

**RAINBOW 2000[©] - Proposals relating to Albany central business district planning initiatives**

39. Port Foreshore – comprehensive redevelopment as per Metropolitan Item No.15, and to include public transit link (LPG powered tram) on existing railway.
40. Discount Department Store (Big W) – redevelopment of existing Woolworths shopping centre complex.
41. Albany Rural City Council – redevelopment of existing library building to six (6) storey office building (retail ground floor) on the foreshore side of the two existing Norfolk Pines in Alison Hartman Gardens : demolition of existing Council building and redevelopment of landscape gardens around old Town Hall.
42. CBD Block - guided resumptive redevelopment scheme for this central business district block to provide an undercover shopping venue incorporating national department store, speciality shopping and cinema entertainment centre with underground parking station.
43. CBD Block - guided resumptive redevelopment scheme for this central business district block to provide an undercover shopping venue incorporating discount department store, speciality shopping and with underground parking station.
44. Queens Gardens - Bus / Rail / Tram interchange centre with limited retail opportunities to service transit passengers.
45. York Street – tram route / stop with limited street parking at intersections with Grey Street and Serpentine Road to provide 5 minute pick-up and courier parking in CBD (like Forrest Place in Perth).
46. York Street – mall redevelopment to outdoor pedestrian environment linked to commercial shopping redevelopment on adjoining CBD blocks with potential for entertainment.
47. York Street – alfresco dining / entertainment area for outdoor pedestrian environment linked to commercial shopping redevelopment on adjoining CBD blocks.
48. Woolen Mills – redevelopment for warehouse residential housing (heritage retention) and relocation of Woolen Mills to Robinson industrial area adjoining relocated Woolstores.
49. City Centre – increase housing density and mix to facilitate redevelopment for commercial office / residential (R80).
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51. St.Joseph's – a most significant historical precinct requiring sensitive development, with potential as an artisans' habitat.
52. Albany Senior High School – privatisation by the State and redevelopment as the Royal Military College Mt.Clarence catering for primary, secondary and prep-tertiary education.
53. Middleton Road – public transit tram (LPG Powered) route to Middleton Beach with higher density housing (R40), and further development as a major streetscape space including lighting, vegetation, pavement and furniture.
54. Lockyer Avenue – public transit tram (LPG Powered) route to North Road with further development as a major streetscape space.
55. Albany Highway – public transit tram (LPG Powered) route to McKail / Orana CBD, as a major streetscape space.
56. Mt.Melville foreshore hillslopes – higher density residential development (R100) with suitable NGL height limit.
57. Mt.Clarence upper hillslopes – medium density residential development (R60) with suitable NGL height limit.
58. Mt.Clarence lower hillslopes – medium density residential development (R80) with suitable NGL height limit.
59. Lockyer Avenue – commercial service (bulky goods) zone.
60. Lockyer Avenue – industrial service ('clean') zone.
61. Albany Highway – commercial office and medium density residential mix (R40).
62. Albany Highway – commercial residential, ribbon retail, office and medium density residential mix (R60).
63. Centennial Ovals – showgrounds and special event venue.
64. Albany Sports Grounds – develop and enhance participant and spectator support facilities to suit regional, state and national sports codes and regional representation.
65. Ulster Road – landscape strategy as main entry point to City Centre from residential suburbs to the north of Albany.
66. North Road – public transit tram (LPG Powered) route linking McKail / Orana CBD to Middleton Beach with higher density housing (R40), and further development as a major streetscape space including lighting, vegetation, pavement and furniture
67. St.John of God Hospital Albany – a major new private hospital located near centre of town with excellent public and private transport accessibility (six-storey height limit).
68. Albany City Foreshore – open parklands with landscaping and beach frontage to suit outdoor summer recreation and entertainment amphitheatre for live concerts on the water.
69. City Centre – increase housing density (R80) and mix to facilitate redevelopment for commercial office / residential.
70. City Centre – increase housing density (R100) and mix to facilitate redevelopment for commercial office / retail / and high density residential.
71. City Centre – increase housing density (R140) and mix to facilitate redevelopment for commercial office / retail / and high density residential.
72. Albany indoor sports venue – extend commercial activities.
73. Aberdeen Street – one-way traffic southbound between Frederick Street and Serpentine Road.
74. Collie Street – one-way traffic northbound between Frederick Street and Serpentine Road.
75. Serpentine Road – one-way traffic eastbound between Collie Street and Aberdeen Street.
76. Frederick Street / Peels Place – one-way traffic westbound between Aberdeen Street and Collie Street.
77. Mt.Clarence – increase housing density and mix to facilitate redevelopment for medium density residential.
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80. Stirling Terrace – Thursday and Sunday street markets.