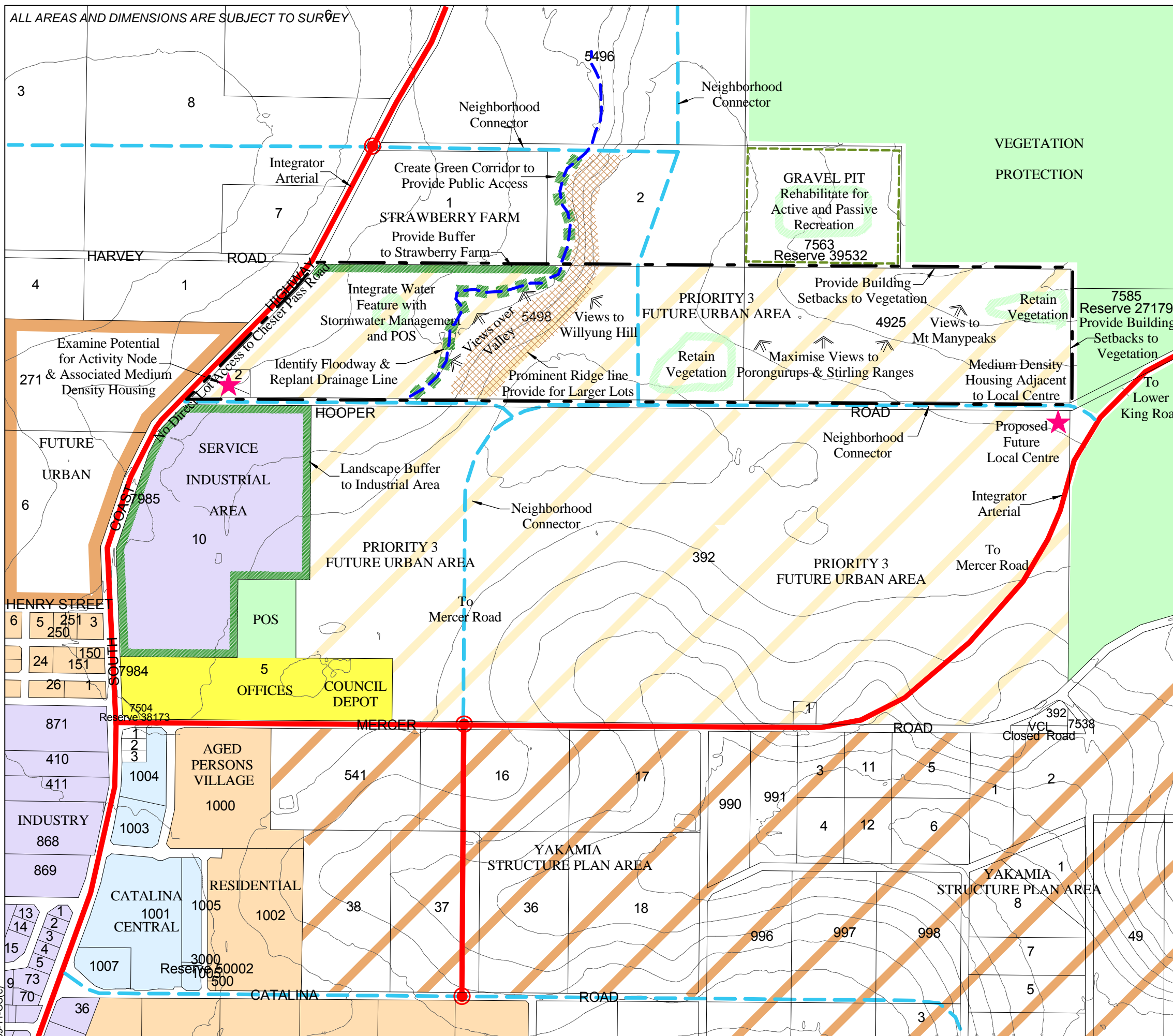


OPPORTUNITIES AND CONSTRAINTS

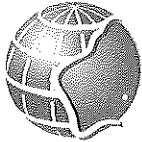
Lots 1, 2, 4925 & 5498 Terry Road
Walmsley, City of Albany



LEGEND

- Subject Land
- Existing Vegetation
- Existing Buildings
- Existing Water Bodies
- Integrator Arterial Road
- Neighborhood Connector Road
- Major Intersection

N
 ORIG A3
 SCALE 1:10000
 0 50 100 150 200 250



Department for Planning and Infrastructure
Government of Western Australia

City of Albany Records
Doc No: ICR7030350
File: SAR116
Date: 21 MAY 2007
Officer: PLAN10

Attach:

ATTACHMENT 2

Enquiries: Aaron Schonberg
Our Ref: 853/5/21/2PV5
Your Ref: A54427/PA19797/SAR116(3)

City of Albany
102 North Road
Yakamia WA 6330

ATTN: Ian Humphrey

Dear Sir

RE: SCHEME AMENDMENT REQUEST: 87 TERRY ROAD WALMSLEY WA, REZONING FROM 'RURAL' TO 'RESIDENTIAL DEVELOPMENT'.

Thank you for your letter dated 18 April 2007 forwarding the above documentation for DPI comment.

The land is not identified in the current Local Rural Strategy or the Shire of Albany Town Planning Scheme No 3 for residential development. The land is however designated as Long Term Residential in the draft ALPS.

The site may be restricted in its use as residential land due to the close location to the existing rural and tourism activities, such as the strawberry farm and winery to the north that may need buffers from residential development due to spraying and other farm practices, and the current industrial zoning to the south. Detailed planning for the area may indicate retention of these rural and tourism assets as the best option.

As such the proposal to have residential development in this area via the proposed Residential Development zone is very premature and should not be considered until much further down the line when that area including the strawberry farm and winery have fully comprehensive planning strategies developed for the area.

Yours faithfully

STEPHEN PETERSEN
MANAGER - REGIONAL PLANNING
GREAT SOUTHERN REGION

