



DRAFT ALBANY LOCAL PLANNING STRATEGY

The Draft Strategy is being advertised for public comment from Monday 23 July until Friday 26 October 2018.

Submissions on the Draft Strategy may be lodged in writing with the undersigned on or before 26 October 2018.



FAQ SHEET

What is a Local Planning Strategy?

A Local Planning Strategy is a visionary document, setting out the long-term, strategic land use planning direction for the City. It addresses key land use matters, such as urban growth areas, housing, urban density, heritage, transport, employment, environmental protection and infrastructure. It shows how development and change will be managed in Albany and the rural hinterland.

Why do we need a Local Planning Strategy?

The review of a Local Planning Strategy every five years is required under the Planning and Development (Local Planning Schemes) Regulations 2015.

The review of the City's Local Planning Strategy is part of a broader process to prepare a new planning framework for the City. It will provide the basis for the new Local Planning Scheme No. 2 and subsequent Local Planning Policies and Structure Plans.

A Local Planning Strategy is a very important planning tool for the City as it helps to provide all stakeholders, including the community, planning professionals and developers, with an understanding of the City's direction for future land use and development. It also provides guidance to the City and State government agencies to make decisions in line with the City's aspirations.

What is the difference between a Local Planning Strategy and a Local Planning Scheme?

A Local Planning Strategy is a strategic document, meaning that it is essentially a 'road map' of the future growth directions for the City. It is visionary; it considers the community's needs over the medium to long term, so that planning can commence in the short term.

A Local Planning Scheme is a statutory document that sets out the zones and other classifications over land within the City, along with the rules and requirements that control land use and development and the processes that must be followed to obtain development approvals.

What information is contained in a Local Planning Strategy?

The Local Planning Strategy consist of two parts.

Part One contains the vision and overall strategic directions that will assist the City of Albany to implement that vision. It also identifies actions to achieve the strategic directions. Those strategic directions that relate directly to land within the City are shown on maps contained in Part One.

Part Two contains all relevant background information and an analysis of the issues the City is facing. Part Two provides the rationale for the strategies identified under Part One.

Will I be able to identify my property?

It is unlikely you will be able to precisely identify your property on the Local Planning Strategy maps. The Local Planning Strategy is a high level strategic document that discusses broad issues that affect the City of Albany as a whole, and therefore does not include details that affect individual properties.

Not until the development of a new Local Planning Scheme, will the City have detailed mapping and text that will allow the identification of individual properties and the details such as zones, density codes and use and development controls.



Who approves a Local Planning Strategy?

A Local Planning Strategy is prepared by the City; however, the Western Australian Planning Commission certifies that the draft Strategy meets the requirements of the relevant planning legislation before it is released for formal public comment.

The final Local Planning Strategy has to be endorsed by the WAPC. The process under which the WAPC endorse the strategy is set out under legislation.

How have residents of Albany been involved in the preparation of the draft Local Planning Strategy?

An early opportunity was provided to residents to have their say in the future planning of Albany. The City asked for expression of interest from those who would like to be involved. In August 2016, an information session was held, along with conversation cafés in both urban and rural locations and one-to-one interviews.

The discussions and comments made during this consultation were considered in the preparation of the strategic directions set out under Part One of the Strategy.

Why is the City asking for my comments and what happens next?

The draft Local Planning Strategy is being formally advertised for public comment. We are inviting your comments so that we can understand how the community wants to see the city grow and develop.

Once the consultation period concludes, all submissions will be assessed and presented to Council for their consideration and recommendations may be made as to how the draft Local Planning Strategy should be changed as a result of submissions made. The Strategy is then submitted to the Western Australian Planning Commission for final approval.

How do I make a submission?

Submissions may be made in writing on or before 26 October 2018. Please address submissions to City of Albany, PO Box 484, Albany WA 6330. Alternatively, you can email your submissions to planning@albany.wa.gov.au

When will my comments, and any modifications to the Local Planning Strategy, be considered by the Council?

The engagement period concludes on 26 October 2018, following which, the City's planning team will assess the submissions and recommend to Council how the draft Local Planning Strategy should be modified. City staff will report to Council at the next available Council meeting.

Depending on how many submissions are received and the time it takes to assess the submissions, this may not happen for a few months. However, if you have lodged a submission, you will receive a written invitation to the Council meeting.

When will the final Local Planning Strategy be released?

Following Council's considerations of submissions and recommended modifications to the draft Local Planning Strategy, the final Strategy is submitted to Western Australian Planning Commission for their endorsement. Under the relevant planning regulations the WAPC is required to consider the submissions within 60 days.

How do I get to know more about the draft Local Planning Strategy?

The draft Local Planning Strategy is available for inspection during office hours at the City of Albany, 102 North Road, Yakamia and at Albany Public Library, 221 York Street, Albany.

It can also be downloaded from the City's website at

<http://www.albany.wa.gov.au/council/comments-complaints/public-comment/>

You are also welcome to attend one of the public information sessions at Albany Public Library on the following days:

Thursday 2 August 4pm - 7pm

Friday 3 August 9am - 1pm

You can also make an appointment to meet a member of the City's planning team on 6820 3040. Appointments are available on Tuesdays and Wednesdays during the advertising period.

