

PREPARATION OF A NEW PLANNING FRAMEWORK

Strategic Community Plan

The Albany 2030 Strategic Community Plan outlines the community's long term vision, values, aspirations and priorities.

Local Planning Strategy 2019

The Local Planning Strategy establishes a framework for the growth of the City over the next 10-15 years.

Review of Local Planning Scheme No.1

The new Local Planning Scheme will provide the land use and development controls to implement the objectives of the Local Planning Strategy.

Implementation

Further planning guidance

Local Planning Policies and Structure Plans are prepared to expand upon the Local Planning Scheme and to guide how future urban areas are developed.

Projects and initiatives

The City will undertake further investigation into matters, such as housing and tourism, and will collaborate with State government agencies in the implementation of the Strategy.

WE ARE HERE

LOCAL PLANNING STRATEGY 2019

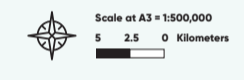
Figure 1: Rural

- Designation**
- Rural
 - Parks and Recreation
 - Rural living
 - Public use

- Strategic Direction/Action**
- Settlement growth is not supported in the rural villages of Cheynes Beach, Cuthbert, Redmond, South Stirling, Torbay, Bornholm, Torbay Hill and Youngs Siding
 - Protect and enhance macro-corridors through the use of statutory planning mechanisms such as local scheme amendments, structure plans and subdivision
 - Protect agricultural land from urban sprawl and inappropriate development

- Other**
- Local Government Boundary
 - Primary Road
 - District Road
 - Significant Waterway
 - Public Drinking Water Source Areas
 - Macro-Corridors
 - Rail
 - Ocean

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Key Findings

The City plays an important regional service function in the Great Southern

The City and the region have a competitive advantage in agriculture and tourism

The City has a pristine natural environment with many nature reserves, a spectacular coastline and good air quality

The City has low population growth

- Estimated current population 37,407
- Projected population 2026: 41,270
- Population Growth: 1.4%
- WA population growth: 2.4%

The City is an attractive place to retire

- Population growth is driven by people in older age groups (55+)

The City has an aging population

- Increase in the age groups of 55 and over follows a national trend in the aging of communities

The City's housing stock does not meet the needs of its residents

- Small households (consisting of one or two persons) account for the majority (55%)
- There is a dominance of single detached dwellings i.e. 3x2 and 4x2 (88.5%)

There is a lack of affordable housing in the City in relation to median income

- There is an unmet demand for one and two bedroom units
- Median income is lower than in other regional centres

There is an oversupply of land zoned for urban development

- There is more than 60 years' supply of land already zoned for urban development
- There is a five year supply of vacant, serviced urban residential land
- There is a 20 year supply of vacant, serviced land for rural living

Urban sprawl is unsustainable for the City and its community

- Valuable agricultural land is being consumed
- Remnant vegetation is being cleared and we are experiencing a loss of biodiversity
- Provision and maintenance of infrastructure and services over a long distance is cost-prohibitive for the City and adds a burden to its ratepayers
- The City is composed of numerous car-dependent communities who live in exclusively residential areas located separately from places of employment and recreation

The city centre offers a diverse range of services, shopping, employment and entertainment opportunities

Shopping centres are retail focussed and offer limited recreational and employment opportunities

There is no pent up demand for retail floorspace

KEY STRATEGIC DIRECTIONS

- The City's future urban growth will be directed to land already zoned and planned for this purpose
- Investment will be directed to existing urban areas through urban renewal initiatives
- Protect the primacy of the city centre and rationalise zones under the Scheme
- Support the diversification and intensification of land uses in the City's shopping centres to offer more than just retail opportunities
- Diversify the City's housing stock to meet the needs of small households, particularly young people, singles, couples, retirees and the aged
- Plan for integrated public transport linkages and cycle and pedestrian-friendly environments
- Designate sufficient land for industrial expansion areas to meet the needs of industry and facilitate economic growth
- Protect agricultural land from urban sprawl and inappropriate development
- Protect the City's environmental assets – vegetation, biodiversity, rivers, estuaries, wetlands and the coastline
- Build resilience to bushfire risk
- Plan for an efficient road network, advocate for the completion of the Ring Road and facilitate the planning of key link roads
- Protect the City's regional assets – airport and port
- Advocate to meet the service infrastructure requirements for existing and new areas

2015 Preparation of the Albany Local Planning Strategy

- Input from Working Groups
- Analysis**
 - The City prepared technical background studies in relation to population and settlement, economy and employment, the natural environment and infrastructure and services. Specialist consultants were also appointed to undertake the review of the Activity Centre Planning Strategy and to prepare an Industrial Ecology and Industry Attraction Strategy and Industrial Land Strategy.
- Input from Working Groups
 - Community information sessions and workshops relevant to specialist reports
- Preliminary community consultation - August 2016**
 - An early opportunity to be involved was provided to residents to have their say in the future planning of Albany. Information sessions were held, along with conversation cafes in both urban and rural locations and one-to-one interviews.
- Council Direction - November 2016
- Forming strategic directions**
 - The outcome of the preliminary consultation with residents and the analysis undertaken informed the strategic directions and actions.
- Council Endorsement - October 2017
- WAPC Certification to advertise the Strategy - June 2018
- Public Advertising - Aug - Oct 2018
- Council Resolution April 2019**
 - At its OCM of 23 April 2019, Council considered the submissions received during the advertising period and the proposed modifications to the Strategy and resolved to submit a copy to the WAPC for endorsement.
- WAPC Endorsement - November 2019
- Albany Local Planning Strategy 2019**

* WAPC - Western Australian Planning Commission
* Working Groups consisted of relevant State government agencies and City staff and provided input into the technical background studies.

LOCAL PLANNING STRATEGY

2019



VISION To be Western Australia's most sought after and unique regional city to work, live and visit.

LOCAL PLANNING STRATEGY 2019

Figure 2: Urban

DESIGNATION

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

STRATEGIC DIRECTION/ACTION

- 4 Protect agricultural land from urban sprawl and inappropriate development
- 5 Direct urban settlement growth of Albany to areas designated as 'urban growth'
- 6 Direct rural living settlement of Albany to areas designated as 'rural living'
- 7 Support the collaboration between the City and State government in the redevelopment of the Spencer Park Urban Renewal Area
- 8 Identify localities or precincts in the City suitable to increase residential densities (infill development based on accessibility to services and facilities, infrastructure, heritage, character and amenity, and land capability)
- 9 Continue to protect the primacy of the regional centre, build upon its unique identity, facilitate new mixed use development, increase the density and diversity of housing in the locality, protect and enhance the heritage character, facilitate public realm improvements that increase pedestrian and cycle-friendliness and provide universal access, improve public transport, promote increased diversity in the various groups (residents, workers and visitors) that use the area and attract the location of regional facilities
- 10 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
- 11 Advocate for the completion of the Ring Road
- 12 Facilitating the planning and construction of key link roads
- 13 Advocate for development of industry in Mirambeena

INVESTIGATION AREAS

- IA1 Investigation Area 1 - Centennial Park Urban Renewal Area
- IA2 Investigation Area 2 - Wool Stores
- IA3 Investigation Area 3 - Neighbourhood and Local Centres
- IA4 Investigation Area 4 - Mirambeena Strategic Industrial Area
- IA5 Investigation Area 5 - Pendean Expansion Area
- IA6 Investigation Area 6 - Proposed Ardross Estate Light Industrial Area
- IA7 Investigation Area 7 - Lot 2 Hanrahan Road (CSBP Fertiliser Depot)
- IA8 Investigation Area 8 - Robinson Industrial Area
- IA9 Investigation Area 9 - Gledhow Industrial Area
- IA10 Investigation Area 10 - Mueller Road
- IA11 Investigation Area 11 - Protection of Yakamia Creek and Lake Seppings
- IA12 Investigation Area 12 - Implementation of the Emu Point to Middleton Beach Coastal Hazard Risk Management Adaption Plan
- IA13 Investigation Area 13 - Potential Airport Business Area

OTHER

- | | | | |
|--|---|--|--------------------------------|
| | Rail | | Indicative Rail Spur Extension |
| | Primary Roads | | Macro-Corridors |
| | District Roads | | Landscape Protection Areas |
| | Significant Waterway | | SCA PDWSA |
| | Strategic Important Road Extensions | | Housing Strategy |
| | Investigation Area 4 - Mirambeena Strategic Industrial Area | | Education Precinct |
| | Investigation Area 12 - Emu Point to Middleton Beach CHRM | | Strategic Infrastructure |

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