

**CITY OF ALBANY**  
**LOCAL PLANNING SCHEME No. 1**

**LOCAL STRUCTURE PLAN No. 13**

**SPECIAL RESIDENTIAL AREA No. 10**  
**NANARUP & KULA ROADS, LOWER KING**

**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:

\_\_\_\_\_ 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

\_\_\_\_\_ Date

\_\_\_\_\_ Date of Expiry

**Amendments:**

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

## EXECUTIVE SUMMARY

This Local Structure Plan has been prepared to guide subdivision and development of Lots 105 & 106 Nanarup & Kula Roads in Kalgan Heights/Lower King for Special Residential purposes.

The land is located some 15km from the Albany Central Area and is currently used for Rural Residential Purposes.

In accord with local and state policy promoting the efficient use of underutilised and serviceable land as well as the proposals of the Albany Local Planning Strategy, the Local Structure Plan provides for the intensification of Residential landuse to Special Residential standards. This follows the Precinct Plans and agreements with Council and the Department of Planning, Lands & Heritage established in the zoning, establishment & planning approval of Special Residential Area No. 10. The LSP also aligns with the form, layout and approvability of existing development in the locality.

This Local Structure Plan should be read with and is adjunct to Local Planning Scheme No. 1 Amendment No. 6.

Lot 105 is 2.73ha in area with Lot 106 comprising some 4.15ha.

<b>Local Structure Plan Summary:</b>	
Total Area	6.88ha
Existing Lots	2
Lot Yield	8
Dwelling Density	0.86ha/Dw
Estimated Population	20pp
Estimated Additional Population	15pp
School Sites/ Other	NA

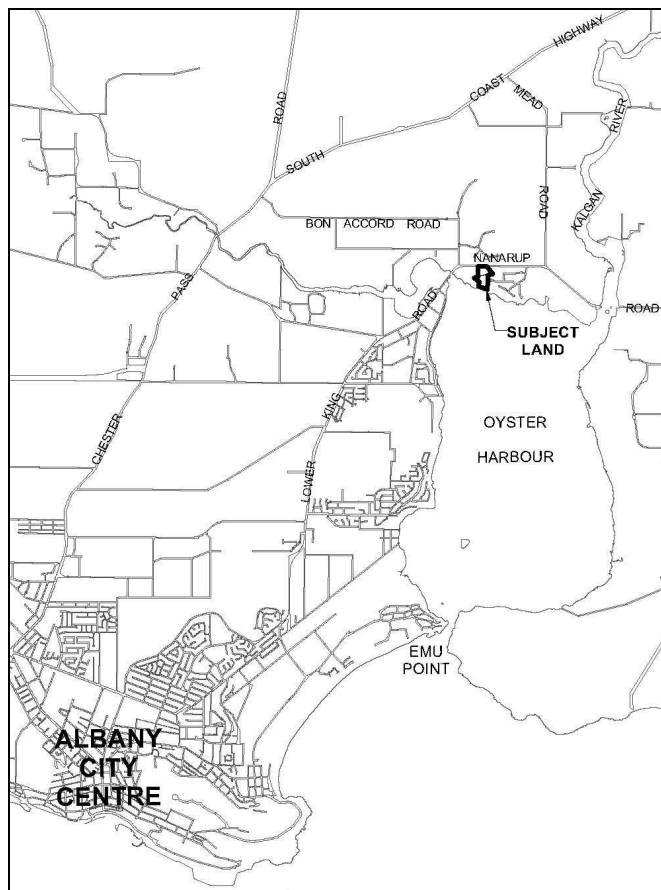
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## PART 1. – STATUTORY

### 1.0 Structure Plan Area

The Structure Plan covers Lots 105 & 106 Nanarup and Kula Roads in Kalgan Heights/Lower King as shown below.



### 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 per Local Planning Scheme No. 1 Amendment No. 6.

### 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.

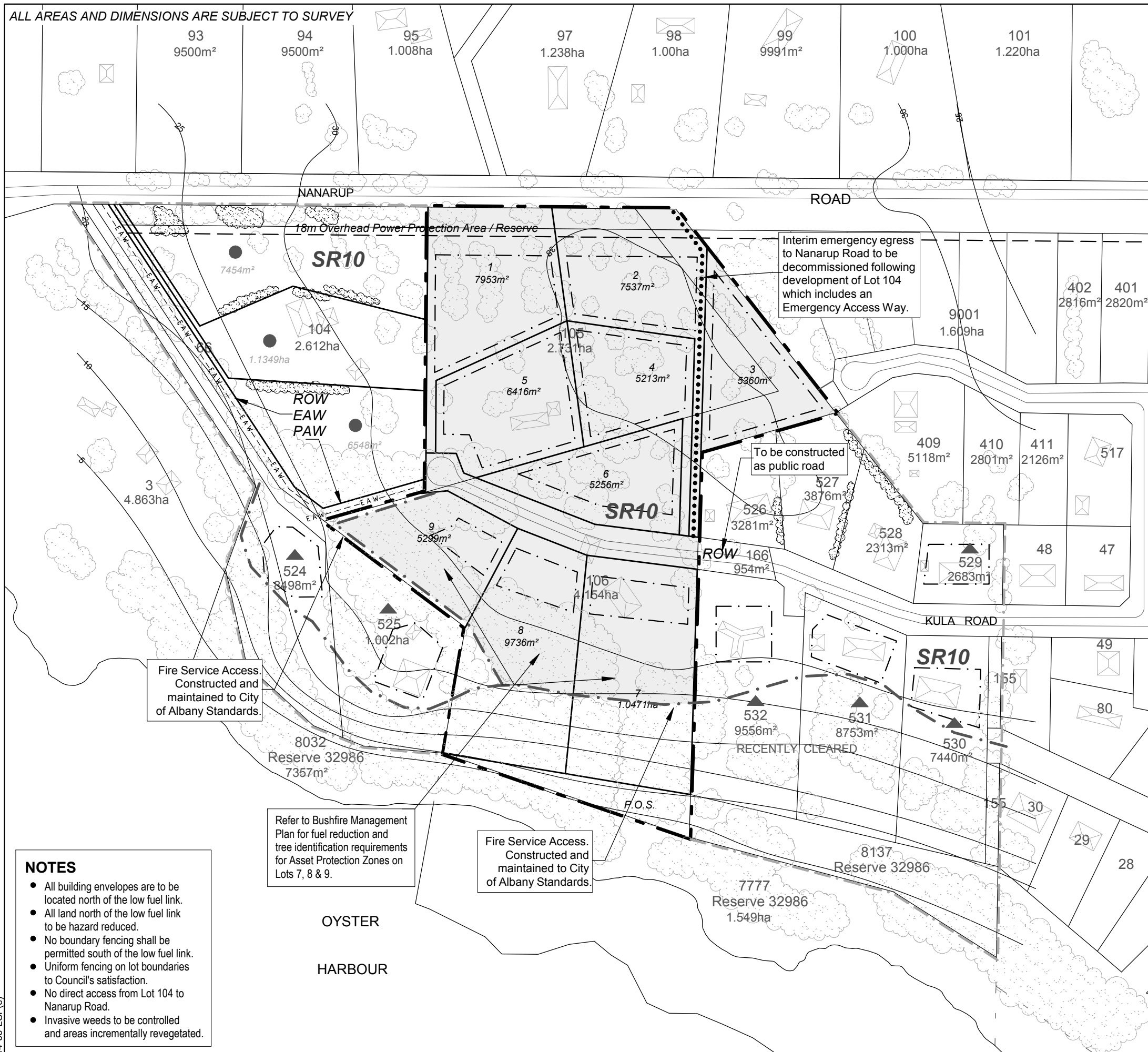
#### **4.0 Operation**

The LSP will come into effect following certification by the Western Australian Planning Commission.

#### **5.0 Subdivision and Development Conditions**

In addition to the general clauses of the Scheme and the Special Provisions of Schedule 15 relating to Special Residential Area No. 10, subdivision is to follow the LSP Map. Minor variations may be approved by the Western Australian Planning Commission.

City of Albany  
Local Planning Scheme No. 1  
Special Residential Area 10  
Lower King, City of Albany



**LEGEND**

- Subject Land
- Existing Lot Boundaries
- Proposed Lot Boundaries
- Existing Buildings
- Indicative Building Envelope
- Maintained Asset Protection Zone/s
- Existing Vegetation
- Tree/Shrub Planting
- Low Fuel Link
- Emergency Access Way
- Interim Strategic Fire Break
- Lots where the keeping of stock may be considered
- Lots where building envelopes are not to exceed 1200m².

Map Modification - 1c  
Map Creator - BQ/MRT  
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Sources - Landgate (Cadastral & Contours)  
Datum - AHD  
Contact - Ayton Baesjou Planning  
Disclaimer - Subject to Verification & Survey

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SCALE 1:2500

- NOTES**
- All building envelopes are to be located north of the low fuel link.
  - All land north of the low fuel link to be hazard reduced.
  - No boundary fencing shall be permitted south of the low fuel link.
  - Uniform fencing on lot boundaries to Council's satisfaction.
  - No direct access from Lot 104 to Nanarup Road.
  - Invasive weeds to be controlled and areas incrementally revegetated.

Refer to Bushfire Management Plan for fuel reduction and tree identification requirements for Asset Protection Zones on Lots 7, 8 & 9.

Fire Service Access. Constructed and maintained to City of Albany Standards.

OYSTER HARBOUR

14-06-LSPI(C)



## PART 2 – EXPLANATORY

The land is located some 15km north east of the Albany City Centre and is accessed via Lower King Road.

Immediately north of Nanarup Road is the Sheringa Park Special Rural Estate accommodating lots from 1ha in size. This is an established and quality development providing high amenity house sites in a spacious environment.

To the east and west is Special Residential Zone Area No. 10 (SR10) accommodating established lots from 4000m<sup>2</sup> in area. Further east, this zone melds into the Kalgan Heights residential zone which provides quality high amenity house sites from 2000m<sup>2</sup> in size.



As a part of Amendment No. 6 to Local Planning Scheme No. 1 which transfers the land to Special Residential Area No. 10, a Local Structure Plan (Map) is required. This plan identifies the future lot layout and associated spatial subdivision and development issues and requirements following on from the Special Provisions identified in in Schedule 15 necessary to apply to the land.

As a result, reference should be made to the Amendment No. 6 reports and technical assessments covering site and capability, bushfire safety, existing provisions, servicing and the requirements for future subdivision.

The LSP depicts the general layout, outlines building envelopes, access arrangements and the other subdivisional components necessary to provide for development.

Supporting the LSP, Amendment No. 6 and the existing special residential controls include measures to:

- Include the land within Special Residential Area No. 10 and reference the LSP Map as the guide to the future subdivision and development of the land.
- Provide for subdivisional and development servicing as necessary.
- Provide for landowner notifications covering agricultural activities and bushfire safety.
- Implement Bushfire Management Plan requirements and apply specific bushfire safety provisions.
- Provide prudent landuse control and approval requirements.
- Provide building envelope and effluent disposal location control.