

Council Policy

Amended Subdivision Guide Plan Lot 5 Rufus Street, Milpara

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Adoption Date: 20 December 2005
Adoption Reference: Item 11.3.4
Review Date: 30 June 2009
Maintained By: Executive Director of Development Services
Document Reference: NP06669

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Background

1. At its meeting dated 20 September 2005, Council resolved the following:
“THAT Council, pursuant to Section 6.9 of the City of Albany Town Planning Scheme No. 3 resolves to adopt the ‘Alternate Plan of Subdivision’ for Lot 5 of Location 398 Rufus Street, Milpara as a Scheme policy for the purposes of seeking public comment.”
2. In accordance with Council’s resolution, the draft policy was advertised for a period of twenty one (21) days. At the close of the advertising period one submission was received supporting the amended subdivision guide plan.

Statutory Requirements

3. The City of Albany provides direction to developers and the DPI by preparing subdivisional guide plans and a policy framework for assessing subdivisions on private land. The DPI is not fettered in its decision-making by that policy framework.

Policy Implications

4. Council previously resolved, as part of the policy framework for the Albany Local Planning Strategy, to improve the east to west network of roads throughout the urban area. Henry Street was identified as a proposed local distributor road with potential to link Chester Pass Road with Albany Highway.
5. The subdivision of Lot 5 Rufus Street provides a limited opportunity to create the reservations needed to build that road network. It is proposed to adopt the amended subdivision guide plan as a City of Albany Town Planning Scheme policy to allow the plan to be reviewed by the public and receive Council endorsement.

Financial Implications

6. The recent severe weather highlighted the need to improve drainage infrastructure in this locality and the potential subdivision of this lot will set aside the land needed for that purpose.
7. An amended subdivision guide plan has been prepared for the lot and an increase in road length has resulted. That additional infrastructure is for broader community road requirements and the developer is reasonably expecting that Council will contribute financially to construct the Henry Street extension.

Strategic Implications

8. The on-going preparation of the Albany Local Planning Strategy has allowed some previous decisions, taken in isolation of an understanding of the broader planning framework, to be reviewed and an improved urban form to be developed.
9. This item directly relates to the following elements from the City of Albany 3D Corporate Plan:

“Community Vision:

A Thriving City: Albany’s community will enjoy economic growth and outstanding opportunities for our youth through ...

- *Excellent community infrastructure and services; and*
- *Innovative development complementing Albany’s unique character, natural environment and heritage.*

Mission Statement:

The City of Albany is committed to ...

- *Providing sound governance; and*
- *Promoting our Community’s vision for the future.*

Priority Projects:

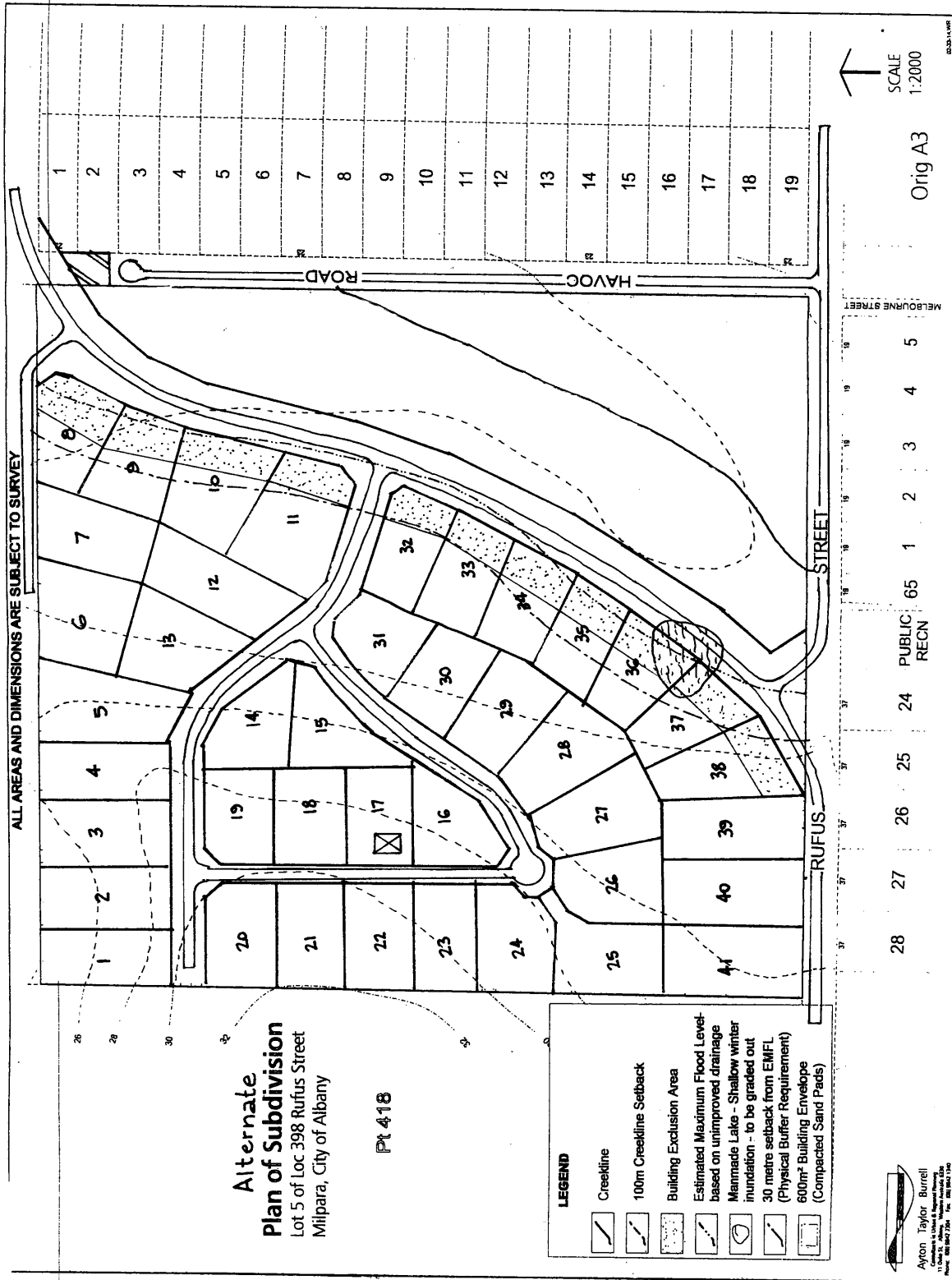
Nil.”

Comment/Discussion

10. As no objections were received during the public advertising period, staff recommend that the amended subdivision guide plan be finally adopted in its original form.
11. The adoption of the amended subdivision guide plan as a planning policy will facilitate the construction of a legible road network, connecting Albany Highway with Chester Pass Road, and improve the capacity to control stormwater drainage in the locality.

Recommendation

THAT Council, pursuant to Clause 6.9 of the City of Albany Town Planning Scheme No. 3 resolves to finally adopt the ‘Alternate Plan of Subdivision’ for Lot 5 of Location 398 Rufus Street, Milpara and advertises the final adoption in accordance the requirements of the Scheme.



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