

1.2: SCHEME AMENDMENT REQUEST (SAR146) – LOT 5241, 207 BON ACCORD ROAD, KALGAN

ALTERNATE MOTION BY COUNCILLOR DUFTY

DATE & TIME RECEIVED: 12.00PM ON WEDNESDAY 6 APRIL 2001

ITEM 1.2: ALTERNATE MOTION BY COUNCILLOR DUFTY

THAT Council ADVISE the proponent that it is PREPARED to entertain the submission of a formal scheme amendment to rezone a portion of Lot 5241 (207) Bon Accord Road, Kalgan from the 'Rural' zone to the 'Special Rural' zone subject to the following issues being suitably addressed:

- A. An Agricultural Impact Statement being undertaken by a suitably qualified professional in accordance with Statement of Planning Policy 2.5 to confirm that the land is not of sufficient quality to be retained for agricultural production.**
- B. The northern portion of the lot (of approximately 17 hectares) being retained in the rural zone.**
- C. A land capability study being undertaken to determine that the land is capable of supporting effluent disposal and future buildings proposed by the development.**
- D. A fire management plan being prepared by a suitably qualified consultant to ensure there is adequate separation from the vegetated areas on and adjacent to the property to the proposed building envelopes.**

Councillor Reason:

The land is immediately opposite an existing special rural area to the south, and is surrounded by reserves on it's eastern and western boundary, and with the creation of a wildlife corridor between the proposed subdivision and the rural block fronting South Coast Highway would provide a natural boundary.

It appears from the evidence supplied by Mr Rogister and a personal inspection of the property that the land is not priority agricultural land. The proposed subdividable portion is either iron stone or gravel rock on deep sand. It has quite good kikuyu pasture and is suitable for subdivision but would be totally uneconomic for vineyards or intensive horticulture because of lack of water supply.

OFFICER'S REPORT (G Bride)

STATUTORY IMPLICATIONS

1. No change.

POLICY IMPLICATIONS

2. No change.

FINANCIAL IMPLICATIONS

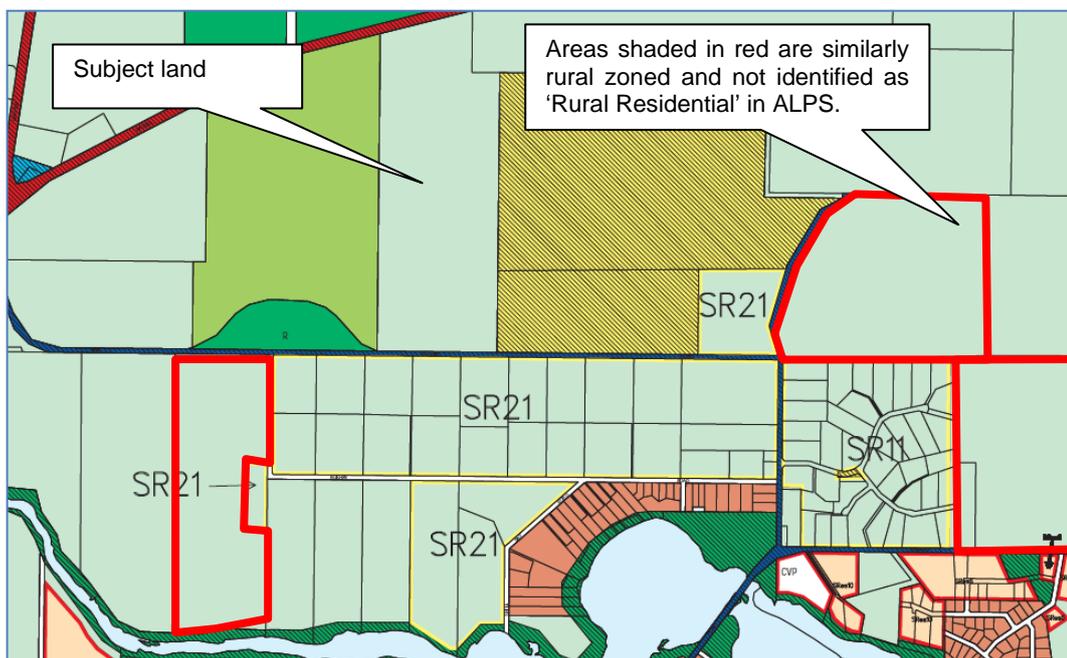
3. No change.

STRATEGIC IMPLICATIONS & ALIGNMENT TO CORPORATE PLAN

4. As stated within the officer's report the land is not designated within the Albany Local Planning Strategy (ALPS) for 'Rural Residential' purposes.

ALTERNATE OPTIONS & LEGAL IMPLICATIONS

5. There are other rural zoned properties adjacent to the existing special rural area, and if this request was supported may lead to similar requests.



COMMENT:

6. Whilst the land has been designated on Map 5b of the ALPS as 'Priority Agriculture', and the proponent may be able to prove that the broad agriculture priority agriculture mapping undertaken by Agriculture WA is not a true indication of the agricultural potential of the site, the fundamental issue is whether the land should be converted to special rural outside of the area identified in the ALPS and whether a precedent would be set for similar proposals in the locality.