



AGENDA

DEVELOPMENT AND INFRASTRUCTURE SERVICES COMMITTEE MEETING

Wednesday 9 September 2026

5.30pm

Council Chambers

The Five Strategic Pillars



Development & Infrastructure Services Committee
Terms of Reference

Functions:

This Committee is responsible for:

- Sustainable management of natural areas, balancing conservation with responsible access and enjoyment.
- Shared responsibility for climate action.
- Responsible growth, development, and urban renewal.
- Creating interesting, vibrant, and welcoming places.
- Valuing and preserving local history, heritage, and character.
- Ensuring a safe, sustainable, and efficient transport network.

It accomplishes this by:

- Developing policies and strategies.
- Creating progress measurement methods.
- Receiving progress reports.
- Considering officer advice.
- Debating current issues.
- Offering advice on effective community engagement and progress reporting.
- Making recommendations to Council.

Membership: Open to all elected members.

Meeting Schedule: Monthly Meeting

Location: Council Chambers

Executive Officers:

- Executive Director Infrastructure, Development & Environment Services
- Manager Development Services
- Manager Engineering & Sustainability

Delegated Authority: None

DEVELOPMENT AND INFRASTRUCTURE SERVICES COMMITTEE
AGENDA – 9/09/2026

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1. DECLARATION OF OPENING

2. PRAYER AND ACKNOWLEDGEMENT OF TRADITIONAL LAND OWNERS

“Heavenly Father, we thank you for the peace and beauty of this area. Direct and prosper the deliberations of this Council for the advancement of the City and the welfare of its people. Amen.”

“We would like to acknowledge the Noongar people who are the Traditional Custodians of the Land.

We would also like to pay respect to Elders past, present and emerging”.

3. RECORD OF ATTENDANCE, APOLOGIES AND LEAVE OF ABSENCE

Mayor: G Stocks

Councillors:

Deputy Mayor Councillor	P Terry
Councillor	R Sutton (Chair)
Councillor	L MacLaren
Councillor	R Stephens
Councillor	I Clarke APM
Councillor	M Lionetti
Councillor	C McKinley

Staff:

Chief Executive Officer	A Sharpe
Executive Director Infrastructure, Development & Environment	P Camins
Manager Development Services	J van der Mescht
Meeting Secretary	P Ruggera
Meeting Observer	B Munrowd-Harris

Apologies:

Councillor	T Brough (Parental Leave)
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4. DISCLOSURES OF INTEREST

Name	Committee/Report Item Number	Nature of Interest

5. RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE

Miranda Clohessy asked the following questions at the DIS Committee held 12 August 2026 in relation to the vegetation maintenance on Lower Denmark road.

- *Standards & Requirements – What are the City of Albany's specific requirements for reach mower vegetation works, particularly the pre-work identification and avoidance of significant trees and larger branches over 75mm, as these are to be protected from reach mower damage and, where pruning is required, carefully and appropriate hand pruning accordance with AS4373 – Pruning of Amenity Trees and the City's Guidelines for Roadside Vegetation Management.*
- *Training & Competency – Are the contractors operating the reach mower and the hand pruning teams using chainsaws and loppers professionally training and competent to fulfil the requirements of AS4737, including avoidance of Clause 8 – Unacceptable Practices? If so, where are their relevant qualifications, training and competence credentials.*
- *Compliance and Documented Damage – If the current Lower Denmark Road reach mower vegetation works have been executed in accordance with AS 4737 and the City of Albany's own Guidelines for Roadside Vegetation Management. How does the City of Albany stand in compliance when my photographs clearly show extensive damage in the aftermath - with most trees having shattered and splintered branches, many well exceeding the 75mm maximum specified for reach mower works, trees snapped off mid-trunk, and trees completely uprooted and left in piles of debris*

The Manager Operations has provided the following response:

1. Standards and requirements

*The City manages more than 1,600 kilometres of roads, and roadside vegetation maintenance is required to ensure safe sightlines, drainage function, road clearance, access and asset protection. In many locations, using machinery is the most practical and efficient way to manage vegetation. Vegetation maintenance is limited to the road maintenance zone, including the area to the backslope of the drain, where works are required for road safety and asset management purposes. Where arboricultural pruning is required, the City seeks to ensure works are undertaken in accordance with **AS 4373-2007 Pruning of amenity trees**, which provides guidance on correct and uniform pruning practices for amenity trees. The City's expectation is that significant trees and larger branches are avoided by reach mower operations where practicable, and that larger limbs requiring pruning are addressed through appropriate follow-up pruning methods rather than being damaged by machinery.*

2. Training and competency

The City uses appropriately skilled staff and contractors to undertake roadside vegetation management and tree pruning activities. Contractors engaged for these works are expected to have the relevant experience, training and competency for the equipment and tasks being undertaken, including the use of machinery, chainsaws and hand tools.

Regarding contractor qualifications and training records, the City can review the relevant contract and competency documentation associated with these works. Where appropriate, information can be provided in accordance with the City's procurement, privacy and record management obligations.

3. Compliance and documented damage

I acknowledge your concern that the photographs appear to show shattered or splintered branches, larger damaged limbs, broken stems, uprooted vegetation and debris remaining on site.

The City does not consider avoidable damage to retained vegetation acceptable. While using machinery is an efficient way to manage roadside vegetation at scale, it is not intended to replace appropriate arboricultural pruning where larger branches or significant trees require more careful treatment.

Given the issues you have raised, City officers will review the works undertaken along Lower Denmark Road, including the extent of the vegetation maintenance, the machinery used, the condition of affected vegetation and whether follow-up pruning or rectification works are required.

Some additional pruning will be undertaken to tidy selected cuts and damaged branches where required, to support the ongoing health of the roadside vegetation. The City will also use the matters you raised to review opportunities to improve work practices, particularly around identifying and avoiding larger limbs and significant roadside trees during reach mower operations.

4. Ongoing improvement

The City accepts that roadside vegetation management requires a careful balance between road safety, environmental values, operational efficiency and long-term vegetation health. We value your feedback and will consider it as part of the City's ongoing management of roadside vegetation and continued improvement in this area.

The response has been provided to Ms Clohessy by email. (Synergy Reference EF26367362)

6. PUBLIC QUESTION TIME

Conduct of Persons at Meetings: Members of the public attending meetings must be respectful of the Presiding Member, Council and City Officers to ensure the meeting runs efficiently.

Prevention of Disturbance:

- Members of the public are admitted to meetings with the understanding that no expressions of dissent, approval, conversations or other interruptions will take place during proceedings.
- Attendees must:
 - Refrain from interrupting the meeting through approval, dissent or conversation.
 - Conduct themselves appropriately and follow directions if asked to leave.
 - Avoid obstructing access to the meeting or causing disturbances.

Public Question Time. In accordance with clause 4.2 (Procedures for public question time) and clause 8.3 (Where this local law does not apply or is silent) of the *City of Albany Standing Orders Local Law 2014 (as amended)*:

- Public Question Time is limited to 30 minutes, extendable at the discretion of the Presiding Member.
- The Presiding Member may decline to respond to a question if:
 - The same or a similar question was asked at a previous meeting.
 - The question or statement is offensive, unlawful or defamatory. The Presiding Member may request that it be rephrased to ensure that it is appropriate.

Contents of Minutes As per the *Local Government (Administration) Regulations 1996*, regulation 11:

- The minutes of the meeting will include a summary of questions raised during Public Question Time and a summary of the response.

Documents Tabled at Meetings. Documents tabled during Public Question Time or Reports of Members will not be included in the minutes. The minutes will note who tabled the document and will provide a document reference number.

7. PETITIONS AND DEPUTATIONS Nil

8. CONFIRMATION OF MINUTES

DRAFT MOTION

THAT the minutes of the Development and Infrastructure Services Committee meeting held on 12 August 2026 as previously distributed, be CONFIRMED as a true and accurate record of proceedings.

9. PRESENTATIONS Nil

10. UNRESOLVED BUSINESS FROM PREVIOUS MEETINGS Nil

DIS483: INITIATION TO ADOPT AMENDMENT NO. 7 TO CITY OF ALBANY LOCAL PLANNING SCHEME NO. 2 FOR ADVERTISING

Land Description	: Lot 39 Elizabeth Street, Bayonet Head
Proponent / Owner	: TBB Planning on behalf of Development WA
Attachments	: 1. Scheme Amendment Report 2. Development Concept Plan 3. Environmental Assessment Report 4. Local Water Management Report 5. Landscape Concept Plan 6. Bushfire Hazard and Bushfire Management Plan 7. Servicing Report 8. Geotechnical Report 9. Transport Impact Assessment
Report Prepared By	: Planning Officer
Authorising Officer:	: Executive Director Infrastructure, Development & Environment

COUNCIL PLAN ALIGNMENT

- **Pillar:** Infrastructure
- **Outcome:** A vibrant city with attractive and connected spaces, supported by forward thinking and responsible planning and development.
- **Strategic Priority:** Strengthen safe, prepared and liveable urban and rural communities.

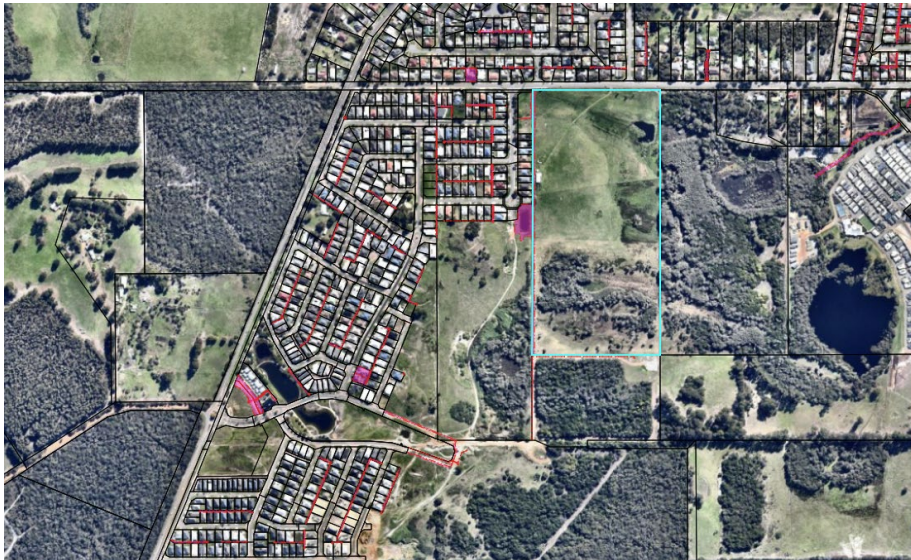
STRATEGIC IMPLICATIONS

1. The *Albany Local Planning Strategy 2019 (Planning Strategy)* outlines the long-term vision for land use and development throughout the municipality. Amendment No. 7 (AMD7) aligns with the Planning Strategy which identifies the land as being used and developed for urban purposes.
2. Given Amendment No.7 (AMD7) is consistent with *the City of Albany Local Planning Strategy*, the amendment is determined a 'standard' amendment to the *City of Albany Local Planning Scheme No. 2 (LPS2)*.

Maps and Diagrams:

The following diagrams illustrate the land the subject of the scheme amendment proposal.





In Brief:

- The City has received a request to amend the zoning of a portion of Lot 39 Elizabeth Street, Bayonet Head (subject site).
- The application seeks to rezone the northern portion of the subject site from Rural to 'Residential R30' under LPS2.
- AMD7 seeks to facilitate additional residential land within the City of Albany in response to increasing housing demand.
- The proposal and supporting documentation provided to date, are considered sufficient in their current form to progress to public advertising for comment and formal consultation with state agencies.
- Council is therefore requested to adopt and initiate the proposed amendment for advertising.

RECOMMENDATION

DIS483: AUTHORISING OFFICER RECOMMENDATION

That Council:

1. Pursuant to section 75 of the *Planning and Development Act 2005* and Part 5, r.35 of the *Planning and Development (Local Planning Schemes) Regulations 2015*, resolves to:

Initiate **ADOPTION** of Scheme Amendment No. 7 to amend the City of Albany Local Planning Scheme No. 2 by:

- i) Rezoning the scheme amendment area from the 'Rural' to the 'Residential' zone.
 - ii) Applying a residential density code of R30 to the scheme amendment area.
 - iii) Amend the Scheme maps accordingly.
2. Pursuant to regulation 35(2) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, **RESOLVES** that the amendment is 'standard' in accordance with regulation 34 of the *Planning and Development (Local Planning Schemes) Regulations 2015*, as it satisfies the following criteria:

(b) an amendment that is consistent with a local planning strategy for the scheme that has been endorsed by the Commission;

(ca) an amendment to the scheme to — (i) include a provision in the scheme that a specified planning code is to be read as part of the scheme; or (ii) provide for the modification of a planning code that is to be read as part of the scheme;
(e) an amendment that would have minimal impact on land in the scheme area that is not the subject of the amendment;
(f) an amendment that does not result in any significant environmental, social, economic or governance impacts on land in the scheme area;
(g) any other amendment that is not a complex or basic amendment.

3. REFERS Scheme Amendment No. 7 to the Environmental Protection Authority, pursuant to Section 81 of the *Planning and Development Act 2005*, by giving to the EPA written notice of this resolution and such written information to enable the EPA to comply with s. 48A of the *Environmental Protection Act 1986*.
4. Pursuant to r. 46A of the *Planning and Development (Local Planning Schemes) 2015*, AUTHORISES the Chief Executive Officer to forward a copy of the amendment to the Western Australian Planning Commission to seek approval from the Minister to advertise the proposed standard amendment in accordance with section 83A of the *Planning and Development Act 2005*.
5. Pursuant to r. 46C of the *Planning and Development (Local Planning Schemes) Regulations 2015*, DELEGATE the Chief Executive Officer to:
 - a) Undertake any modifications to Scheme Amendment No. 7 as required by the Minister, in accordance with s. 83A (2)(b) of the *Planning and Development Act 2005*;
 - b) Undertake any further referrals of modified Scheme Amendment No. 7 to the EPA, if required, in accordance with s. 83A(3), s. 81 and s. 82 of the *Planning and Development Act 2005*; and
 - c) Resubmit the modified amendment to the Minister for approval, in accordance with s. 83A (1) of the *Planning and Development Act 2005* if required.
6. In accordance with the requirements of r. 47 (1) and (2) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, DELEGATE the Chief Executive Officer to ADVERTISE Scheme Amendment No. 7 to the City of Albany Local Planning Scheme No. 2, as soon as reasonably practicable after the Minister grants approval in accordance with s. 83A(2)(a) of the *Planning and Development Act 2005*.

BACKGROUND

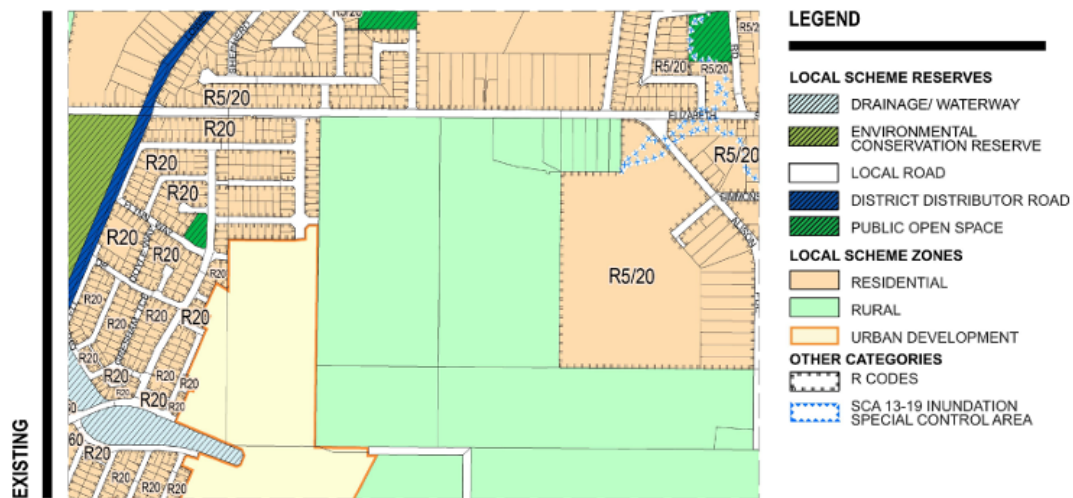
3. The subject site is 18.86ha in area and currently zoned 'Rural' under LPS2. AMD7 seeks to rezone the northern portion of the site, totalling 10.23ha to 'Residential' seeking to apply a residential density code of R30.
4. The subject site is located approximately 8km from the Town Centre. The site is located directly to the east of the existing Oyster Heights residential subdivision, the land on the opposite side of the street is also residential. The land to the east of the site is zoned Rural, and further to the east is the Outlook Lifestyle Resort, which comprises a retirement village.
5. The subject site itself generally falls to the east and is predominantly vacant cleared pastoral land. A workshop building is located along the western boundary of the site, north of the Berliner Street access. A drainage gully extends from the northwestern corner of the site to a manmade pond located in the northeastern portion of the site.

6. The subject site is within the Bayonet Head Interim Outline Development Plan (ODP), prepared in 2007, which identified the broader Bayonet Head locality for residential subdivision. The ODP indicates residential development at a mix of R25 and R30 densities across the subject site.
7. There is a high demand for residential land in Albany, exceeding the current supply resulting in limited housing choices and increased building costs. AMD7 seeks to cater for the increasing housing demand within the municipality.
8. The subject site has recently been acquired by Development WA who are seeking to accelerate the delivery of residential land within the area.
9. Prior to lodgement, the City, in consultation with the Department of Planning, Lands and Heritage (DPLH), held discussions with the proponents over the proposed scheme amendment outlining in-principal officer support for the proposed zoning.

DISCUSSION

Scheme Amendment Proposal and Strategic Implications

10. The amendment proposal involves the rezoning of the northern portion of the site from 'Rural' to 'Residential'. The figures below illustrate the location and extent of the transfer of zone.



The City of Albany Local Planning Strategy 2019 (the Strategy) sets out the long-term planning direction for Albany. The Strategy identifies Bayonet Head as an 'Urban Growth' area with partially developed residential estates and ongoing capacity to deliver additional dwellings.

11. Although the Bayonet Head ODP envisioned urban development across the broader site, the southern portion of the subject site has not been included in the proposed residential rezoning. This area contains remnant vegetation and environmental values that require detailed investigation before appropriate land uses are identified. The proponents are undertaking a detailed review of the balance of the Bayonet Head area inclusive of the southern portion of the subject site that will influence future urban development outcomes, including vegetation retention, wetland classification and management requirements, and bushfire risk. This could result in the balance of the site being classified as open space/conservation, or residential, or a mix of both. As these studies are ongoing this area has been specifically excluded from the current proposal.
12. The northern portion of the site is relatively unconstrained and can be developed immediately as an extension of the existing residential development directly to the west, efficiently serviced by logical extensions of existing infrastructure, hence this strategic approach.
13. The proposed R30 density is generally consistent with the Bayonet Head ODP, which identifies a mix of R25/R30 density for the subject site. The R30 density will allow for and support a range lot sizes and housing options. The Development Concept Plan submitted demonstrates lot sizes ranging from approximately 312m² to 525m², with an average of 445m².
14. The amendment document includes technical reports to provide analysis on environmental considerations, landscaping, water management, site and soil capability, bushfire management, traffic impact and servicing. A Development Concept Plan has also been provided. The following provides a summary of the technical reports and plans, along with key considerations associated with the rezoning.

Development Concept Plan

15. A Development Concept Plan is included in Attachment 2. The plan outlines the intended development layout and key design features for the site; including;
 - Public open space areas including stormwater flood path and drainage swales.
 - Street trees.
 - Diverse range of lot sizes and layouts to respond to bushfire management and response to landform to minimise earthworks.
 - Road network that connects and responds to existing areas.

Environmental Considerations

16. An *Environmental Assessment Report (EAR)* including a flora and fauna assessment is included in Attachment 3. The EAR confirms that the subject site has been extensively cleared and does not contain any areas of intact native vegetation or significant fauna habitats with no evidence of contamination identified.
17. The EAR acknowledges that remnant vegetation in the southern portion of the subject site provides habitat for species such as the Western Ringtail Possum and Quenda, however these will not be impacted by the proposal as these are located outside the scheme amendment area.
18. Even though approximately 70% of the site is mapped as having a high to moderate risk of acid sulphate soils, these can be appropriately managed through standard subdivision and development processes.
19. A previous archaeological site identification survey identified a scar tree along the western boundary of the subject for potential registration as Cultural Heritage Site. The proposal will be referred to the Department of Planning, Lands and Heritage for further comment and recommendations in this regard.
20. The EAR demonstrates that the site is both capable and suitable for residential development and that identified constraints can be effectively managed without adverse environmental impact.

Water Management

21. A *Local Water Management Strategy* (Attachment 4) has been submitted to make recommendations for water management, including:
- Runoff from lots will be managed by using a combination of soakwells and overflow connections to the pipe network.
 - Runoff from lots and road reserves will be directed/conveyed towards downstream bio retention areas (BRA) and flood storage areas (FSA), prior to discharging offsite downstream.
 - Existing inundated areas will be retained within POS and utilised to provide flood detention.
 - FSA's will provide detention storage up to the 1% AEP event.
 - Conveyance of flows from the northern upstream catchment will be achieved by a combination of pipes and swales to the downstream FSA.
 - Shallow or perched groundwater will be managed using fill to provide separation and subsoil drains located beneath road reserves and back of retaining walls.
22. The Local Water Management Strategy demonstrates that the site can be developed in a manner that maintains pre-development hydrological conditions and protects downstream environments. The proposal will also be referred to the Department of Water and Environmental Regulation and other State agencies for comment.

Landscape

23. A *Landscape Concept Plan (LCP)* has been prepared for the subject site (refer Attachment 5) outlining the location and design of POS, which have been designed and located to integrate recreational, drainage and environmental outcomes.
24. Two POS areas totalling approximately 1.27 hectares, are identified to maximise accessibility and distribution across the site. The primary POS (approximately 8,223m²) is centrally located and is proposed to be designed to incorporate a fenced play space with shade structures, picnic settings, BBQ facilities and a drinking fountain. The second POS (approximately 4,553m²) provides an additional neighbourhood space with landscaped areas to support passive use. Shared and dual use paths are provided throughout the subject site providing good pedestrian connectivity that will link with the existing residential estate to the west.
25. The POS areas are designed to provide a mix of formal and informal recreational opportunities responding to the surrounding residential context and natural landscape setting. Water sensitive urban design principles are proposed to provide stormwater treatment and detention while contributing to the environment and providing visual amenity.

Bushfire

26. The subject land falls within an area declared bushfire prone. A Bushfire Management Plan (BMP) has been prepared and included in Attachment 6, which assesses bushfire risk and demonstrates compliance with State Planning Policy 3.7: *Planning in Bushfire Prone Areas* (SPP 3.7). The BMP includes requirements for access and egress, notes the availability of a reticulated water supply, and the management or modification of existing vegetation.
27. The BMP recognises that the proposed Development Concept Plan includes wide road reserves to provide hazard separation along the eastern and southern boundaries of the site. Vegetation that will be retained within POS areas and the drainage reserve, will be managed in a low fuel, parkland cleared state, as illustrated in the Landscape Concept Plan. Wide road reserves and combination of low-threat areas enable future dwellings to achieve BAL-29 or lower.
28. With respect to access, the subject site currently has direct access from Elizabeth Street, with additional connections available via Francis Street, Lower King Road, Paul Terry Drive, and the surrounding public road network. These roads provide access in multiple directions in the case of an emergency.

29. Reticulated water is available to the subject site. Existing hydrants are located along Elizabeth Street, with capacity to install additional hydrants at the subdivision stage in accordance with Water Corporation design standards.

Servicing

30. An *Engineering Services Report* has been submitted (refer Attachment 7). The report notes that infrastructure servicing is achievable, with standard connections available for sewer, water, power, telecommunications and gas, subject to detailed design and authority approvals. The amendment will be referred to State agencies and service providers for comment in this regard.

Geotechnical

31. The *Geotechnical Investigations Report* submitted (refer Attachment 8) confirms the site is suitable for residential development, subject to standard construction practices. Identified soil and groundwater conditions, including the presence of clay layers and variable infiltration, can be appropriately managed through earthworks, drainage design and foundation solutions.

Transport Impact Assessment

32. A *Transport Impact Assessment* (TIA) lodged with the proposal (refer Attachment 9) has assessed traffic generation, distribution and movement patterns within the proposed amendment. The TIA concludes that the road design and layouts proposed would not have a significant impact on the surrounding road network and is supported.
33. It is considered that the proposal addresses the relevant strategic planning matters, and can be adopted and progress to advertising.
34. It is important to note that other issues or items may be raised by agencies, stakeholders and the community through the process that need to be suitably addressed by the proponent to the satisfaction of the City of Albany, the EPA, the Western Australian Planning Commission (WAPC), other State Government agencies and ultimately the Minister for Planning.

GOVERNMENT & PUBLIC CONSULTATION

35. The *Planning and Development Regulations (Local Planning Schemes) Regulations 2015* (Planning Regulations) require a local planning scheme amendment be adopted by a resolution of Council prior to the proposal being advertised for public comment. Consequently, no consultation has been undertaken at this stage.
36. Should Council resolve under regulation 35 to adopt an amendment to a local planning scheme, the local government must then advertise the amendment in accordance with regulation 47.
37. Section 81 of the *Planning and Development Act 2005* (Act) requires a local government to refer an amendment to the EPA to determine if it should be assessed.

STATUTORY IMPLICATIONS

38. The key elements of the statutory environment in relation to the proposed Scheme Amendments are set out in the Act and the Planning Regulations. The proposed scheme amendment has been prepared having regard to the Act, the Regulations and Model Scheme Text and Deemed Provisions contained therein.
39. The Planning Regulations identifies three different levels of amendments – basic, standard and complex – AMD7 is a ‘standard’ amendment for the following reasons:
- (b) *an amendment that is consistent with a local planning strategy for the scheme that has been endorsed by the Commission;*
 - (ca) *an amendment to the scheme to — (i) include a provision in the scheme that a specified planning code is to be read as part of the scheme; or (ii) provide for the modification of a planning code that is to be read as part of the scheme;*

- (e) *an amendment that would have minimal impact on land in the scheme area that is not the subject of the amendment;*
 - (f) *an amendment that does not result in any significant environmental, social, economic or governance impacts on land in the scheme area;*
 - (g) *any other amendment that is not a complex or basic amendment.*
40. The local government may resolve to adopt the proposed amendment as submitted (or with modifications) and to seek the approval of the Western Australian Planning Commission (WAPC) to advertise the modified proposed amendment under section 83A of the Act; or the local government may resolve not to proceed with the proposed amendment; and provide a copy of the resolution to the WAPC.
41. If the Minister under section 83A(2)(b) of the Act requires the local government to modify a proposed standard amendment submitted for approval to advertise, the local government must:
- modify the proposed amendment as required; and
 - resubmit the modified proposed amendment to the Minister in accordance with section 83A of the Act.
42. As soon as reasonably practicable after the Minister under section 83A(2)(a) of the Act approves a proposed standard amendment to a local planning scheme for advertising, the local government must prepare a notice in a form approved by the WAPC advertise the proposed standard amendment to a local planning scheme.

POLICY IMPLICATIONS

43. Pursuant to the Act, in adopting a scheme amendment, the local government is required to have due regard to any State Planning Policy which affects its district. It is considered that the Scheme Amendment adequately addresses and satisfies the following State planning policies:
- *State Planning Policy 2.9 – Water* – The proposal is consistent with the objectives and requirements. A Local Water Management Report (LWMR) has been prepared addressing the pre-development and post-development site conditions. Refer to preceding sections of this report.
 - *State Planning Policy 3.0 – Urban Growth and Settlement* – The proposed amendment is consistent with the policy requirements, as it facilitates sustainable residential development with readily available infrastructure and services.
 - *State Planning Policy 3.7 - Planning in Bushfire Prone Areas* - Refer to preceding sections of this report.
44. The proposed amendment, through the Development Concept Plan is generally consistent with the objectives of Local Planning Policy 1.5 – Public Parkland, through two accessible public parks providing a mix of recreational operations.

RISK IDENTIFICATION & MITIGATION

45. The risk identification and categorisation relies on the City's Enterprise Risk and Opportunity Management Framework.

Risk	Likelihood	Consequence	Risk Analysis	Mitigation
Reputation Risk: The proposal may not be accepted by the Western Australian Planning Commissions or the Minister for Planning	Possible	Moderate	Medium	In the unlikely event the request is not supported by the WAPC, the City may be required to make modifications. Alternate options will need to be explored.
Opportunity: Obtain direction from the WAPC for the type of uses and developments that would be best suited for the site.				
Reputation Risk: The proposal may attract objections from members of the public or other government agencies.	Possible	Moderate	Medium	Widely consulting with all parties who may be affected and all relevant public authorities should mitigate any risk in this regard. If necessary, further information can be provided and/or modifications made as part of the amendment process.
Opportunity: Facilitating housing outcomes at the appropriate density.				

FINANCIAL IMPLICATIONS

46. There are no financial implications relating to advertising of the proposed scheme amendment.

LEGAL IMPLICATIONS

47. There are no legal implications relating to adopting and advertising of the proposed scheme amendment.

ENVIRONMENTAL CONSIDERATIONS

48. The land is subject to both bushfire hazards, acid sulphate soils and water implications. Refer to preceding sections of the report for further information.
49. The proposed amendment has also been considered in the context of the City's Local Biodiversity Strategy and is generally consistent with the recommendations and objectives of the Strategy.

ALTERNATE OPTIONS

50. Council may consider alternate options in relation to this item, such as:
- i) To resolve adopt and support advertising subject to the submission of additional information and/or other modifications, prior to forwarding the proposal to the WAPC seeking approval to advertise; or
 - ii) To resolve not to adopt the amendment to the local planning scheme.

CONCLUSION

51. The proposed Scheme Amendment seeks to rezone a portion of the subject site from 'Rural' to 'Residential' with a residential density code of R30 under the City of Albany Local Planning Scheme No.2.
52. The Albany Local Planning Strategy 2019 (ALPS) identifies the land as being for 'Urban Growth' purpose. ALPS sets out that land designated Urban is to accommodate a mix of residential, commercial, community, and recreational activities, with a strong emphasis on urban consolidation. The proposed rezoning is a logical extension of the Bayonet Head residential area.
53. Council is therefore requested to adopt the proposed amendment for advertising.

Consulted References	:	• <i>Local Planning Scheme No. 2</i> • <i>Planning and Development Act 2005</i> • <i>Planning and Development (Local Planning Schemes) Regulations 2015</i> • <i>State Planning Policy 2.9 – Water</i> • <i>State Planning Policy 3.0 - Urban Growth and Settlement</i> • <i>State Planning Policy 3.7 – Planning in Bushfire Prone Areas</i> • <i>Residential Design Codes</i> • <i>Local Planning Policy 1.5 – Public Parkland</i>
File Number	:	Synergy File Number – AMD007
Previous Reference	:	N/A

- 11. MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN**
- 12. MEETING CLOSED TO THE PUBLIC**
- 13. CLOSURE**