><b>No modifications recommended.</b></p> <p><u>Impact on St Ives Albany Village</u></p> <p>Uphold lifestyle interests of village residents and concern for safety and well-being.</p> <p><b>It is recommended that the Council agree to keep the 'Special Use' zone for the whole site and to allow for low impact uses.</b></p>	<p><u>Residential and Environmental Impacts</u></p> <p>In considering a planning proposal, the City is required to consider the potential impact of the proposal on the amenity of the locality.</p> <p>Some land uses (e.g. light industry) may have an impact on the neighbouring St Ives aged persons village.</p> <p><u>Impact on St Ives Albany Village</u></p> <p>The St Ives is ideally located within walking distance to services including service industries, a food store, hardware store and electrical and furniture goods store.</p> <p>In considering development approval, the City is required to consider the potential impact of the proposal on the amenity of the locality.</p> <p>Some land uses (e.g. light industry) may have an impact on the neighbouring St Ives aged persons village.</p>
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		<p>Our Residents have chosen to call St Ives Albany Village home for numerous reasons. Outstanding residential location, premium amenities, and the benefit of quiet enjoyment of their homes and communal areas. Many residents completed their due diligence prior to purchasing and were assured by the City of Albany that 'special use' zoning of Lots 201, 202 and 203 Chester Pass Road and Lot 1004 Viastra Drive, Lange would remain in place.</p> <p>It is disappointing for residents and St Ives that the amendment to change the zoning is now being seriously considered.</p> <p><u>Impact on St Ives Albany Village</u> St Ives primary concern is the safety and well-being of our residents and their ongoing enjoyment of retirement in St Ives Albany village.</p> <p>The impact on day-to-day business and activities because of the Bunnings development will be further compounded if the City of Albany accept the proposed zoning amendment.</p> <p>The proposed amendment does not appear to demonstrate any consideration for the residents of St Ives Albany Village. Some of our residents are very concerned that commercial considerations are being promoted ahead of their interests, the impact on their lifestyle and the future value of their properties.</p> <p>Unlike most of the Albany population, our residents are primarily at home during the day as they no longer work. Their home is a place of rest and relaxation for them. The introduction of another commercial business(s) that could be noisy during working hours will have a far greater impact on our residents than they would on the general population, who would likely be out of their home during business hours. There appears to be four (4) subdivided blocks in the proposed amendment which may result in arrivals and departures to four (4) separate businesses.</p> <p>The potential for considerable increased traffic noise is highly likely and particularly impactful for residents who have units backing onto Viastra Drive.</p> <p>St Ives maintains the City of Albany has not engaged with residents in good faith and another commercial development in the area further diminishes the lifestyle, amenity, and future value of St Ives Albany to the detriment of residents.</p>		
5.	<p>Peter Munday</p> <p>Missing address information cannot be obtained.</p>	<p>I am a resident of the St. Ives Retirement Village which is in close proximity to this proposed development site and as such, I am an interested stakeholder.</p> <p><u>Medical Services</u> I write in support of the Council's proposed submission to the WAPC and the Minister. I am firmly of the opinion that the proposed change of uses under the SU23 zoning will provide positive benefits to my village, such as having professional medical services available by simply crossing the road. I don't think there is any real opposition to this portion of the amendment.</p> <p><u>Highway Commercial</u> However, there is an abundance of misinformation circulating in this community as to what the remaining portion of Lot 1004, to be rezoned Highway Commercial, could be developed as.</p>	<p><u>Medical Services</u></p> <p>Note support for medical services.</p> <p><b>No modifications recommended.</b></p> <p><u>Highway Commercial</u></p> <p>Uphold concern that the proposed Highway Commercial zone introduces the opportunity for land uses, which may have a detrimental impact on the amenity of the area.</p>	<p><u>Medical Services</u></p> <p>The scheme amendment seeks to retain the following medical type activities:</p> <ul style="list-style-type: none"> <li>• Consulting Room</li> <li>• Hospital</li> <li>• Medical Centre and Other ancillary health and support uses approved by the Local Government</li> <li>• Pharmacy</li> </ul> <p><u>Highway Commercial</u></p> <p>Some land uses, which may be considered for approval</p>

		<p>All sorts of uses have been floated, such as car wash, car yard with the rumour mongers harping on the visual pollution and noise potential. They fail to mention the existing visual pollution of dozens of dirty mattresses stacked at the rear of the Furniture Barn or the noise pollution emanating from Harvey Norman's trucks reversing or their alarms going off in the wee small hours.</p> <p>As a retired cadastral surveyor, I have a better understanding of the planning process than most of my fellow residents but I can't seem to allay their fears. I have pointed out that any future land use on this lot will have to be complementary to the area and conform to the conditions set out in a future DA and a Building Permit. But still the negative rumours persist.</p> <p>As far as I can see, all the downside of the site already exists. Traffic density, noise and loss of amenity has increased with the advent of Bunnings but none of that is substantial. The sooner this scheme amendment is approved and development of the lots occurs, the better in my opinion.</p>	<p><b>It is recommended that the Council agree to keep the 'Special Use' zone for the whole site and to allow for specific low impact uses.</b></p>	<p>in the 'Highway Commercial' zone (e.g. light industry), may detrimentally impact on the St Ives aged persons village. Impacts may include noise, dust and odour.</p> <p>It is therefore not appropriate to introduce the 'Highway Commercial' zone for this area.</p>
<p>6.</p>	<p>Christine Venkatachalam 229 Middleton Road ALBANY WA 6330</p>	<p><u>Medical Services</u> I wish to express my support for Amendment 36 which supports the development of a medical centre, community uses, other commercial development, and it promotes jobs.</p> <p>Areas such as Lange do not have convenient access to medical or associated services. The City should be actively supporting landowners and proponents to invest in these required services for a fast growing area.</p> <p><u>Highway Commercial</u> Given the landowner only requires part of the site for a medical centre and pharmacy, it is considered appropriate that the southern section is rezoned to enable alternative commercial uses which are possible on adjoining land e.g. Harvey Norman.</p> <p>Currently, the zoning limits the range of uses on the property. The Amendment proposes to modify and extend the range of uses. The Amendment will assist to facilitate a new future for the site which complements the area.</p> <p>The southern section is not considered attractive new homes uses given it adjoins Chester Pass Road. Based on the established planning framework, Highway Commercial is the appropriate zoning.</p> <p>The property is an appropriate location for commercial and community uses.</p> <p><u>Local Planning Strategy</u> I understand that Amendment 36 is consistent with the City's planning strategies and the City's Community Strategic Plan.</p> <p><u>Traffic</u> The scale of development and traffic impacts on the amendment site will be modest, especially in relation to existing commercial development such as the nearby Bunnings store.</p> <p>Developing a medical centre and related uses will benefit the locality through</p>	<p><u>Medical Services</u></p> <p>Note support for medical services.</p> <p><b>No modifications recommended.</b></p> <p><u>Highway Commercial</u></p> <p>Note support for the Highway Commercial zone. However, the proposed Highway Commercial zone introduces the opportunity for land uses, which may have a detrimental impact on the amenity of the area.</p> <p><b>It is therefore recommended that the Council agree to keep the 'Special Use' zone for the whole site and to allow for specific low impact uses.</b></p> <p><u>Local Planning Strategy</u></p> <p>Note comment relating to the Local Planning Strategy.</p> <p><b>No modifications recommended.</b></p> <p><u>Traffic</u></p> <p>Note comment relating to traffic.</p> <p><b>No modifications recommended.</b></p>	<p><u>Medical Services</u></p> <p>The scheme amendment seeks to retain the following medical type activities:</p> <ul style="list-style-type: none"> <li>• Consulting Room</li> <li>• Hospital</li> <li>• Medical Centre and Other ancillary health and support uses approved by the Local Government</li> <li>• Pharmacy</li> </ul> <p><u>Highway Commercial</u></p> <p>Some land uses, which may be considered for approval in the 'Highway Commercial' zone (e.g. light industry), may detrimentally impact on the St Ives aged persons village. Impacts may include noise, dust and odour.</p> <p>It is therefore not appropriate to introduce the 'Highway Commercial' zone for this area.</p> <p><u>Local Planning Strategy</u></p> <p>Nil</p> <p><u>Traffic</u></p> <p>Nil</p>

		<p>having convenient access to health facilities. It will also support to make the activity centre more vibrant along with creating jobs.</p> <p>Thank you for the opportunity to make a submission and I hope that the rezoning receives approval from the relevant planning authorities.</p>		
7.	<p>Taryn McClements Operations Manager Brecken Health Care 12-16 Vasse St, South Bunbury WA 6230</p>	<p><u>Medical Centre</u> We understand the landowner is committed to developing a medical centre in the northern section along with opportunities for complementary uses such as childcare.</p> <p>Developing a medical centre and related uses will benefit the locality through having convenient access to health facilities. It will also support to make the local commercial centre more vibrant along with creating jobs.</p> <p><u>Highway Commercial</u> The southern section of the site is an ideal location for commercial development such as showrooms. The area proposed to be rezoned to Highway Commercial is well located adjacent to other commercial uses.</p> <p><u>Traffic</u> There will be minimal traffic associated with development on the amendment site. Traffic will be modest in relation to the shopping centre, Bunnings, Harvey Norman and St Ives.</p> <p><u>Services</u> The rezoning will assist to provide better services, grow the economy and promote job creation. It is respectfully requested that the Council support the rezoning of the property as proposed.</p>	<p><u>Medical Centre</u></p> <p>Note supporting comment relating to medical centre.</p> <p><b>No modifications recommended.</b></p> <p><u>Highway Commercial</u></p> <p>Note supporting comment relating to introducing Highway Commercial type activity.</p> <p>The proposed Highway Commercial zone introduces the opportunity for land uses, which may have a detrimental impact on the amenity of the area.</p> <p><b>It is therefore recommended that the Council agree to keep the 'Special Use' zone for the whole site and to allow for specific low impact uses.</b></p> <p><u>Traffic</u></p> <p>Note supporting comment relating to traffic.</p> <p><b>No modifications recommended.</b></p> <p><u>Services</u></p> <p>Note supporting comment relating to services.</p> <p><b>No modifications recommended.</b></p>	<p><u>Medical Centre</u></p> <p>Nil</p> <p><u>Highway Commercial</u></p> <p>Some land uses, which may be considered for approval in the 'Highway Commercial' zone (e.g. light industry), may detrimentally impact on the St Ives aged persons village. Impacts may include noise, dust and odour.</p> <p>It is therefore not appropriate to introduce the 'Highway Commercial' zone for this area.</p> <p><u>Traffic</u></p> <p>Nil</p> <p><u>Services</u></p> <p>Nil</p>
8.	<p>Dr Brenda Murrison Founder and CEO Brecken Health Group 12-16 Vasse St, South Bunbury WA 6230</p>	<p>I wish to express my support for Amendment 36 which supports the development of a medical centre, community uses, other commercial development, and it promotes jobs.</p> <p><u>Medical Services</u> Areas such as Lange do not have convenient access to medical or associated services. The City should be actively supporting landowners and proponents to invest in these required services for a fast growing area.</p> <p>Developing a medical centre and related uses will benefit the locality through having convenient access to health facilities. I hope to create a medical centre not unlike our state of art headquarters here in Bunbury where we have a 3000 square metre medical hub – a two storey building with collocated physiotherapy</p>	<p><u>Medical Services</u></p> <p>Note supporting comment relating to medical services.</p> <p><b>No modifications recommended.</b></p> <p><u>Highway Commercial</u></p> <p>Note supporting comment relating to introducing Highway Commercial type activity.</p> <p>The proposed Highway Commercial zone</p>	<p><u>Medical Services</u></p> <p>Nil</p> <p><u>Highway Commercial</u></p> <p>Some land uses, which may be considered for approval in the 'Highway Commercial' zone (e.g. light industry), may detrimentally impact on the St Ives aged persons village. Impacts may include noise, dust and odour.</p> <p>It is therefore not appropriate to introduce the 'Highway Commercial' zone for this area.</p>

		<p>team and gym, maternity clinic, aesthetic clinic, dentist, pathology, skin clinic, pharmacy and large medical centre. We attract a lot of visiting specialist to our building from Perth and would hope to have the same happen in Albany – visiting specialist include Perth Children’s Hospital, Pacemaker clinic from Fiona Stanley, multiple occupational health physicians, Genetic clinic and so on. Albany is expanding quickly and we can expect the Covid pandemic to continue to send a wave of people migrating from the Perth metro area to the regions as they can now work and live remotely as well as looking for the lifestyle sea/tree change. As a GP I worked in Albany in 1998-199 but had to leave the area then as an international medical graduate I was only allowed to stay for a year and moved on to the Kojonup area. It would be wonderful to see Albany benefit from more medical services in a growing area of the community. As a medical centre owner we simply don’t need such a large block but we had to arrange appropriate access to the landlocked section of the block which we could only achieve by owning both, the sale of the balance of the block will directly fund the building of the new medical centre.</p> <p><u>Commercial</u> Given the landowner only requires part of the site for a medical centre and pharmacy, it is considered appropriate that the southern section is rezoned to enable alternative commercial uses which are possible on adjoining land e.g. Harvey Norman.</p> <p><u>Additional Uses</u> Currently, the zoning limits the range of uses on the property. The Amendment proposes to modify and extend the range of uses. The Amendment will assist to facilitate a new future for the site which complements the area.</p> <p>The southern section is not considered attractive for new homes uses given it adjoins Chester Pass Road. Based on the established planning framework, Highway Commercial is the appropriate zoning.</p> <p>It will also support to make the activity centre more vibrant along with creating jobs.</p> <p><u>Local Planning Strategy</u> I understand that Amendment 36 is consistent with the City’s planning strategies and the City’s Community Strategic Plan.</p> <p><u>Traffic</u> The scale of development and traffic impacts on the amendment site will be modest, especially in relation to existing commercial development such as the nearby Bunnings store.</p>	<p>introduces the opportunity for land uses, which may have a detrimental impact on the amenity of the area.</p> <p><b>It is therefore recommended that the Council agree to keep the ‘Special Use’ zone for the whole site and to allow for specific low impact uses.</b></p> <p><u>Additional Uses</u> Note supporting comment relating to additional services. <b>No modifications recommended.</b></p> <p><u>Local Planning Strategy</u> Note supporting comment relating to local planning strategy. <b>No modifications recommended.</b></p> <p><u>Traffic</u> Note supporting comment relating to traffic. <b>No modifications recommended.</b></p>	<p><u>Additional Uses</u> Nil <u>Local Planning Strategy</u> Nil <u>Traffic</u> Nil</p>
9.	<p>Jim McGregor Kojonup</p> <p>Missing address information cannot be obtained.</p>	<p><u>Medical Centre</u> We understand the landowner is committed to developing a medical centre in the northern section along with opportunities for complementary uses such as childcare. Developing a medical centre and related uses will benefit the locality through having convenient access to health facilities. It will also support to make the local commercial centre more vibrant along with creating jobs.</p> <p><u>Commercial</u></p>	<p><u>Medical Services</u> Note supporting comment relating to medical services. <b>No modifications recommended.</b></p> <p><u>Highway Commercial</u></p>	<p><u>Medical Services</u> Nil <u>Highway Commercial</u> Some land uses, which may be considered for approval in the ‘Highway Commercial’ zone (e.g. light industry), may detrimentally impact on the St Ives aged persons</p>

		<p>The southern section of the site is an ideal location for commercial development such as showrooms. The area proposed to be rezoned to Highway Commercial is well located adjacent to other commercial uses.</p> <p><u>Traffic</u> There will be minimal traffic associated with development on the amendment site. Traffic will be modest in relation to the shopping centre, Bunnings, Harvey Norman and St Ives.</p> <p><u>Additional uses</u> The rezoning will assist to provide better services, grow the economy and promote job creation.</p> <p>It is respectfully requested that the Council support the rezoning of the property as proposed.</p>	<p>Note supporting comment relating to introducing Highway Commercial type activity.</p> <p>The proposed Highway Commercial zone introduces the opportunity for land uses, which may have a detrimental impact on the amenity of the area.</p> <p><b>It is therefore recommended that the Council agree to keep the 'Special Use' zone for the whole site and to allow for specific low impact uses.</b></p> <p><u>Traffic</u> Note supporting comment relating to traffic.</p> <p><b>No modifications recommended.</b></p> <p><u>Additional Uses</u> Note supporting comment relating to additional uses.</p> <p><b>No modifications recommended.</b></p>	<p>village. Impacts may include noise, dust and odour.</p> <p>It is therefore not appropriate to introduce the 'Highway Commercial' zone for this area.</p> <p><u>Traffic</u> N/A</p> <p><u>Additional Uses</u> Nil</p>
10.	<p>Pam McGregor Kojonup</p> <p>Missing address information cannot be obtained.</p>	<p>I have looked at the information on the City's website and confirm my support to the proposal.</p> <p><u>Medical Centre</u> The property is well suited for a medical centre, pharmacy and related uses in the northern section and well suited for commercial development in the southern section. The southern section adjoins commercial development and is near Chester Pass Mall and Bunnings. The rezoning will support local employment.</p> <p>The Amendment proposes uses that are compatible with nearby land development including St Ives.</p> <p><u>Strategic Planning</u> I understand that promoting a range of uses adjoining the Chester Pass Mall is consistent with the City's Community Strategic Plan and planning strategies.</p> <p>I encourage your staff and the Council to support the rezoning.</p>	<p><u>Medical Services</u> Note supporting comment relating to medical services.</p> <p><b>No modifications recommended.</b></p> <p><u>Strategic Planning</u> Note supporting comment relating to strategic planning.</p> <p><b>No modifications recommended.</b></p>	<p><u>Medical Services</u> Nil</p> <p><u>Strategic planning</u> Nil</p>
11.	<p>Mr Neil McGregor 108 Travers Drive, Australind.</p>	<p>I wish to express my support for the abovementioned amendment.</p> <p>The site's current zoning provides for a limited range of development, while various permitted uses such as aged care are not considered appropriate given the property adjoins Chester Pass Road.</p> <p><u>Medical Centre</u> The proposed medical centre and supporting uses will only occupy part of the</p>	<p><u>Medical Services</u> Note supporting comment relating to medical services.</p> <p><b>No modifications recommended.</b></p> <p><u>Highway Commercial</u></p>	<p><u>Medical Services</u> Nil</p> <p><u>Highway Commercial</u> Some land uses, which may be considered for approval in the 'Highway Commercial' zone (e.g. light industry),</p>

		<p>property. Based on the established planning framework, Highway Commercial is the appropriate zoning.</p> <p><u>Commercial</u> The southern section of the site is well set up for commercial development including that it is conveniently located and will have generous parking. Importantly, the rezoning will support local employment in an appropriate location.</p> <p>The property adjoins commercial development and it is suggested that the rezoning will complement and not conflict with nearby land uses.</p> <p>Thank you for the opportunity to make a submission and I hope that the rezoning receives approval from the relevant planning authorities.</p>	<p>Note supporting comment relating to introducing Highway Commercial type activity.</p> <p>The proposed Highway Commercial zone introduces the opportunity for land uses, which may have a detrimental impact on the amenity of the area.</p> <p><b>It is therefore recommended that the Council agree to keep the 'Special Use' zone for the whole site and to allow for specific low impact uses.</b></p>	<p>may detrimentally impact on the St Ives aged persons village. Impacts may include noise, dust and odour.</p> <p>It is therefore not appropriate to introduce the 'Highway Commercial' zone for this area.</p>
12.	Kathy Hetherington  Missing address information cannot be obtained.	<p><u>Medical Centre</u> This property is well suited for a medical centre, pharmacy and related uses in the northern section and well suited for commercial development in the southern section. The southern section adjoins commercial development and is near Chester Pass Mall and Bunnings. The rezoning will support local employment.</p> <p>The Amendment proposes uses that are compatible with nearby land development including St Ives.</p> <p>I understand that promoting a range of uses adjoining the Chester Pass Mall is consistent with the City's Community Strategic Plan and planning strategies.</p>	<p><u>Medical Services</u></p> <p>Note supporting comment relating to medical services.</p> <p><b>No modifications recommended.</b></p>	<p><u>Medical Services</u></p> <p>Nil</p>
13.	<a href="mailto:upsndownes276@bigpond.com">upsndownes276@bigpond.com</a>  Missing address information cannot be obtained.	<p><u>Medical Centre</u> Living in St Ives by Viestra Drive we are still hoping for that Medical Centre.</p>	<p><u>Medical Services</u></p> <p>Note supporting comment relating to medical services.</p> <p><b>No modifications recommended.</b></p>	<p><u>Medical Services</u></p> <p>Nil</p>