

Appendix 1 – Albany Local Planning Strategy Excerpts

Section 8.3.1 Strategic Settlement Direction

Section 8.3.1 *Strategic Settlement Direction* of the *Albany Local Planning Strategy 2010* (ALPS) sets the following strategic objective:

“Facilitate and manage sustainable settlement growth for the urban area in the City of Albany”

The ALPS sets out the following aims to achieve this objective:

“The ALPS aims to contain the spread of fragmented urban and rural living areas in the City by:

- *Providing for growth in urban areas, rural townsites and rural living areas as designated in ALPS.*
- *Minimising the development footprint on the landscape to help protect biodiversity and the environment.*
- *Promoting energy conservation.*
- *Providing greater housing choice.*
- *Minimising journey length from home to work/school/services and encouraging the use of public transport, cycling and walking.*
- *Reducing government expenditure on servicing current and future populations.”*

Section 8.3.1 also contains the following information on residential land supply within the City of Albany:

“Taking into account land constraints such as acid sulphate soils, wetlands and rivers and buffers, a developable area and subsequently a potential dwelling count can be calculated. Based on the average number of persons per dwelling (2.5) and using an average population growth rate (using 1.6%) it has been determined that the City has approximately 75 years worth of land designated for residential living purposes. This is further illustrated in Table 3 and Figure 11 (which identifies the areas of growth) below, whereby a total of around 30,262 dwellings can be accommodated under the ALPS (28,500 of these being fully serviced urban lots).

It is important to note that this calculation does not include:

- *existing residential areas where the potential exists for infill via vacant lots and a change to support higher residential densities; or*
- *additional growth within identified townsites as identified in the ALPS (such as Kalgan townsite).*

As indicated below there is the potential for an additional 28,000 dwellings in the ‘Future Urban’ designation (at a rate of 14 dwellings per hectare), 1,087 dwellings in the ‘Special Residential’ designation (at a rate of 1 dwelling for every 4000m²) and 675 dwellings in the ‘Rural Residential’ designation (at a rate of 1 dwelling per 1.5 hectares).”

Section 8.3.5 Rural Living

Section 8.3.5 *Rural Living* of the ALPS sets the following strategic objectives:

“In the long term encourage the efficient use of existing rural living areas, based on land capability to maximise their development potential.”

“Ensure that future rural living areas are planned and developed in an efficient and co-ordinated manner by being located either adjacent to Albany as designated on the ALPS maps, or within existing rural townsites in accordance with Table 5 along with adequate services and community infrastructure.”

The ALPS expands on this by stating that *“The strategy’s objectives for Rural Living areas are to:*

- *Discourage the creation of additional rural townsites for living purposes.*
- *Avoid the development of Rural Living areas on productive agricultural land, other important natural resource areas and areas of high bushfire risk, flooding and environmental sensitivity.*
- *Avoid the development of Rural Living areas on future and potential long-term urban areas.*
- *Provide compact growth of selected existing rural townsites in accordance with Table 4, based on land capability and available services and facilities.*
- *Minimise potential for generating land-use conflicts.”*

Section 8.5.5 Agriculture

Section 8.5.5 Agriculture of the ALPS sets the following Strategic Objective:

“Facilitate the protection of priority and general agriculture land from incompatible land use, developments and land-management practices.”

The ALPS expands on the matter of agriculture as follows:

“The continuing loss of prime agricultural land to other land uses, particularly to rural living areas in and around Albany’s urban fringe, has a detrimental impact on the viability of agricultural areas.

WAPC SPP No. 11 Agricultural and Rural Land Use Planning provides the framework for the protection of Priority and General Agricultural areas. Priority Agricultural is land of State and regional significance within other rural land identified as General Agriculture.

The ALPS identifies Priority Agricultural areas to be retained and protected as a finite resource. These are areas that contain land suitable for general rural activities plus irrigated annual horticulture, irrigated perennial horticulture and other irrigated crops and pasture.”

“Rural Residential and Rural Small Holdings, if not already in place, will not be supported in the Priority Agricultural area.”