

# Planning & Development Services

ENDORSEMENT

This structure plan is prepared under the provisions of the City of Albany  
Local Planning Scheme No. 2

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

**10 JUNE 2016**

In accordance with Schedule 2, Part 4, Clause 28 (2) and refer to Part 1, 2. (b) of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

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Final	City of Albany	Yakamia/Lange Structure Plan 2015 December Council Meeting Final - Adoption	December 2015
Final	City of Albany	Yakamia/Lange Structure Plan – Modified as requested by WAPC	April 2016

## Table of Amendments

Amendment No.	Summary of Amendment	Amendment Type	Date approved by WAPC
-	Original Approved Plan	Original	10 June 2016
1	Changes to Section 3.2 to reflect long term intentions for Lot 1001 Catalina Road to possible include an Education Establishment.	Minor	13 March 2018

## CONTENTS

This structure plan comprises four (4) parts, namely: an executive summary; a statutory (provisions) section; a non-statutory (explanatory) section; and appendices.

### Part 1 – Executive Summary

The executive summary gives an overview of the purpose of the plan, major influences that guided outcomes and the vision and objectives of the plan.

### Part 2 – Statutory (provisions) section

The statutory section contains the Structure Plan Map and statutory planning provisions.

### Part 3 – Non-statutory (explanatory) section

The explanatory section provides a reference guide to the implementation of the statutory section.

### Part 4 - Appendices

The appendices include background studies and supplementary information that have informed preparation of the structure plan and will be used to guide its implementation.

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2. Environmental Opportunities and Constraints Plan
3. Road Contributions Plan
4. Issues Background Paper

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2005 - Flood/Yakamia Creek



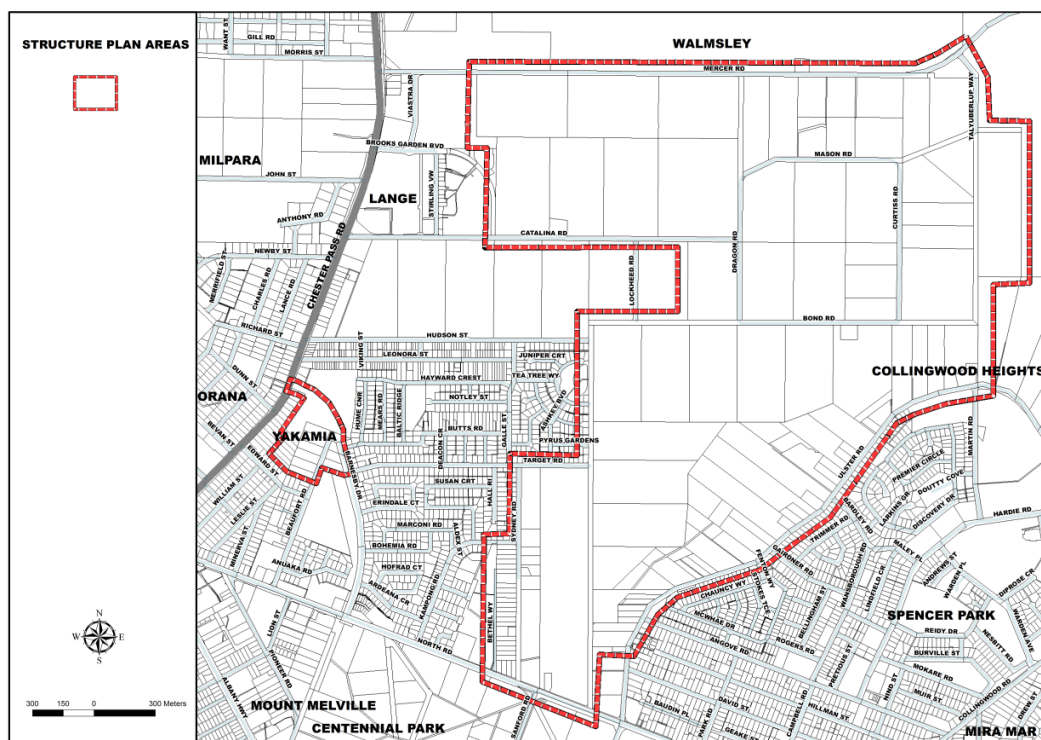
# 1. EXECUTIVE SUMMARY

## 1.1 INTRODUCTION

This is a district structure plan applying to land in the Yakamia and Lange localities, as shown on Figure 1.

The structure plan area is located to the north of Albany on the fringes of the existing urban developed land, approximately 3.5km from Albany's Central Business District (CBD) and 1.5km from a neighbourhood shopping centre and service industries at Catalina and Chester Pass Roads. The structure plan is split into two precincts – a small precinct to the west of Yakamia, adjacent to Barnesby Drive, and a larger precinct located between Mercer and North Roads.

FIGURE 1. STRUCTURE PLAN AREAS (ALBANY C. O., MAPPING)



## 1.2 PURPOSE OF STRUCTURE PLAN

The Yakamia/Lange Structure Plan ('the structure plan') provides guidance to the City of Albany, Western Australian Planning Commission (WAPC), developers and land owners on future subdivision, development, land use, and environmental management within the structure plan area.

Land within the structure plan area is identified for urban development (Priority 1 and 2) and regional reserve in the *Albany Local Planning Strategy 2010* (ALPS). Section 9.4 of ALPS provides broad guidance on the preparation of structure plans and identifies the Yakamia locality as a priority area for structure planning.

This structure plan includes designations for potential residential development, public parkland including foreshore reserves and active and passive public open space, private conservation, public use and road networks. It also provides guidance on the implementation of the plan via

planning controls such as zoning mechanisms; subdivision and development provisions and management arrangements.

### 1.3 STRUCTURE PLAN APPROVAL PROCESS

Preparation and adoption of the structure plan has been undertaken by the City of Albany in accordance with the requirements of *Local Planning Scheme No.1* and with the support from environmental consultants who have assisted with the development of a Local Water Management Strategy (LWMS) and an Environmental Opportunities and Constraints Plan.

Key stakeholders including Councilors, landowners, Department of Planning (DoP), Department of Parks and Wildlife (DPaW), Office of the Environmental Protection Authority (OEPA), Department of Water (DoW), Main Roads WA (MRWA) and Water Corporation were also involved in the preparation of the structure plan.

Preparation and finalisation of the structure plan has involved the following key steps:

- Identification of opportunities and constraints;
- Discussion and evaluation of options;
- Public and agency consultation, including seeking the advice of the Environmental Protection Authority (EPA); and
- Adoption of the structure plan by Council and endorsement by the Western Australian Planning Commission (WAPC).

### 1.4 MAJOR PLANNING INFLUENCES

Major planning influences informing the structure planning process included the following:

- Designation of the Yakamia-Lange locality in ALPS for 'future urban' and 'regional reserve' land uses;
- Requirements of *Local Planning Scheme No.1*, in particular;
  - Clause 4.2.3 (requirement to prepare structure plans for future urban zoned land);
  - Clause 5.3.6.1 (setbacks from water courses); and
  - Clause 5.3.7.1 (land subject to flooding).
- Deemed provisions for local planning schemes, Part 4 – Structure Plans;
- The Local Water Management Strategy and Opportunities and Constraints Plan prepared for the structure plan area;
- Design principles defined by the WAPC's *Liveable Neighbourhoods policy*; and
- Comments received from the Office of the Environmental Protection Authority, including advice in relation to findings of the Albany Regional Vegetation Survey (ARVS) (2010).

### 1.5 VISION AND OBJECTIVES

The vision for the structure plan is to establish an integrated and environmentally sustainable urban form that achieves balance between residential subdivision and development; and retention and enhancement of environmental values.



Objectives of the structure plan to achieve the vision are:

1. Facilitate an urban form that provides for housing and associated infrastructure that is responsive to the character of the site and the locality, as depicted on the Structure Plan Map (Figure 3);
2. Provide for fully serviced urban development, ranging from higher density housing adjacent to the Catalina commercial precinct, through to medium density on steeper slopes and adjacent to public parkland, private conservation areas and fire risk areas;
3. Provide safe and convenient vehicle and pedestrian access to the activity centres at Catalina Road and the Central Business District;
4. Provide a range of public parkland catering for recreational, sporting and nature activities by the local community;
5. Provide an integrated urban water management system that minimises risk to public health and amenity, protects the built environment from flooding and water logging, and enhances the quality of water flowing to Oyster Harbour; and
6. Protect, manage and enhance the environmental values of the area, including vegetation, flora and fauna, waterways, wetlands and foreshores.



## 2. STATUTORY SECTION

### 2.1 STRUCTURE PLAN MAP

The Structure Plan Map is shown on Figure 3. The Map provides designations guiding the preferred locations for future land uses; matters to be taken into account at the time of rezoning, subdivision and/or development (e.g. fire, vegetation, waterways and floodways); and key future infrastructure including roads, pedestrian paths, public use sites and utility service alignments.

Designations are indicative and based on the major planning influences outlined in Section 1.4 of the structure plan. Specific land use boundaries (including delineation of different categories of public parkland such as foreshores and active or passive recreational areas) and the location of infrastructure will be refined through detailed investigation and design by proponents at the time of rezoning, subdivision and/or development, as appropriate.

Broad objectives and guidance for the land uses designated on the Structure Plan Map are discussed in the Explanatory Section (Part 3) of the structure plan.

### 2.2 RELATIONSHIP TO LOCAL PLANNING SCHEME

This structure plan operates as set out in Section 5.9.1.8 of *Local Planning Scheme No. 1* and, in the case of particular zones within the structure plan area, in accordance with the provisions below.

#### 2.2.1 FUTURE URBAN ZONE

Areas within the structure plan that are zoned 'Future Urban' may be developed in accordance with the provisions of this structure plan and *Local Planning Scheme No. 1*. Land use and development proposals in 'Future Urban' and 'Residential' zones within the structure plan area will be assessed against the relevant land use and development provisions of *Local Planning Scheme No. 1*, having due regard to the designations (including density codes), vision, objectives and provisions of the structure plan.

#### 2.2.2 YAKAMIA CREEK ZONE

Areas within the structure plan that are zoned Yakamia Creek may be developed in accordance with the relevant provisions of the Yakamia Creek zone contained in the *Local Planning Scheme No. 1*. Assessment of land use and development proposals within the Yakamia Creek zone will also have regard to the designations, vision, objectives and provisions of the structure plan. In the event of any inconsistency, *Local Planning Scheme No. 1* shall prevail.

### 2.2.3 GENERAL AGRICULTURE ZONE

Areas within the structure plan that are zoned 'General Agriculture' require rezoning to the 'Future Urban' zone via an amendment to *Local Planning Scheme No.1*, prior to urban development in accordance with the provisions of this structure plan. Land use and development proposals within the 'General Agriculture' zone will be assessed against the land use and development provisions of the 'General Agriculture' zone as set out in *Local Planning Scheme No.1*, having regard to the designations, vision, objectives and provisions of the structure plan. In the event of any inconsistency, *Local Planning Scheme No.1* shall prevail.

## 2.3 SUBDIVISION

Within the 'Future Urban' zone:

- Subdivision proposals are to be generally in accordance with the designations (including Residential Design Codes), vision, objectives and provisions of the structure plan.
- Lot sizes shall be in accordance with the standards of the Residential Design Codes (R-Codes) designated on the Structure Plan Map.
- Subdivision design is to be generally in accordance with the WAPC's *Liveable Neighbourhoods* policy.

Within the 'Yakamia Creek' zone:

- Subdivision shall be in accordance with the relevant provisions of *Local Planning Scheme No.1*, whilst having regard to the designations, vision, objectives and provisions of the structure plan.

Within the 'General Agriculture' zone:

- Further subdivision of existing lots will not be supported prior to rezoning to the 'Future Urban' zone.

## 2.4 OTHER MATTERS

### 2.4.1 INFORMATION ACCOMPANYING APPLICATIONS

The Local Government and/or Western Australian Planning Commission may require investigations and/or plans to accompany rezoning, subdivision and/or development proposals, relating to matters including but not limited to:

- Foreshore management;
- Vegetation, flora and fauna;
- Acid sulfate soils;
- Urban water management;
- Fire hazard assessment and risk management;
- Weed management;
- Revegetation/land rehabilitation;
- Traffic management
- Geotechnical matters;
- Coordination of infrastructure between separate land parcels;
- Infrastructure contributions; and
- Local Development Plans (LDP) for proposals where lot sizes are 260m<sup>2</sup> or less.



# 3. EXPLANATORY SECTION

## 3.1 PURPOSE OF EXPLANATORY SECTION

Provisions contained in this section will be used to guide and inform subdivision and development within the structure plan area. The intent of the explanatory section is to provide broad objectives for the land use designations shown on the Structure Plan Map; and provide guidance to developers and decision makers on key matters and design elements that should be taken into account in rezoning, subdivision and/or development proposals within the structure plan area.

The provisions of this section are not exhaustive and apply in conjunction with the relevant planning and development framework for decision-making including, but not limited to State Planning Policies, Development Control Policies, *Local Planning Scheme No.1*, *Liveable Neighbourhoods* and the *Residential Design Codes of WA*.

### 3.1.1 LAND USE DESIGNATIONS

Objectives for the land use designations shown on the Structure Plan Map are:

#### PUBLIC PARKLAND

- Provide a range of public reserve areas for the purposes of active and passive recreation, protection of foreshores, wetlands, waterways and vegetation, protection of Aboriginal Heritage values and best-practice urban water management.

#### PUBLIC USE

- Provide for a suitably sited, buffered and visually screened electricity substation with potential impacts on surrounding sensitive land uses being contained within the site (northern Public Use designation).
- Provide a site for the ongoing civic and administrative functions of the City of Albany (southern Public Use designation).

#### RESIDENTIAL

- Provide for a high standard of well designed, fully serviced urban residential development, in accordance with designated densities, that responds to the natural attributes of the locality and interfaces with surrounding development areas.

#### PRIVATE CONSERVATION

- Provide for establishment of a single house on existing lots, whilst meeting standards for fire hazard management.
- Maximise protection of remnant vegetation, while retaining it in private ownership for the use and enjoyment of individual land owners.

#### RESIDENTIAL (YAKAMIA CREEK)

- Provide for subdivision and development in accordance with existing *Local Planning Scheme No.1* provisions for the 'Yakamia Creek' zone, whilst having regard to the provisions of the structure plan.



## 3.2 GENERAL SUBDIVISION AND DEVELOPMENT MATTERS

Geotechnical investigations may be required to accompany subdivision or development proposals to address matters such as building stability, land capability for residential development and acid sulfate soils.

Easements or suitable reserves may be required as part of a development or subdivision to enable access to public parkland areas.

Appropriate setbacks will be required to achieve separation between residential development and roads, watercourses and foreshores, fire prone areas, and public parkland.

Retaining walls are typically required to accommodate future development on lots of less than 1000m<sup>2</sup> and with a slope greater than 1 in 20. Where an application to subdivide land to create lots of less than 1000m<sup>2</sup> where the slope is greater than 1 in 20, is forwarded to the City of Albany by the Western Australian Planning Commission, the City will request the Commission to apply conditions to ensure that:

- Retaining at property boundaries is provided to create level lots and to ensure consistent retaining design; and
- Where retaining is not provided at the time of subdivision or this is not the preferred option, a restrictive covenant, to the benefit of the Local Government, pursuant to section 129BA of the *Transfer of Land Act 1893* (as amended) is to be placed on the certificates of title of the proposed lot(s), advising of the existence of a restriction on the use of the land. Notice of this restriction to be included on the diagram or plan of survey (deposited plan). The restrictive covenant shall state that:

“At the time of design and constructing buildings, any retaining must be integrated into the building footprint. Other retaining may be considered, but not within the front setback (as per Residential Design Codes) or 1m of other boundaries.”

Contributions toward a future school site within the *Catalina Structure Plan* area may be required as a condition of subdivision and/or development approval.

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### DEVELOPMENT OF LOT 9000 BEAUFORT ROAD

Future residential development in the vicinity of Beaufort Road and Barnesby Drive is to achieve a minimum setback of 7.5m to neighbouring commercial development.

As a condition of subdivision/development of Lot 9000 Beaufort Road, the following requirements shall be met:

- Development of Barnesby Drive to the satisfaction of the City of Albany;
- Relocation and development of the arterial drain to the satisfaction of the City; and
- Provision of connectivity between Beaufort Road and Barnesby Drive.



## DEVELOPMENT OF LOT 1001 CATALINA ROAD

In recognition of the land owner's long term intentions and previous development approval(s) granted by the City of Albany, development of an Education Establishment (private school) may be supported as an alternative land use to Lot 1001, subject to all relevant matters as set out in this structure plan being addressed. All school buildings to be located on the portion of the site identified for residential development. The portion of the site identified as private conservation to be limited to development and activities associated with research and management of bushland conservation.

### 3.3 VEHICLE AND PEDESTRIAN INFRASTRUCTURE

#### 3.3.1 TRAFFIC IMPACT ASSESSMENTS

Traffic Impact Assessments may be required as part of subdivision and/or development applications that have the potential to substantially increase the amount of vehicular traffic in the local area. Subdivision and development design should respond to Traffic Impact Assessment recommendations to the satisfaction of the City of Albany.

#### 3.3.2 BEAUFORT ROAD, BARNESBY DRIVE, RANGE ROAD AND SYDNEY STREET

Road alignments for Beaufort Road, Barnesby Drive and Range Road are to be designed and developed in accordance with the Structure Plan Map. Variations to alignment may be necessary in order to protect existing vegetation, provide a better traffic management outcome, refine lot orientations or provide public access to parkland and foreshore areas.

An east-west road link is to be developed at the time of subdivision and/or development between Sydney Street and Range Road. An indicative road plan has been provided as an example – refer to the *Issues Background Paper* (Appendix 4).

Crossovers between lots and Sydney Street are to be co-located to enable sharing of crossovers. As a condition of subdivision and/or development, lots on the east side of Sydney Street are to be designed to incorporate access on to Sydney Street and not Range Road. At the time of subdivision or development, lots fronting Sydney Street are to either:

- Develop half the width of Sydney Street for the section fronting the lot; or
- Provide a financial contribution valued at the cost of developing half the width of Sydney Street for the section fronting the lot.

#### 3.3.3 ROAD UPGRADES AND INTERSECTION TREATMENTS

The existing road network in the vicinity of subdivision and/or development proposals may require upgrading as a condition of approval, in accordance with WAPC policy and the City's *Subdivision and Development Guidelines*.

Subdivision and/or development approval may also be subject to contribution payments for construction/upgrading of the road network within the broader structure plan area, generally in accordance with the Contribution Plan in Appendix 3.

### 3.3.4 ROAD ALIGNMENTS

Road alignments proposed in subdivision or development applications shall be located wherever possible to follow the contours of the land and with consideration of vegetation protection and fire risk reduction measures.

### 3.3.5 CROSSOVERS

Access to Range Road shall be via internal subdivisional roads only and not via crossovers direct from lots.

The land fronting Mercer Road offers poor lines-of-sight in places, due to the alignment and topography of the road. Access from developments to Mercer Road shall be minimized, shared and strategically located to maintain safe movement.

### 3.3.6 PATHS

2.5m Dual Use Paths (DUP) are to be constructed along strategic routes as indicated by the 'pedestrian path' design element on the Structure Plan Map, as a condition of subdivision or development approval.

A connected network of pedestrian paths is to be provided within residential developments in accordance with the WAPC's *Liveable Neighbourhoods* policy.

## 3.4 DRAINAGE AND SERVICING

### 3.4.1 DRAINAGE

Water management, and in particular the preparation and implementation of urban water management plans, shall be guided by recommendations made in the Yakamia/Lange Local Water Management Strategy (LWMS) and Arterial Drainage Plan (refer to Appendix 1). Key recommendations of the Local Water Management Strategy include:

- Retention of hydrology as close as possible to pre-development conditions.
- Nutrient and flood mitigation measures such as detention or infiltration swales, filter strips and nutrient stripping features being incorporated for primary treatment of stormwater before discharge into creeks.
- Drainage management measures being designed to withstand high velocity flows and to minimise erosion, generation of sediment and ongoing maintenance requirements.
- Realignment and redevelopment of Yakamia Creek near Barnesby Drive to avoid flooding of residential lots.
- Design of intersections at Barnesby Drive and Chester Pass Road and Range Road and North Road to facilitate passage of major flood events.
- No development is permitted in the Yakamia Creek floodway.

### 3.4.2 WATER

Water Corporation has indicated that capacity allowances have been made to provide water services to the Yakamia-Lange Structure Plan area. Whilst a detailed water distribution and

reticulation layout has not yet been determined, water mains of 200mm diameter and a water main along Catalina Road of 250mm will be required.

In addition to reticulated potable water supplies, onsite rainwater catchment and storage is encouraged as a sustainability measure and may be required in some locations within the wider structure plan area, to assist in stormwater attenuation.

### 3.4.3 SEWERAGE

The structure plan indicates the location of a future waste water pumping station and associated mains infrastructure. The location is approximate and has been based on landform and the need to maximise the catchment coverage of the pumping station. The exact location of the pumping station will be determined at the subdivision stage, in consultation with the Water Corporation. The required size of the pumping station site and the configuration of any odour buffer around it will also be detailed at the subdivision stage.

Landowners/developers bounded by Chester Pass Road, Edward Street and Beaufort Road will need to coordinate and share the cost of sewerage network extensions to service higher density development. A detailed plan should be prepared including a servicing report examining sewerage options and layouts.

### 3.4.4 ELECTRICITY AND TELECOMMUNICATIONS

#### WESTERN POWER

Prior to future development and subdivision, developers will be required to submit applications to Western Power for network extensions. Where subdivision and development applications adjoin or affect Western Power interests they should be referred to Western Power for comment, prior to approval, to ensure that there will be no land use conflict.

The location of transmission lines to the proposed substation will be considered at the time of rezoning and subdivision, in consultation with Western Power. Works associated with new distribution lines and the upgrading of existing lines (including increasing capacity and undergrounding) shall be at the developer's cost, to the satisfaction of Western Power.

Western Power requires the following minimum clearance to be met by transmission lines and overhead distribution lines for all new subdivisions and development:

	<i>Clearance (horizontal and vertical from centre of line)</i>	
<i>Transmission</i>	<i>330kV</i>	<i>35.0m</i>
	<i>132kV</i>	<i>10.0m</i>
	<i>66kV</i>	<i>8.0m</i>
<i>Distribution</i>	<i>&lt;33kV</i>	<i>3.0m</i>

#### DEVELOPMENT OF WESTERN POWER SUBSTATION SITE

Development of electrical infrastructure at Lot 36 Catalina Road shall be located centrally within the lot, with all necessary buffers being contained within the lot. Suitable visual

screening of electrical infrastructure with appropriate vegetation and/or landscaping shall be required.

The balance of Lot 36 is to be developed and subdivided in accordance with the structure plan, which designates portions for:

- Range Road;
- Public Parkland; and
- Residential lots.

If in future the 'Public Use' designated portion of Lot 36 is not required for a substation, residential development at the R30 density may be supported as an alternative.

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## NATIONAL BROADBAND NETWORK

Prior to future subdivision and/or development proposing more than 100 lots, applications shall be made for connection to the National Broadband Network.

### 3.5 PUBLIC PARKLAND

#### 3.5.1 GENERAL REQUIREMENTS

Areas designated for 'Public Parkland' are to be accurately defined at the time of rezoning, subdivision or development (as appropriate) and ceded to the Crown for its intended purpose (foreshore reserve, public open space) at the time of subdivision or development, free of cost and without payment of compensation by the Crown.

The Structure Plan Map indicates the preferred locations, size and configuration of active recreation areas. In particular a consolidated active recreation area including a sports oval and associated facilities will be required in the north-western R30 precinct of the structure plan area.

At the time of subdivision, developers shall provide an open space schedule detailing the amount, distribution and staging of the delivery of open space, in accordance with the structure plan. Where required, rehabilitation of public parkland areas shall occur as a condition of subdivision and/or development, in accordance with a suitable management plan.

No development will be permitted in 'Public Parkland' areas other than for conservation, recreation or stormwater management.

#### 3.5.2 CONTRIBUTIONS

Western Australian Planning Commission policy for urban development requires provision of a minimum 10 per cent of gross subdividable land area for public open space. The Structure Plan Map designations for public parkland indicate that development of some land parcels may involve ceding in excess of 10 per cent of their gross subdividable land area, in order to achieve the vision and objectives of the structure plan. Conversely, the Structure Plan Map indicates that some other land parcels may have no requirement to cede land for public parkland. In such cases, developers that do not cede land will provide equivalent cash-in-lieu,

which will be utilised to reimburse developers for the ceded portion in excess of 10 per cent of their gross subdividable area.

### 3.6 PRIVATE CONSERVATION AREAS

The following areas have been designated on the structure plan for 'Private Conservation' purposes, due to the significance of their identified vegetation, flora and fauna values:

- Portion of Lot 4743 south of proposed Range Road;
- Lots 75 and 76 Range Road;
- Portion of Lot 1001 Catalina Road;
- Lot 1002 Dragon Road;
- Lot 997 Mason Road; and
- Lot 998 Mason Road.

At the time of development, areas designated for 'Private Conservation' shall be protected via a conservation covenant or other suitable mechanism and without payment of compensation by the Crown.

If a proposal is lodged for a property designated for private conservation, and it appears that the proposal is likely to have a significant effect on the environment, the local government will refer that proposal to the Environmental Protection Authority.

If a developer proposes to take an action in a designated 'Private Conservation' area that is likely to have a significant impact on a matter of national environmental significance. For instance, clearing of vegetation that would affect the habitat of Carnaby's Black Cockatoo, the developer may need to obtain approval from the Commonwealth Environment Minister, prior to taking that action.

Provided that the above matters have been satisfactorily addressed, a single house may be developed on each private conservation lot shown on the Structure Plan Map, subject to the following criteria:

- Building Protection and Hazard Separation zones being implemented and maintained to a standard satisfactory to the City of Albany;
- The construction being in accordance with *Australian Standard 3959 - Construction of Buildings in Bushfire Prone Areas* – to withstand Bushfire Attack Level 29 or higher;
- The dwelling being located to protect as much vegetation as possible (indicative building envelopes have been shown on the structure plan);
- No development taking place outside of defined building envelope(s), unless otherwise approved by the Local Government. The building envelope refers to the area within which all development on each lot (including the dwelling, sheds, water storage, low fuel area and effluent disposal areas) must be confined.

Fencing and firebreak development on the private conservation lots shall be implemented in a manner that does not negatively impact the protection of the vegetation. Bollards may be permitted to demarcate lot boundaries in vegetated areas.

### 3.7 FIRE RISK

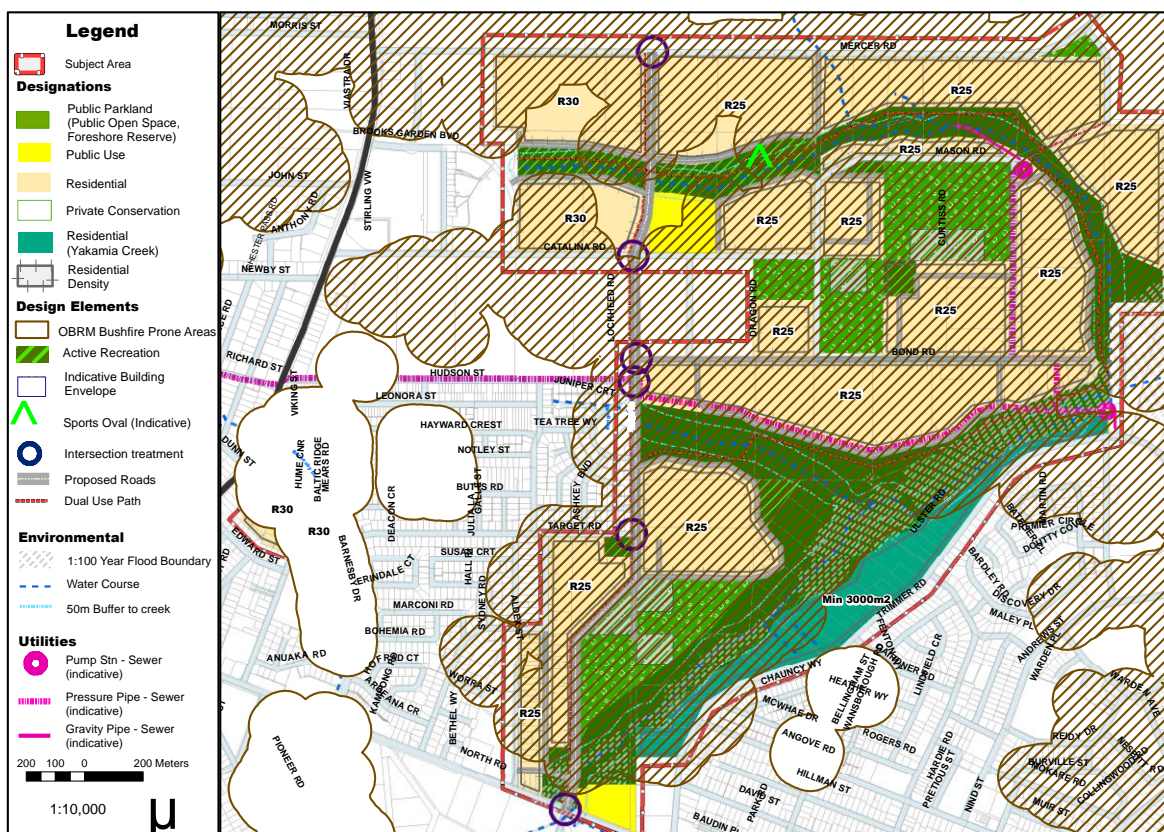
The majority of the Structure Plan area is identified as bushfire prone on DFES bushfire prone area maps (Figure 2). The extent of bushfire prone areas will be refined at future planning



stages with rezoning, subdivision and/or development proposals being accompanied by the requisite bushfire information as specified in relevant WAPC policies, guidelines, Regulations and the Local Planning Scheme.

Any subdivision and/or development in bushfire prone areas shall comply with an approved Fire Management Plan and Bushfire Attack Level (BAL) assessment prepared in accordance with the relevant bushfire planning and management frameworks of the WAPC and Department of Fire and Emergency Services (DFES), and any City of Albany fire management requirements. Where it is deemed appropriate to do so, hazard separation areas shall be reduced and the BAL rating of buildings increased in order to protect vegetation. Hazard separation areas shall not include riparian vegetation or areas beyond the boundaries of a lot.

FIGURE 2: STRUCTURE PLAN MAP WITH BUSHFIRE PRONE AREA OVERLAY





### FIGURE 3: STRUCTURE PLAN MAP

