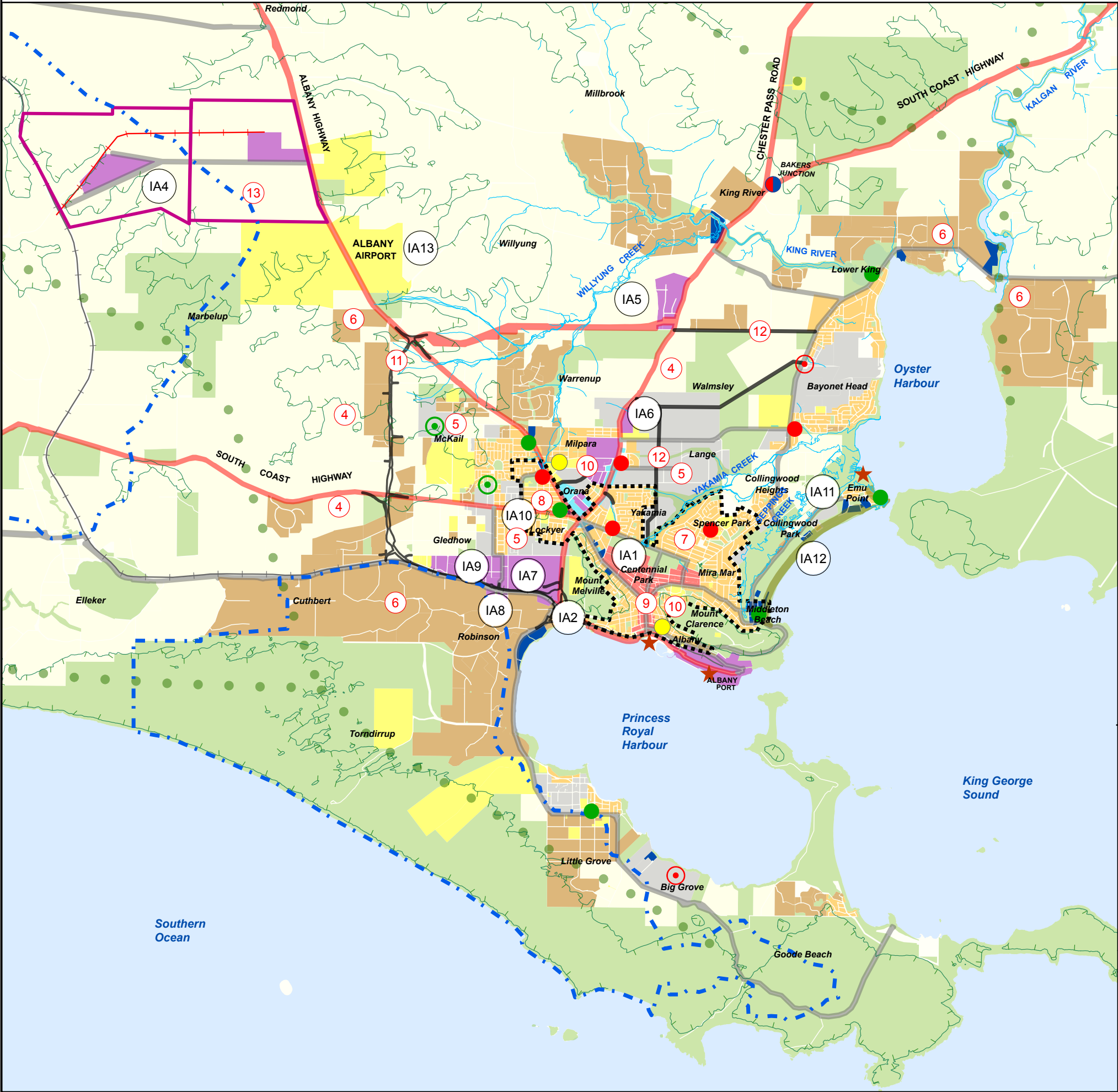


# Local Planning Strategy 2019

Figure 2: Urban



## Legend

### Designation

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

### Strategic Direction/Action

- |   |   |
|---|---|
| <b>4</b> Protect agricultural land from urban sprawl and inappropriate development  | <b>IA1</b> Investigation Area 1 - Centennial Park Urban Renewal Area  |
| <b>5</b> Direct urban settlement growth of Albany to areas designated as 'urban growth'   | <b>IA2</b> Investigation Area 2 - Wool Stores   |
| <b>6</b> Direct rural living settlement of Albany to areas designated as 'rural living'   | <b>IA3</b> Investigation Area 3 - Neighbourhood and Local Centres   |
| <b>7</b> Support the collaboration between the City and State government in the redevelopment of the Spencer Park Urban Renewal Area  | <b>IA4</b> Investigation Area 4 - Mirambeena Strategic Industrial Area  |
| Identify localities or precincts in the City suitable to increase residential densities (infill development) based on accessibility to services and facilities, utility infrastructure, heritage, character and amenity, and land capability  | <b>IA5</b> Investigation Area 5 - Pendeen Expansion Area  |
| <b>8</b>  | <b>IA6</b> Investigation Area 6 - Proposed Ardross Estate Light Industrial Area   |
| Continue to protect the primacy of the regional centre, identify its unique identity and build upon this, facilitate new mixed-use commercial development, increase the density and diversification of housing within and surrounding the regional centre, protect and enhance the heritage character, improve public realm with universal access, improve public transport, walkability and bikeability, diversify users - residents (age and cultural diversity), workers and visitors that engage with the regional centre and attract the location of regional facilities | <b>IA7</b> Investigation Area 7 - Lot 2 Hanrahan Road (CSBP Fertiliser Depot)   |
| <b>9</b>  | <b>IA8</b> Investigation Area 8 - Robinson Industrial Area  |
| 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   | <b>IA9</b> Investigation Area 9 - Gledhow Industrial Area   |
| <b>10</b>   | <b>IA10</b> Investigation Area 10 - Mueller Road  |
| <b>11</b> Advocate for the completion of the Ring Road  | <b>IA11</b> Investigation Area 11 - Protection of Yakamia Creek and Lake Seppings   |
| <b>12</b> Facilitate the planning and construction of key link roads  | <b>IA12</b> Investigation Area 12 - Implementation of the Emu Point to Middleton Beach Coastal Hazard Risk Management Adaptation Plan |
| <b>13</b> Advocate for development of industry in Mirambeena  | <b>IA13</b> Investigation Area 13 - Potential Airport Business Area   |

### Other

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

1 0.5 0 Kilometers

1:100,000

SCALE @ A3

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MXD: X:\Planning & Development\Planning\_Services\Strategic\_Planner\ALPS\Review\new ALPS\MXD's & shapefiles\Fig 2 Urban.aprx Date Printed: 19/11/2019