

CITY OF ALBANY
LOCAL PLANNING SCHEME No. 1

LOCAL STRUCTURE PLAN

RURAL RESIDENTIAL ZONE No. 22
LOTS 15, 16 & 17 SOUTH COAST HIGHWAY
LOTS 8, 9 & 110 GEORGE STREET
LOT 202 & 203 CHARLES STREET
LOTS 4, 5, 200 & 201 LOWANNA DRIVE
GLEDHOW

Endorsement

This structure plan is prepared under the provisions of the City of Albany Local Planning Scheme No. 1.

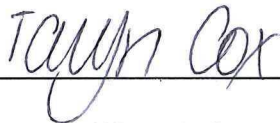
IT IS CERTIFIED THAT THIS STRUCTURE PLAN WAS APPROVED BY RESOLUTION OF THE WESTERN AUSTRALIAN PLANNING COMMISSION ON:

19 June 2019 _____ Date

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



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



_____ Witness

21 June 2019 _____

Date

19 June 2029 _____

Date of Expiry

Amendments:

Amendment No.	Summary of Amendment	Amendment Type	Date Approved (WAPC)

EXECUTIVE SUMMARY

The Local Structure Plan has been prepared to guide subdivision and development of Lots 15, 16 & 17 South Coast Highway, Lots 8, 9 & 110 George Street, Lots 202 & 203 Charles Street and Lots 4, 5, 200 & 201 Lowanna Drive, Gledhow, Albany, for Rural Residential.

The land is located approximately 7.5 kilometres from the Albany Central Area and is currently used for rural small holdings purposes.

The land is designated for rural residential development in the City of Albany Local Planning Strategy and will effectively form an edge to the future Albany Ring Road.

Key elements of the plan include:

- Provision for rural residential subdivision with lots ranging in size from 1.0ha.
- Providing for efficient use of valuable services, accessible, capable and suitable land.
- Protection of the future Albany Ring Road reserve and the associated acoustic buffer.
- Rationalising access to/from George Street and South Coast Highway.

Key Outcomes of the Local Structure Plan area summarised in the Table below:

Table 1: Local Structure Plan Summary			
Item	Data		Section number reference within the Local Structure Plan report
Total area of local Structure Plan	40.15 ha		1.0
Land Use Proposed	Area	Possible Lot Yield	
Rural Residential	40.15 ha	21 lots	Part 2
Additional/Special Uses	Nil	Nil	
Estimated dwellings	21		Part 2
Estimated Additional Population	50		

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PART 1. – STATUTORY

1.0 Local Structure Plan Area

The Local Structure Plan Area consists of Lots 15, 16 & 17 South Coast Highway, Lots 8, 9 & 110 George Street, Lots 202 & 203 Charles Street and Lots 4, 5, 200 & 201 Lowanna Drive, Gledhow, as shown below.

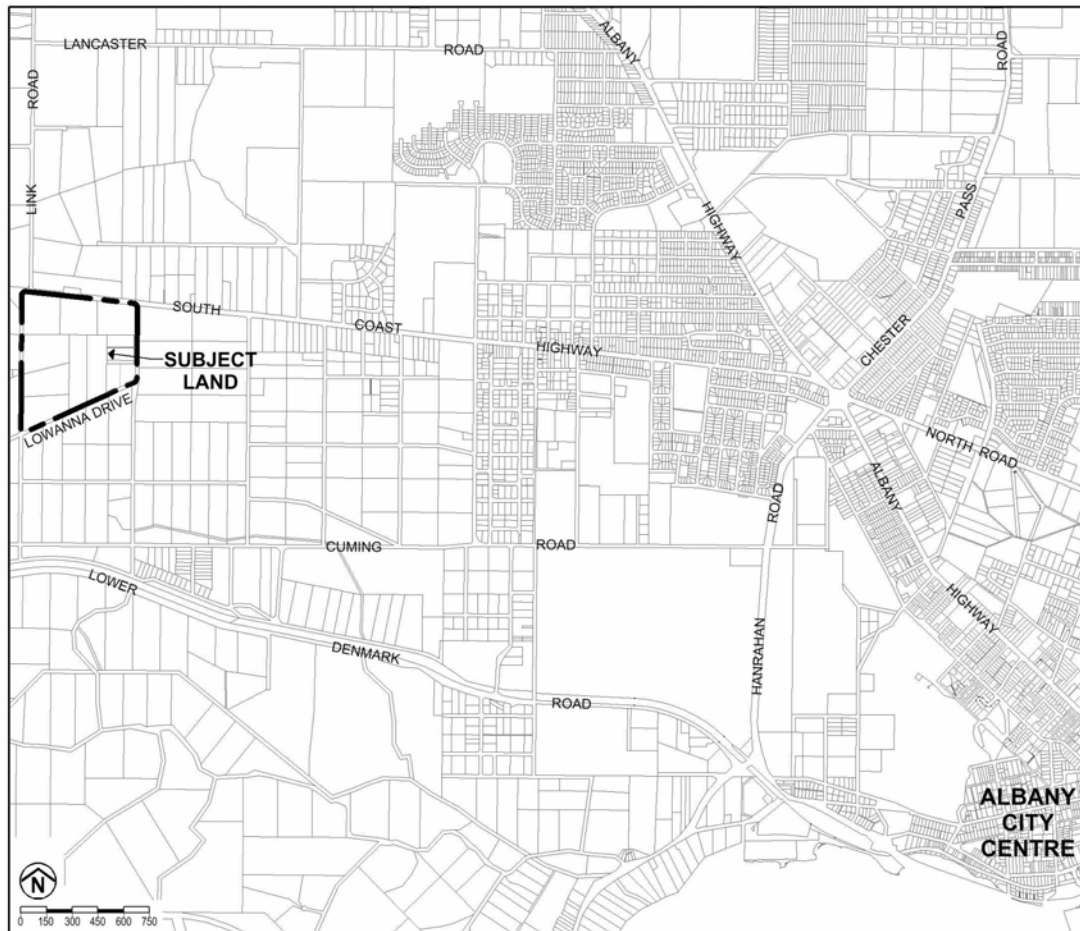


Table 2: Land Description

Land	Plan/Diagram	Title Vol	Title Folio	Area	Street Address	Registered Proprietor
Lot 15	D73169	1811	129	4.9139ha	11 George Street	Commissioner of Main Roads
Lot 16	D17369	1811	130	4.5369ha	47823 South Coast H'way	Leonard Jack Spaanderman
Lot 17	D73169	1811	131	4.1233ha	8 Charles Street	Denise Margaret Lister
Lot 203	P410303	2938	344	1.2318ha	20 Charles Street	John Richard Kinnear
Lot 202	P410303	2938	343	1.2302ha	N/A	John Richard Kinnear, Russell Kinnear, Beverley Fairlie Kinnear
Lot 200	P61149	2732	357	1.0004ha	1 Pearson Place	Timothy Schoof, Nicole Lynette Schoof
Lot 201	P61149	2732	358	1.2129ha	11 Pearson Place	Gavin Steven Hathaway, Desiree Alicia Hathaway
Lot 5	D59640	1578	407	4.1979ha	20 Lowanna Drive	Jennifer Lombardo, Francesco Lombardo
Lot 4	D59640	1578	406	4.2793ha	32 Lowanna Drive	Elaine Margaret McTaggart, Ronald MacDonald McTaggart
Lot 110	P34605	2223	452	5.2845ha	25 George Street	Todd Gordon Burgess
Lot 9	D82973	2526	626	4.2314ha	N/A	Quenten David Knight
Lot 8	D63786	1643	199	3.9635ha	42 Lowanna Drive	Kathleen Cicely Mullally, Damian Craig Robert Webb

2.0 Content of Local Structure Plan

The Local Structure Plan (LSP) comprises two parts being:

1. Statutory; containing the Local Structure Plan Map (Following Page)
2. Explanatory; referring to the background for and issues inherent in the Local Structure Plan as set out in Local Planning Scheme No. 1 Amendment No. 9.

3.0 Relationship to Local Planning Scheme No. 1

The requirements of the LSP apply as if they were part of the Scheme.

In any conflict between scheme clauses or provisions and the LSP, the provisions or clauses of the scheme shall prevail.

Words and expressions used in the LPS have the same meaning as given in Local Planning Scheme No. 1.

Pursuant to clause 27 Schedule 2 Part 4 of the Planning and Development (Local Planning Schemes) Regulations 2015, due regard is to be given to the requirements of the Local Structure Plan in any subdivision and development applications.

4.0 Operation

This Local Structure Plan comes into effect on the date that it is endorsed by the Western Australian Planning Commission (WAPC).

5.0 Subdivision and Development Requirements

Subdivision of lots within the Local Structure Plan area shall generally be in accordance with the endorsed Local Structure Plan. Staging of the subdivision will be subject to demand and subject to conditions of subdivision approval.

Land use and development shall have regard to Schedule 22 - Rural Residential zone of the City of Albany Local Planning Scheme 1.

Prior to subdivision and development

Bushfire Planning

An updated Bushfire Management Plan in accordance with State Planning Policy 3.7 'Planning in Bushfire Prone Areas' and applicable 'Guidelines for Planning in Bushfire Prone Areas'.

Land Capability

A detailed 'Site-and-soil evaluation' in accordance with AS/NZ 1547 to ascertain:

- minimum lot sizes
- identify appropriate treatment technologies and on-site wastewater disposal management systems
- establish performance standards/criteria
- determine management and monitoring options

Conditions of Subdivision and Development

The following are recommended conditions of approval:

Servicing

All development to be provided with connection to reticulated water.

A notification on title advising a reticulated sewerage service is not available.

Alternative treatment units may be required.

Cede and Construct Internal Road

Ceding and development of the internal road (Pearson Place) indicated on the structure plan map is to occur at the subdivision stage of Lots 4, 5, 8, 9 and 110.

Note - At the time of subdivision of individual lots an easement in gross may be required over adjoining un-subdivided land in order to ensure provision of a second access route.

Tree Planting

Undertake visual privacy boundary planting with species approved by the local government.

Notifications on Title

A notification advising all lots are in close proximity to existing agriculture activities and may be adversely affected.

At the subdivision stage of Lots 8, 9, 110 and 15, a covenant preventing vehicular access onto George Street being lodged on the certificate(s) of title at the full expense of the landowner/applicant.

At the subdivision stage of Lots 15, 16 and 17, a covenant limiting vehicular access onto South Coast Highway being lodged on the certificate(s) of title at the full expense of the landowner/applicant. The covenant is to specify

- Lot 15 "Access to and from South Coast Highway is to be via a single constructed crossover",
- Lot 16 "Access to and from South Coast Highway is to be via a single constructed crossover",
- Lot 17 "Access to and from South Coast Highway is not permitted. Access to and from Lot 17 is to be via Charles Street".

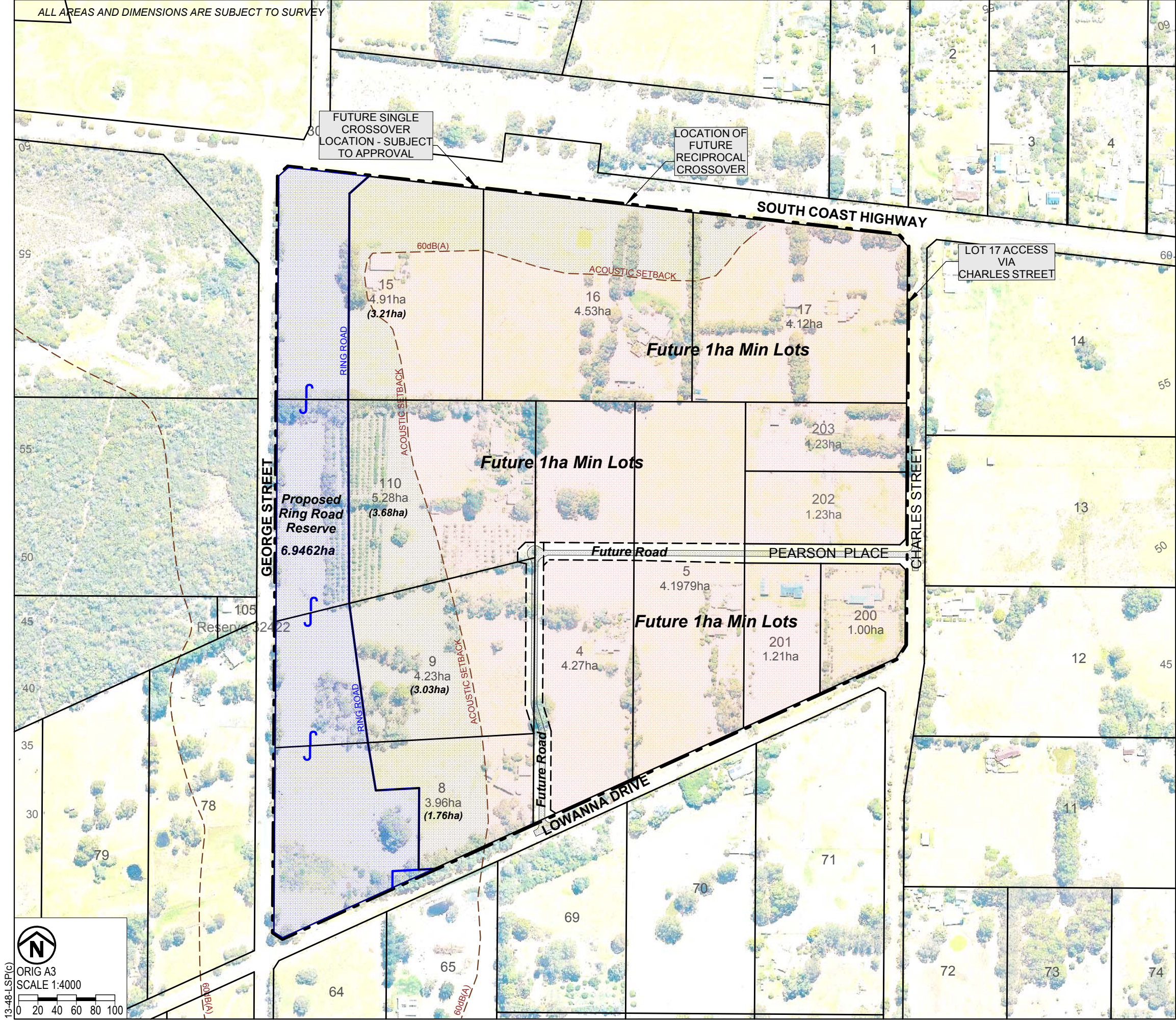
At the subdivision stage of Lots 8, 9, 110, 15, 16 and 17, a notification is to be placed on the title advising the lot(s) are situated in the vicinity of a transport corridor and is currently affected, or may in the future be affected by transport noise.

LOCAL
STRUCTURE PLAN
Lowanna Drive & Charles Street
Gledhow, City of Albany

- NOTES**
- 1. No habitable buildings permitted within the Acoustic Setback.
 - 2. Ring Road Reserve to be acquired by MRWA.
 - 3. Access restrictions apply to George Street and South Coast Highway.
 - 4. High performance On-Site Effluent Disposal Devices required.
 - 5. A minimum 1ha lot size will be supported for lots in which land capability has been proven.

LEGEND

	Structure Plan Boundary
	Existing Lot Boundaries
	Future Subdivisional Road
	General Agriculture (Proposed Ring Road Reserve)
	Rural Residential
	Rural Residential Acoustic Setback



PART 2 – EXPLANATORY

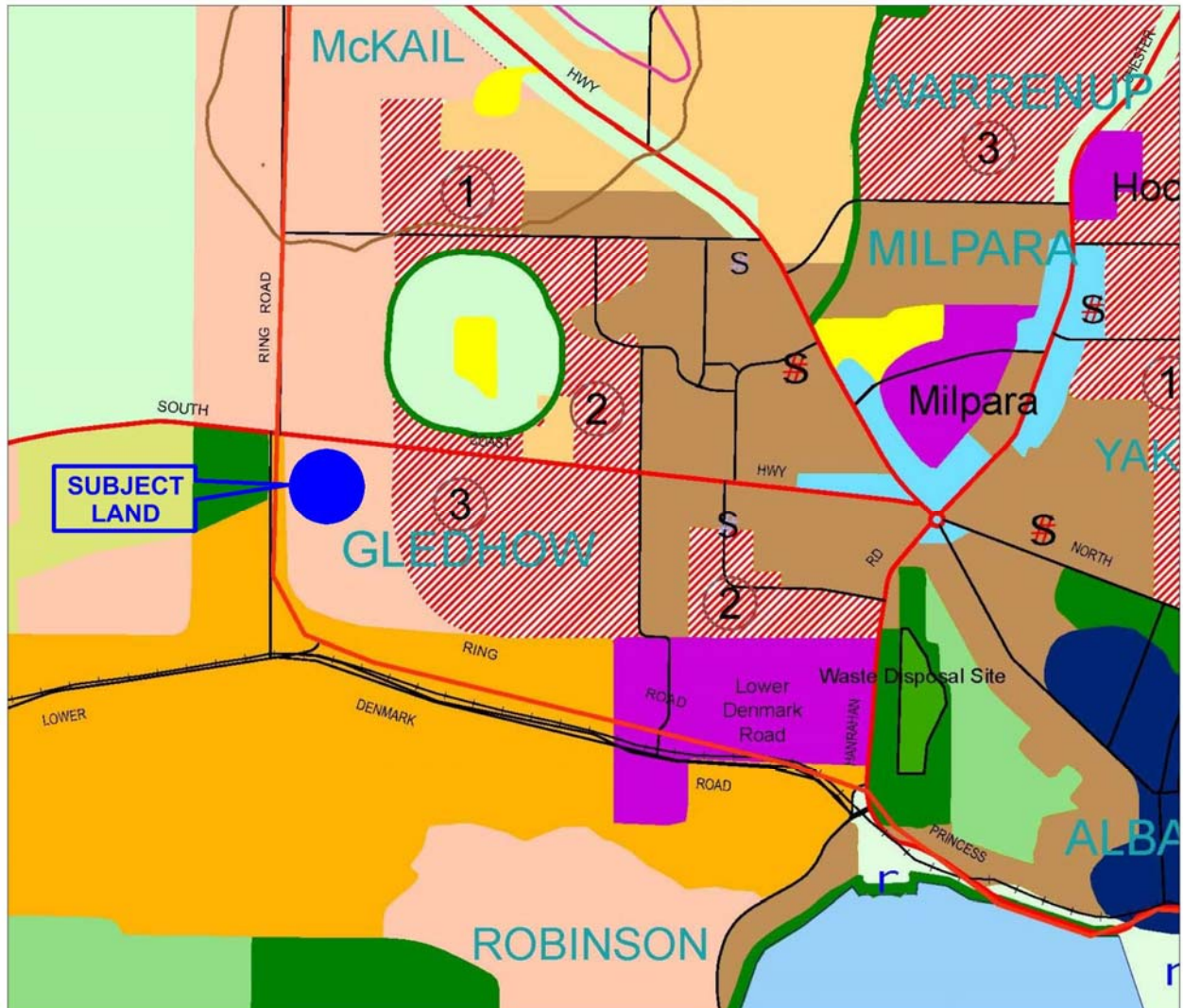
The purpose of the Local Structure Plan is to provide a guide as to how the land may be subdivided for rural residential purposes, taking into account:

- Land capability.
- Protection of the future Albany Ring Road alignment and its associated acoustic buffer.
- Bushfire protection.
- onsite effluent disposal.
- Access to and from George Street (future Albany Ring Road) and South Coast Highway.

Key elements of the Local Structure Plan are:

- Stipulating a minimum lot size of 1ha and identifying an internal access road alignment. This will couple with servicing requirements, access control and the acoustic buffer to direct the detailed lot layout at the time of subdivision.
- Ensuring development is provided with high efficiency onsite effluent disposal systems.
- Use of appropriate setbacks for vegetation and adjacent development to meet fire management requirements.
- Providing for future lot by lot landscaping and tree shrub planting within the confines of fire safety requirements.
- An internal road system to remove the need for direct access to George Street (future Albany Ring Road) and to control access to South Coast Highway.
- Identifying the future Albany Ring Road reserve land requirement as separate areas for future acquisition.
- Using dwelling exclusion controls to protect the future Albany Ring Road Acoustic Buffer.
- Bushfire planning and preparation of hazard mapping for the property confirms that all proposed lots will have development areas where BAL29 or less will apply.

Detailed background information relating to these matters is contained in the Local Planning Scheme No. 1 Amendment No. 9 documentation.



Extract of map 9B of the Local Planning Strategy