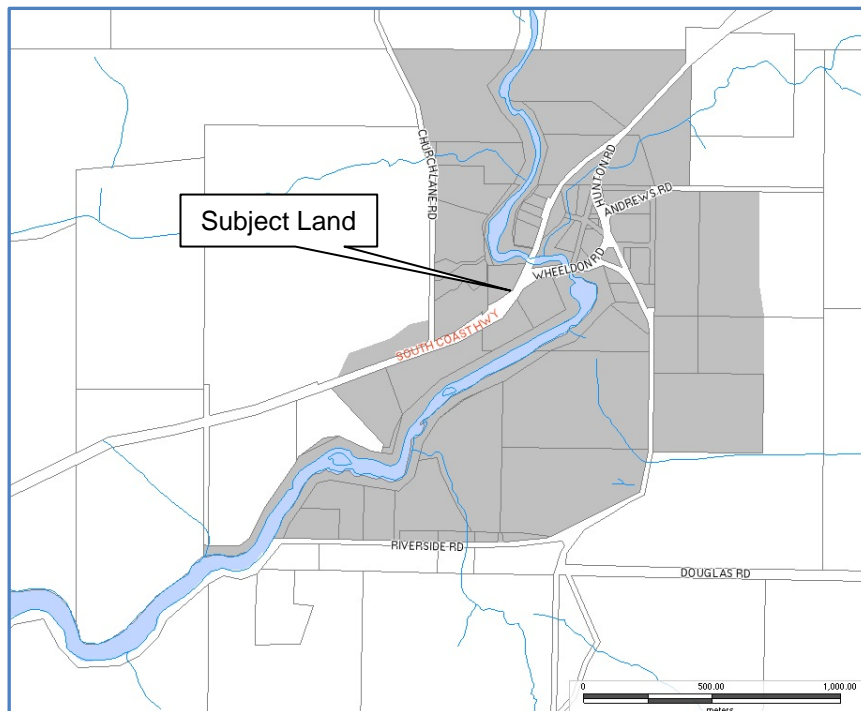


2.6: OUTLINE DEVELOPMENT PLAN (ODP) – VARIOUS LOTS WITHIN AND ADJACENT TO THE KALGAN TOWN SITE

- Land Description** : Various lots within and adjacent to the Kalgan town site.
Proponent : Ayton Baesjou Planning
Owner : Various owners
Business Entity Name : N/A
Attachment(s) : Attachment 1 – Original and Updated ODP (plan only)
: Attachment 2 – Original and Updated Precinct Guidelines
: Attachment 3 – New traffic Solutions Plan
: Attachment 4 – New alignment plan for Hunton Road
: Attachment 5 – Main Roads WA advice
: Attachment 6 – Schedule of Submissions
: Attachment 7 – Schedule of Land Tenure
Councillor Workstation : Full Outline Development Plan Report, plus appendices to that report (available on disc by request)
: Copies of Submissions
Responsible Officer(s) : E/Director Planning and Development Services (G Bride)

Maps and Diagrams:



IN BRIEF

- Consider submissions received from Government Agencies and community on the proposed Outline Development Plan (ODP) for various lots within and adjacent to the Kalgan town site and determine whether to grant final approval.

ITEM 2.6: RESPONSIBLE OFFICER RECOMMENDATION

THAT Council;

1. ADOPT the Kalgan Rural Village Outline Development Plan (ODP) for final approval which includes the following modifications to the advertised version:

A. An updated ODP plan (as attached to this report) incorporating the following:

- Redesignation of the oval as a 'Community Facilities Site' to acknowledge that this land could be used for a variety of community facilities.**
- Identification of intersections that would require alterations on traffic safety grounds as supported by Main Roads WA.**
- The realignment route for the northern end of Hunton Road to meet South Coast Highway in a safer position (where sightlines are improved).**
- Identification of subdivision potential of Lot 151 in conjunction with the realignment of Hunton Road through this land holding.**
- Reinforce the position of the 'Village Centre' on the plan.**
- Modifying the statement for the 'Frame' area to remove mention of limited subdivision potential in this area to provide certainty and clarity.**
- Add an additional Note advising that the plan should be read in conjunction with the Structure Plan report and the Village Precinct Guidelines.**

B. The Traffic Solutions Plan and the new road alignment for Hunton Road being incorporated into the ODP Report, subject to the Traffic Solutions Plan being modified by:

- **Deletion of the 'Long Term' section under the 'Village' notations;**
- **Deletion of the 'Long Term' section under the 'South Coast Highway' notations; and**
- **Deletion of the notation proposing "New Signage 'To Kalgan Village' include road name (Wheeldon) on side road symbol".**

C. The replacement of the Precinct Guidelines of the ODP Report with the updated Precinct Guidelines (Attachment 2), in order to address the following matters:

- **The need to upgrade the intersection of Hunton Road and South Coast Highway;**
- **The provision of guidance relating to foreshore management measures;**

- **Establishment of an interpretive node within Precinct 1;**
- **Enhancement of linkages between Precincts 1 and 2 and the proposed Kinjarling Trail;**
- **Deletion of references to subdivision within the 'Frame' area;**
- **Identification of the need for further detailed land capability assessment within Precinct 2;**
- **The scope for (re)location of community facilities within Precinct 2; and**
- **Identification of the need for further detailed land capability assessment, in order to determine final lot sizes within Precinct 3.**

D. The recommendations contained within the attached Schedule of Submissions being included within the ODP Report, including the modification of Clause 9.1 of the ODP Report to include the following additional aim of protecting both Aboriginal and European heritage value of the area.

2. Formally REFER the ODP to the Western Australian Planning Commission recommending endorsement subject to modifications.

ITEM 2.6: RESOLUTION (Responsible Officer Recommendation)

MOVED: COUNCILLOR MATLA

SECONDED: COUNCILLOR DUFTY

THAT the Responsible Officer Recommendation be ADOPTED.

CARRIED 12-0

BACKGROUND

1. A Scheme Amendment Request (SAR 137) was considered at the October 2008 Council Meeting, which proposed to create a 'Rural Settlement' zone within Town Planning Scheme No. 3 (TPS3) and to rezone the Kalgan town site and a selected number of surrounding lots to this new zone. It also proposed to designate various Crown land holdings as 'Parks and Recreation' reserves.
2. Council resolved to advise the proponent that it was prepared to entertain the submission of a formal scheme amendment to create a 'Rural Settlement' zone in the Kalgan locality, subject to the following matters being addressed in the formal amendment document:
 - i) access arrangements to and from South Coast Highway to be subject to consultation and negotiation with Main Roads WA;
 - ii) scheme controls relating to the inclusion of the new 'Rural Settlement' zone being accommodated;
 - iii) an indicative Outline Development Plan being included in the amendment, notwithstanding that a detailed Outline Development Plan will be required as a separate proposal; and

- iv) detailed land capability information proving the land can accommodate the increased density proposed and support additional effluent disposal systems and waste loads.
3. A formal Scheme Amendment (AMD 290) was subsequently submitted with the appropriate supporting information, and initiated by Council at the March 2009 meeting. However, by this point the 'Rural Settlement' zone had been replaced by the 'Rural Village' zone, in order to be consistent with the draft City of Albany Local Planning Scheme 1.
4. Following public advertising and consultation with State Government agencies, AMD 290 was granted final approval, subject to modifications, by Council at its meeting on 20 October 2009 and was subsequently granted final approval by the Minister for Planning on 5 October 2010. The Amendment was then published in the Government Gazette on 20 October 2010.
5. An ODP was subsequently submitted and adopted by Council for the purpose of public advertising at its Ordinary Meeting on 14 December 2010.
6. The successful completion of an ODP over the Kalgan town site will facilitate the future subdivision and development of the land in accordance with the land use control provisions of the 'Rural Village' zone.

DISCUSSION

7. The objectives of the 'Rural Village' zone are to:
- a. *Create a strong sense of community by providing for residents to work, live and recreate within the zone;*
 - b. *Accommodate limited expansion within and adjacent to existing rural settlements to support the community, educational and sporting assets within those communities;*
 - c. *Provide for a range of lot sizes and activities within the zone to achieve self-buffering of uses within the rural settlement to adjoining rural zone;*
 - d. *Provide for the development of rural villages in accordance with individual Structure Plans;*
 - e. *Allow for a mix of residential, commercial, industrial and other uses appropriate to the needs of the community within the Rural Village zone; and*
 - f. *Achieve self-sustaining settlements by requiring self reliance of individual lots in drainage management, the provision of water supplies and effluent disposal and other infrastructure needs. To facilitate the orderly and proper development of Rural Settlements in a socially, economically and environmentally sustainable manner.*

In order to achieve these objectives, the 'Rural Village' zone has its own set of permissible land uses, and introduces mechanisms to manage development in accordance with an endorsed ODP. 'Permitted' land uses are a Single House and a

Single Bedroom Dwelling, while a wider range of land uses have been identified as discretionary (with or without advertising), which allows Council to assess them on their individual merits. Amongst others, these discretionary uses include:

- Horticulture;
- Museum;
- Rural Storage Yard;
- Holiday Accommodation;
- Dry Industry;
- Rural Industry;
- Service Industry;
- Petrol Filling Station;
- Garden Centre;
- Motel;
- Restaurant;
- Tavern;
- Service Station;
- Shop; and
- Sport Ground.

(Refer to TPS3 for the complete list of discretionary land uses).

8. The strategic intent for rural villages, according to the Albany Local Planning Strategy (ALPS), is to retain the existing infrastructure and improve the viability and range of services, facilities and rural commerce within the rural community. Clause 3.13 within TPS3 requires the preparation of a Structure Plan (ODP) to locate infrastructure and land uses within the 'Rural Village' zone, while promoting mixed uses and an appropriate, sustainable level of servicing, in order to achieve these strategic aims.
9. The ODP has identified three main settlement precincts:
 - Historic Village Core – Precinct 1;
 - Rural Village Expansion Area – Precinct 2; and
 - Rural Village Existing Fringe – Precinct 3.

Due to land capability, and in order to protect remnant native vegetation, lot sizes within the 'Historic Village Core' shall have a minimum size of approximately 2000m². The ODP recommends that this "historic community node is to be protected and enhanced as a local activity centre". Lots within the 'Rural Village Expansion Area' (to the east and south of the Kalgan River) could range in size between 2000m² and 5000m², allowing for "controlled expansion of the settlement south and east of the Kalgan River and Highway...through subdivision and development". Within the 'Rural Village Existing Fringe', only "limited subdivision and boundary rationalisation will be considered...in recognition of existing lot sizes, land uses and the constraints of the highway". The proposed lot layout is based on the land capability study and preliminary environmental reporting that was undertaken as part of the Town Planning

Scheme Amendment (AMD290) that created the 'Rural Village' zone and designated various lots within the Kalgan townsite under this zoning.

10. In most circumstances, an ODP would be assessed in the context of *Liveable Neighbourhoods (WAPC 2007)*, which would require, for example, a 'walkable' plan based on the 400m 'ped-shed' and maximum lot sizes in the order of 1000m²/2000m². However, in this instance, such a compact plan would substantially alter the established character of the area and would likely have a negative impact on the remnant native vegetation and heritage sites within the subject area. It is therefore considered that the plan should be assessed on its own merits, outside the *Liveable Neighbourhoods* framework.
11. Since the finalisation of AMD290, staff have been advised by the proponent that the owners of Lots 200, 4821 and 4904 Hunton Road have declined to participate in any future subdivision/development of the area, leaving a portion of Lot 300 Hunton Road 'landlocked', with no frontage to a public road. An additional portion of Lot 300, which was not included in the rezoning from the 'Rural' to 'Rural Village' zone, has subsequently been added to the ODP, in order to facilitate a new road linkage from the 'landlocked' portion of the lot to Hunton Road. This issue has been discussed informally with the Western Australian Planning Commission, who have confirmed that the City can entertain inclusion of this additional land within the ODP, but that rezoning to the 'Rural Village' zone would be required before subdivision or development of the land could proceed.
12. Following the public advertising period, a number of informal discussions took place between the proponent, City of Albany Staff, Department of Planning staff and Main Roads WA staff, in order to address a number of issues with the ODP documents.
13. The main issues highlighted by the Department of Planning were as follows:
 - Appropriate provisions must be included within the ODP highlighting the need for foreshore management where applicable (measures may include biophysical assessment, ceding land, fencing of riparian vegetation, revegetation, management of nutrient export, etc.);
 - Provisions must be included within the ODP to guide appropriate lot sizes and land uses within Precinct 3;
 - Consideration should be given to whether the envisaged tenure of the proposed 'oval' area is appropriate, or if the reserve should be developed with some other form of community facility;
 - Areas outside the 'Rural Village' zone have been included in the ODP (a 'frame' that surrounded the 'Rural Village' zone and an area of land to the south-east of the 'Rural Village' zone);
 - Problems surrounding access to South Coast Highway;
 - Constraints affecting Precinct 1 and its suitability as a 'village centre'; and
 - The use of stronger statements than the 'Recommended Actions' set out in the ODP.

14. Following these discussions and the community meeting on 9 February 2011 a draft modified ODP, Precinct guidelines and Traffic Solutions Plan were submitted by the proponent and address the highlighted issues. Firstly, an additional provision has been incorporated into the Precinct Guidelines to guide the implementation of foreshore management. It states that:

“Foreshore Management, where applicable, may include biophysical assessment, ceding of land, fencing riparian vegetation, tree planting and appropriate measures to mitigate nutrient export.”

15. The Precinct Guidelines contain provisions setting out appropriate lot sizes and land uses within Precinct 3 and make it clear that ultimate lot sizes and land uses will be based on detailed land capability studies. An additional plan has been submitted, which can be appended to the ODP documentation, highlighting the areas that require further land capability study.
16. The ‘oval’ has now been identified as a ‘Future Community Facilities Site’, in recognition of Department of Planning staff questioning the viability of such a land use, and community feedback suggesting that an oval would likely be underutilised.
17. To address the question of how to treat unzoned land, the ‘frame’ around the ‘Rural Village’ zone has been retained to give context and allow for a transition to ‘Rural’ zoned land, but land uses are limited to those that may be considered in the ‘Rural’ zone, while the previous reference to limited subdivision opportunities has been removed, in line with State Planning Policy. A notation has been added to the ODP that the land to the south-east (part of Lot 201 Hunton Road) must be rezoned before subdivision can take place.
18. The constraints affecting Precinct 1 are identified in the Precinct Guidelines and a provision for the development of new or additional community facilities have been added for Precinct 2, in recognition of these constraints. It states that:

“Proposals are to address the following constraints and Management Issues:

- *Provision of community facilities. Options include relocation of the Fire Brigade Shed and emergency Water supply, development of Country Club, Sports Pavilion, Oval or the like;”*

19. Following discussions with City of Albany staff and Main Roads WA, the proponent developed and submitted a draft Traffic Solutions Plan and identified an opportunity to realign Hunton Road by approximately 60m to the north, which allows for better geometry and improved sightlines. Main Roads WA’s issues and the solutions brought forward in the draft Traffic Solutions Plan are discussed in more detail in the attached schedule of submissions. Since the draft Traffic Solutions Plan was produced, it has been reviewed by Main Roads WA and they have confirmed in writing that they are now able to support the proposed ODP, subject to a further three minor modifications. A copy of Main Roads’ most recent advice is attached to this report.
20. Overall, the ODP is considered to be broadly consistent with the strategic intent of the Lower Great Southern Strategy (LGSS) and the Albany Local Planning Strategy. The ODP is also consistent with the aims of State Planning Policies 1, 2, 2.5, 2.9 and 3. It is therefore recommended that the proposed ODP be finally adopted.

GOVERNMENT CONSULTATION

21. The ODP was referred to Department of Planning, WA Gas Networks (WestNet Energy), Telstra, Water Corporation, Western Power, Department of Agriculture and Food, Department of Health, Department of Water, Department of Environment and Conservation, Department of Transport, Fire and Emergency Services Authority (FESA), Heritage Council of WA, Department of Indigenous Affairs, Main Roads WA and Department of Regional Development and Lands – Lands Division for assessment and comment.
22. Responses were received from Water Corporation, Western Power, Department of Water, Department of Environment and Conservation, FESA, Heritage Council of WA, Department of Indigenous Affairs, Main Roads WA and Department of Regional Development and Lands – Lands Division and are summarised in the attached Schedule of Submissions.

PUBLIC CONSULTATION/ ENGAGEMENT

23. The ODP was advertised for an extended 42 day period from 24 December 2010 until 4 February 2011.
24. A total of seventeen written submissions were received (a copy of each submission can be found in the Councillors Workstation). The submissions received are summarised and discussed with a recommendation for each submission in the attached Schedule of Submissions.

STATUTORY IMPLICATIONS

25. Clause 3.13 of Town Planning Scheme No. 3 requires the endorsement of an Outline Development Plan by Council and the Western Australian Planning Commission prior to the subdivision and/or development of the subject land.

STRATEGIC IMPLICATIONS

26. The Western Australian Planning Commission has prepared the Lower Great Southern Strategy to guide land use planning decisions within the region. The scheme amendment is consistent with the actions identified in the LGSS for rural villages, as detailed below:

Rural Villages

*"Identifies the existing rural villages of: - Wellstead, Elleker, Cheynes Beach, Torbay Hill, **Kalgan**, Manypeaks, South Stirling, Redmond, Torbay, Youngs Siding in the City of Albany...*

The strategy recommends that the majority of settlement growth in the region be in the urban areas of Albany, Denmark, Mount Barker, Cranbrook and Frankland. The

potential for growth of rural villages identified will be assessed in the context of each local government's local planning strategy. Urban development outside the settlement hierarchy is not proposed.

Actions – In local planning strategies or separate settlement strategies consider whether there is potential for growth and development of rural villages after considering the following:

- *existing size and function;*
- *economic drivers;*
- *land capability and environmental constraints;*
- *available infrastructure and cost of servicing and upgrades; and*
- *community aspirations (local government, WAPC/DPI).*

For rural villages identified for expansion local government need to prepare and have endorsed by the WAPC a Townsite strategy and/or conceptual structure plan (local government, WAPC/DPI)."

27. Within the Albany Local Planning Strategy, the following strategic objectives and/or actions are relevant to this proposal:

Section 8.3.5 Rural Living

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 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 for compact growth of selected rural townsites, in accordance with Table 5, based on land capability and the available services and facilities.*
- *Minimise potential for generating land use conflicts."*

Actions specified to achieve these objectives include:

“Provide for the development of existing rural townsites within the City in accordance with Table 5. New development needs to minimise the impact on existing agricultural land, the landscape, fire risk, costs of providing and maintaining infrastructure, supply and demand and size of lots, availability of existing zoned land and extent of development.

Kalgan, Manypeaks and Elleker are to be the first priority town sites for limited Rural Living development in accordance with Table 5 and using the above criteria. This is in addition to Wellstead, which already has an existing town site strategy to guide growth.”

Section 6.2.4 Rural Townsites

“Rural townsites will expand as a result of development projects, such as mining or tourism ventures. Their populations are also likely to rise through lifestyle settlement such as ‘sea change’ and ‘tree change’, and more labour-intensive agricultural uses. The challenge will be to allow the operation of increased services while maintaining the character of these towns. The City proposes to include the existing towns in Rural Townsite zones in the Local Planning Scheme No. 1 and undertake structure planning for each town. New proposals for remote settlements will be determined on a case-by-case basis according to sustainability principles.

The planning and development of rural townsites needs to be based on appropriate development options to maintain their function and the availability of infrastructure and community facilities.”

Section 8.3.6 Rural Townsites

STRATEGIC OBJECTIVE:

“Facilitate and promote the retention and sustainable growth of existing rural settlements”.

*“The Albany Local Planning Strategy supports the retention of the existing rural townsite of Redmond, Manypeaks, Youngs Siding, Elleker, Torbay, Torbay Hill, Kalgan, South Stirling and Cheynes Beach as primary rural community focal points and settlement centres of a sufficient size (30-100 lots) to support a local store and community, sport and educational facilities (**refer to Map 9A for Rural Townsites**). Some of these townsites have the potential to support additional residential development, tourist accommodation, retail, small business and community services. **Refer to Table 5 for a framework of the proposed form and character of these settlements.** Each of these settlements will be included in broader precinct plans and subject to specific structure plans to determine their development constraints and opportunities. These plans will be developed with the community and key stakeholders and government agencies to determine growth potential. The level of servicing available and identifying suitable land to accommodate growth, are critical constraints to development of many of these settlements.*

The Albany Local Planning Strategy settlement strategy does not consider the development of specified existing rural townsites or remote development sites for specific purposes, such as tourism developments, as the decentralisation of the Albany urban area. These townsites are seen as becoming sustainable nodes offering a rural lifestyle based around an existing historical area.

The LPS1 will create a new zone to cover the rural townsites with land-use and development principles. Controls will be established for water supply and effluent disposal standards, lot sizes, permissibility of land uses and community infrastructure. It is proposed to allow flexibility in lot sizes and land uses”.

28. Kalgan is clearly identified in the ALPS as a Rural Settlement with further development potential. With the ‘Rural Village’ zone having now been established over the subject land, successful completion of the submitted ODP will assist Council in achieving the objectives of the ALPS.

POLICY IMPLICATIONS

29. Council is required to have regard to any Western Australian Planning Commission (WAPC) Statement of Planning Policy (SPP) that applies to the ODP. The ODP will also be endorsed by the WAPC to ensure consistency with the following State and Regional Policies.

SPP 1 – State Planning Framework

30. The Policy establishes state-wide key land use planning principles and informs the Commission, Local Government and others involved in the planning process in relation to sustainable land use and development across the State. It is designed to ensure there is coordination and integrated decision-making across all spheres of planning.
31. The proposal is consistent with the Lower Great Southern Strategy and the Albany Local Planning Strategy and therefore complies with the principles of State Planning Policy No. 1.

SPP 2 – Environment and Natural Resources Policy

32. SPP2 refines the principles of the State Planning Strategy and incorporates the recommendations of the Western Australian State Sustainability Strategy (2002) to ensure that planning decisions meet the needs of current and future generations through simultaneous environmental, social and economic improvements through the integration of land use planning and natural resource management.
33. The objectives of SPP 2 are:
- *To integrate environment and natural resource management within broader land use planning and decision-making;*

- *To protect, conserve and enhance the natural environment; and*
- *To promote and assist in the wise and sustainable use and management of natural resources.*

34. The ODP has identified areas of existing remnant vegetation, which will largely be retained due to the sympathetic nature of the proposed access road and lot boundary layouts. Existing reserves are also clearly identified and opportunities for the establishment of vegetation corridors between them have also been illustrated. The proposal is also accompanied by a detailed land capability and geotechnical analysis.

SPP 2.5 – Agriculture and Rural Land Use Planning

35. SPP 2.5 seeks to ensure the identification and protection of high quality agricultural resource areas for future production. The WAPC and Local Government are required to have regard to SPP 2.5 in planning for the development of rural areas.

36. The Policy advises that:

“Agricultural production from rural areas is a significant part of the Western Australian economy. It provides essential food and fibre products, and employment and value adding opportunities. Agricultural production in Western Australia is worth nearly \$5 billion per annum. Careful planning is required to maintain these benefits to regional economies and to encourage ongoing investment in agriculture and the supporting resource base.”

The 4 key objectives of SPP 2.5 are:

- Protect significant agricultural resources within the State from inappropriate land use and development;
- Provide for sustainable rural settlement growth within community expectations and ensure adequate community service and infrastructure is available to support the growth;
- Minimise potential land use conflicts between incompatible land uses; and
- Manage natural resources and prevent land degradation.

37. The area generally to the north and west of Kalgan is designated by SPP 2.5 as Agricultural Priority Management Areas within the State and these are required to be protected for future agricultural production purposes. This proposal provides for sustainable settlement growth and is therefore consistent with SPP2.5.

SPP 2.9 – Water Resources

38. SPP 2.9 advises that our water resources, which include wetlands, waterways, floodplains, estuaries, groundwater aquifers and the marine environment, are subject to impacts and demands that affect both quality and quantity. The policy highlights the fundamental need to protect these resources due to their social, environmental and

economic importance to the community. Kalgan River will be protected by the creation of dedicated foreshore reserves.

SPP 3 – Urban Growth and Settlement – Draft

39. SPP 3 sets out the key principles and planning considerations that apply to planning for urban growth and expansion of settlements in the State. The key policy measures in SPP 3 that apply to the City are centred on the following:

- Creating sustainable communities that provide high levels of employment and economic growth; strong, vibrant and socially inclusive communities; protect the environment and use resources prudently.
- Managing urban growth and settlement across Western Australia through the implementation of the Lower Great Southern Strategy recommendations.
- Planning for liveable neighbourhoods such that all required facilities and services are provided in a comprehensively planned and integrated settlement pattern.
- Coordination of cost efficient services and infrastructure to support the growth of communities including roads, public transport, water supply, sewerage, electricity, gas, telecommunications, drainage, open space, schools, health and recreational facilities.
- Managing rural residential growth such that it is located and designed in a sustainable manner which integrates with an overall pattern of settlement and reduces any potential negative impacts such as conflict with traditional rural uses, ensures services can be provided economically and does not occupy areas suitable for urban developments.

40. The proposed ODP is considered to be consistent with the key policy measures identified in SPP 3.

RISK IDENTIFICATION AND MITIGATION

Risk	Likelihood	Consequence	Risk Analysis	Mitigation
Not adopting the plan will mean that no development and/or subdivision is permitted within the Rural Village zone. This will impact all landowners within the zone who may wish to explore a range of development options.	Possible	Moderate	Medium	Mitigation entirely dependent on Council.

FINANCIAL IMPLICATIONS

41. There are no financial implications relating to this item.

LEGAL IMPLICATIONS

42. There are no legal implications relating to this item, as ultimately the Western Australian Planning Commission will consider whether to adopt the ODP.

ALTERNATE OPTIONS

43. Council has the following options in relation to this item, which are:

- To finally approve the ODP without modification;
- To finally approve the ODP subject to modifications; or
- To not grant final approval of the ODP.

17. Council's decision on the ODP will be referred for endorsement by the WA Planning Commission in accordance with Clause 3.13 of Town Planning Scheme No. 3.

SUMMARY CONCLUSION

44. The adoption of an ODP will allow further development of the Kalgan Townsite and its surrounds, in accordance with the land use control provisions of the 'Rural Village' zone within TPS3. The proposed ODP is considered to be consistent with the strategic objectives of the Lower Great Southern Strategy and Albany Local Planning Strategy and with the aims of State Planning Policies 1, 2, 2.5, 2.9 and 3. It is therefore recommended that the ODP be finally adopted.

Consulted References	Town Planning Scheme 3
File Number (Name of Ward)	OPD011 (Kalgan Ward)
Previous Reference	OCM 21/10/08 – Item 13.3.2 OCM 17/03/09 – Item 11.3.2 OCM 14/12/10 – Item 1.5