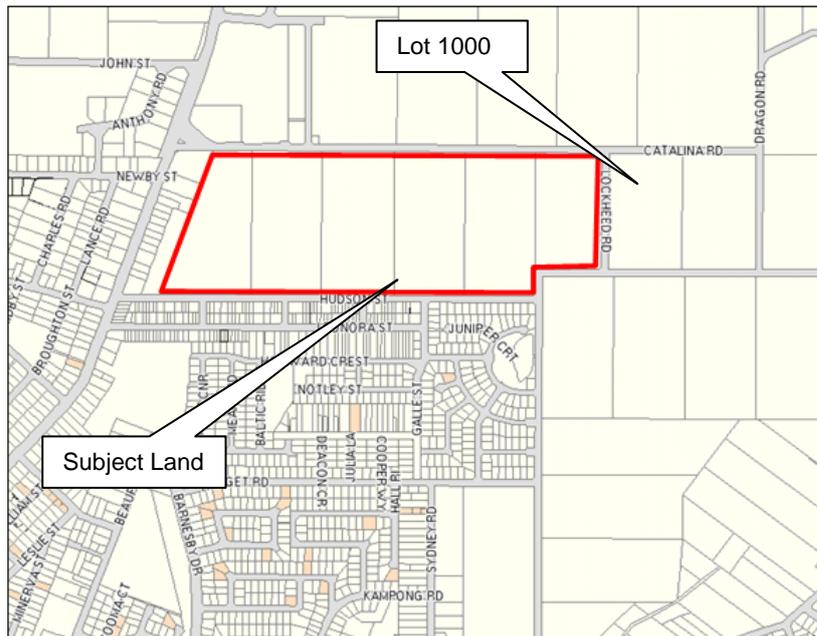


**2.2: ADOPTION OF OUTLINE DEVELOPMENT PLAN - LOTS 30 TO 35
CATALINA ROAD, LANGE**

Land Description	: Lots 30 to 35 Catalina Road, Lange
Proponent	: Dykstra Planning
Owner	: AF & MF Pierce, N & A Lionetti, WG & ID Steinert, PE & L Pockock, CRS & TA Powell and Amaroo Limousin Stud Pty Ltd
Business Entity Name	: N/A
Attachment(s)	: Outline Development Plan (map only as advertised with changes required by Council at 14 December OCM) Letters from Department of Education Letter from owner of Lot 1000 Lockheed Road (Mr R Green) Letter from City of Albany to Mr Green (via his agent) Schedule of Submissions
Appendices	: Nil
Councillor Workstation	: Complete Version of Outline Development Plan Copies of Submissions
Responsible Officer	: E/Director Planning and Development Services (G Bride)

Maps and Diagrams:



IN BRIEF

- Council at its December 2010 meeting adopted the Outline Development Plan (ODP) over Lots 30 - 35 Catalina Road, Lange for the purposes of advertising.
- At the close of the advertising period, eleven submissions were received.
- It is recommended that the ODP is adopted subject to modifications and forwarded to the Western Australian Planning Commission seeking endorsement.

**ITEM 2.2: RESPONSIBLE OFFICER RECOMMENDATION
VOTING REQUIREMENT: SIMPLE MAJORITY**

MOVED: MAYOR EVANS

SECONDED: COUNCILLOR DUFTY

THAT Council;

- 1. ADOPTS the Outline Development Plan for Lots 30 to 35 Catalina Road, Lange subject to the following modifications:**

- (a) Point 1 under Development Requirements being amended to the following:**

“Catalina Road and Hudson Road will need to be constructed to an urban standard at the time of subdivision, including drainage to be piped, road to be kerbed, road surface to be upgraded and traffic calming devices (Hudson Road) to be installed. Treatment of the Hudson Road and Chester Pass Road intersection is to be to the satisfaction of the City of Albany and Main Roads WA.”

- (b) Point 8 under Development Requirements being amended to the following:**

“Other than for a ‘homestead lot’ subdivision in accordance with Appendix E, Public Open Space areas shall be given up as part of the initial stage of subdivision on each lot. Cash-in-lieu shall be paid for any shortfall in Public Open Space, whereas Public Open Space that exceeds the 10% requirement shall be set aside as a separate Public Open Space lot for acquisition. In the areas identified as Public Open Space on the ODP, existing mature jarrah and marri trees are to be retained.”

- (c) Update Planning Report and identify new point 10 under Development Requirements being included as follows:**

“At the time of subdivision, an Urban Water Management Plan is to be submitted addressing the following requirements:

- i. late winter groundwater testing;*
- ii. the use of groundwater and/or stormwater (not scheme water) to irrigate areas of Public Open Space; and*
- iii. Infiltration at site rather than the standard pipe to detention basin.”*

- (d) New Point 11 under Development Requirements being included as follows:**

“At the time of subdivision a dust management plan is to be prepared and implemented to the satisfaction of the City of Albany.”

- (e) Remove the existing annotation involving Lots 34 and 35 (Development Requirement No. 9) relating to a future primary school site and advise the Western**

Australian Planning Commission that in response to the submission made by the Department of Education, that Option 4 of the officers report is supported, which involves:

- **inclusion of Lot 1000 Lockheed Road, Lange within the boundaries of the Catalina Road Outline Development Plan area (Figure 3);**
- **identification of a primary school site on the northern 4 hectare portion of Lot 1000 with the following annotation *'indicative primary school site (subject to negotiation and purchase by the Department of Education with agreement of the landowner)'*;**
- **identification of the southern 2 hectare portion with an indicative residential subdivision layout;**
- **placement of an annotation on the Outline Development Plan (Figure 3) which states *'Lot 1000 is currently zoned 'Rural' and is to be rezoned in its entirety to Future Urban by the City as part of the review of its Draft Local Planning Scheme No. 1'*; and**
- **Placement of an annotation on the Outline Development Plan (Figure 3) stating *'interim subdivision to separate the school site from the parent lot in accordance with the ODP being permitted'*.**

- 2. FORWARDS the Outline Development Plan to the Western Australian Planning Commission requesting endorsement subject to the modifications identified above.**

CARRIED 7-2

Record of Vote

Against the Motion: Councillors J Bostock and D Bostock

BACKGROUND

1. At its meeting dated 14 December 2010 Council resolved the following in relation to the Outline Development Plan proposal:

"1. The Outline Development Plan (ODP) for Catalina Road be ADOPTED for the purposes of advertising subject to the following modifications;

- A. Additional pockets of R40 be considered in the north-west portion of the ODP which is directly opposite the Brooks Garden shopping centre.*
- B. The homestead lot associated with Lot 34 be reconfigured so that no portion encroaches into Range Road.*
- C. A provision being placed within the ODP which requires at the time of subdivision that an acoustic engineers report be prepared certifying that the noise mitigation measures within the ODP for the western most lots are suitable, and where further noise attenuation measures are required as part of the dwelling's construction, this information will need to be included within a Detailed Area Plan (DAP) with appropriate notifications placed on the title of the relevant lots.*
- D. The ODP map being annotated to include a round-a-bout or other suitable intersection type for the intersection of Catalina Road/Range Road.*
- E. The alignment of Range Road be repositioned approximately 10 metres to the east as it is 'off-centre' to the portion of Range Road to the south of the subject land, and does not represent good road design practice.*

- F. The ODP report and plan be amended identifying that the subdivision of Lots 34 and 35 shall not be considered until such time as an alternative school site has been identified in the endorsed Yakamia Structure Plan (Cells A & B).*
2. *The Outline Development Plan be ADVERTISED for public comment for an extended period of 42 days (in lieu of 28 days) to allow additional consultation during the upcoming Christmas and New Year period.”*
2. In accordance with the above resolution modifications A to F were made to the Outline Development Plan and the proposal was subsequently advertised for a period of 42 days. A copy of the updated Outline Development Plan (map only) is attached to the rear of this report.

DISCUSSION

3. The Outline Development Plan (ODP) has been designed taking into account planning, transport and water management principles defined in the following respective documents; WAPC Liveable Neighbourhoods document (2007), Department of Water Stormwater Management Manual (2004) and the WAPC Transport Assessment Manual (2006).
4. The ODP proposes a lot yield of around 500 lots with a variety of lot sizes ranging from a density of R30 and R40 (250m² to 333m² lots) adjacent to the Brooks Garden Shopping Centre and the linear public open space system through to a density of R20 (ie. lots typically between 500m² to 700m²).
5. The ODP proposes a public open space network that is equally distributed and follows the natural valley of the subject land, creating opportunities for the incorporation of water sensitive drainage design within linear Public Open Space (POS) areas, as identified in the Local Water Management Strategy (LWMS) submitted with the ODP.
6. The ODP was referred to all relevant government agencies and surrounding landowners and at the end of the consultation process a total of eleven submissions were received; seven from government agencies and four from the general community. No major objections to the ODP were received however the following issues were raised:
- Traffic and pedestrian impacts on Chester Pass, Catalina and Hudson Roads;
 - Storm Water Management and the impact on ground water;
 - Protection of isolated large trees frequented by White Tailed Cockatoo's;
 - The location of a primary school site;
 - Dust Management and Construction issues; and
 - Strategic planning for the area, inclusive of cost sharing and open space.
7. As outlined in the Government and Public Consultation sections of this report, the above issues can be controlled through modifications to the Catalina Outline Development Plan as identified in the responsible officer recommendation.

PUBLIC CONSULTATION / ENGAGEMENT

8. The ODP was open for comment from the 30 December 2010 to the 10 February 2011 (42 days). Letters were sent to neighbouring properties and an advert placed in the local newspaper inviting comment.
9. At the close of advertising, three submissions were received from the general public and one from the proponent, the subject of the ODP (which are summarised in the attached schedule of submissions).
10. Concern has been raised by two residents of Hudson Road that whilst this road carries a speed limit of 50km/h vehicles are regularly observed travelling 90km/h. With the upgrading of Hudson Road to an urban standard, which is a long straight road, the submissions have recommended that traffic calming devices be installed to slow down the traffic. This has the added advantage of making Catalina Road a more viable alternative to access Chester Pass Road. A modification to the ODP is recommended requiring the installation of traffic calming measures along Hudson Road which would be identified as part of the detailed engineering plans at the subdivision stage.
11. A submission was also received from MGA Town Planners on behalf of an adjacent landowner and developer (Ardross Estates) that identified that a contribution schedule was required over the wider Yakamia Structure Plan area to ensure equitable contributions were made for the construction of Range Road, the connection of Barnesby Drive through to Chester Pass Road and the purchase of District Open Space.
12. It is believed that this issue has been adequately addressed in the ODP which identifies that contributions for district infrastructure that are identified in the Yakamia Structure Plan will apply to the ODP.

GOVERNMENT CONSULTATION

13. Letters were sent to government agencies inviting comment (42 day consultation period) and the issues raised are discussed below.

Main Roads WA

14. Main Roads WA, whilst not objecting to the proposed ODP have raised a number of concerns relating to the increase in traffic movements that are likely to occur at the intersection of Chester Pass Road with Hudson Road and Catalina Road. Main Roads WA have reinforced the importance of establishing Range Road from Mercer Road through to North Road to assist in the distribution of traffic through the neighbourhood and relieve the growing pressure on Chester Pass Road and particularly the Chester Pass Road / Albany Highway round-a-bout which is approaching capacity.
15. The ODP recognises and caters for the future construction of Range Road consistent with the City's Road Hierarchy Plan encapsulated in its Local Planning Policy No. 1 – Conceptual District Structure Plan. The ODP also identifies that contributions towards the overall construction of Range Road will be considered in the context of the wider Yakamia Structure

Plan (Cells A and B) into the future. Whilst the construction of Range Road is a priority road for the City, the road is not likely to be constructed for several years and will only occur when there are sufficient funds from a combination of developer contributions, state or federal government funding and through Council budget allocations. In the meantime traffic from the subdivision of land within the ODP area will utilise either Chester Pass Road or the local road network within the suburb of Yakamia to access the Albany town centre. The ODP does address this issue to some extent by limiting the number of north-south connections onto Hudson Road to encourage traffic towards Catalina Road, which has an improved intersection treatment with Chester Pass Road, compared to Hudson Road.

16. It is recognised that the ODP will create additional pressure particularly on the intersection of Hudson Road and Chester Pass Road, however it should be pointed out that the subdivision of the subject land is likely to take place over a 10 to 15 year period and is dependent on the aspirations of the six landowners involved. The ODP already requires the upgrade of Hudson Road and Catalina Road to a full urban standard, and at the time of subdivision Main Roads WA may request an upgrade to the intersection of Chester Pass and Hudson Roads.
17. Main Roads WA have expressed concern that a primary school site could be located on either Lot 34 or 35 given this land is adjacent to the intersection of the Range Road extension and Catalina Road. According to Main Roads WA such a location is likely to create a hazard to motorists and danger for school children. The Department of Education also accept this position, and it is agreed that the school site identified on the original draft version of the Yakamia Local Structure Plan (Cells A and B) prepared in 2004 is not appropriate.
18. Main Roads WA have also advised that insufficient consideration has been made for pedestrian and bicycle movements between the subject land and the North Albany Senior High School and that a pedestrian overpass should be installed over Chester Pass Road at the cost of the landowners within the ODP area. North Albany Senior High School is approximately 3km to the west of the subject land and is considered to be an unreasonable distance for pedestrians accessing the school site (3km represents a 35 minute walk). It is acknowledged that the school would be within a reasonable cycling distance from the subject land, however bicycles can use existing road and pathway links along with the safety of divided carriageways and traffic crossings to commute to school. The consideration of an overpass is an excessive requirement for this development, and further is not consistent with pedestrian management along other arterial roads around the Albany area.

Department of Water

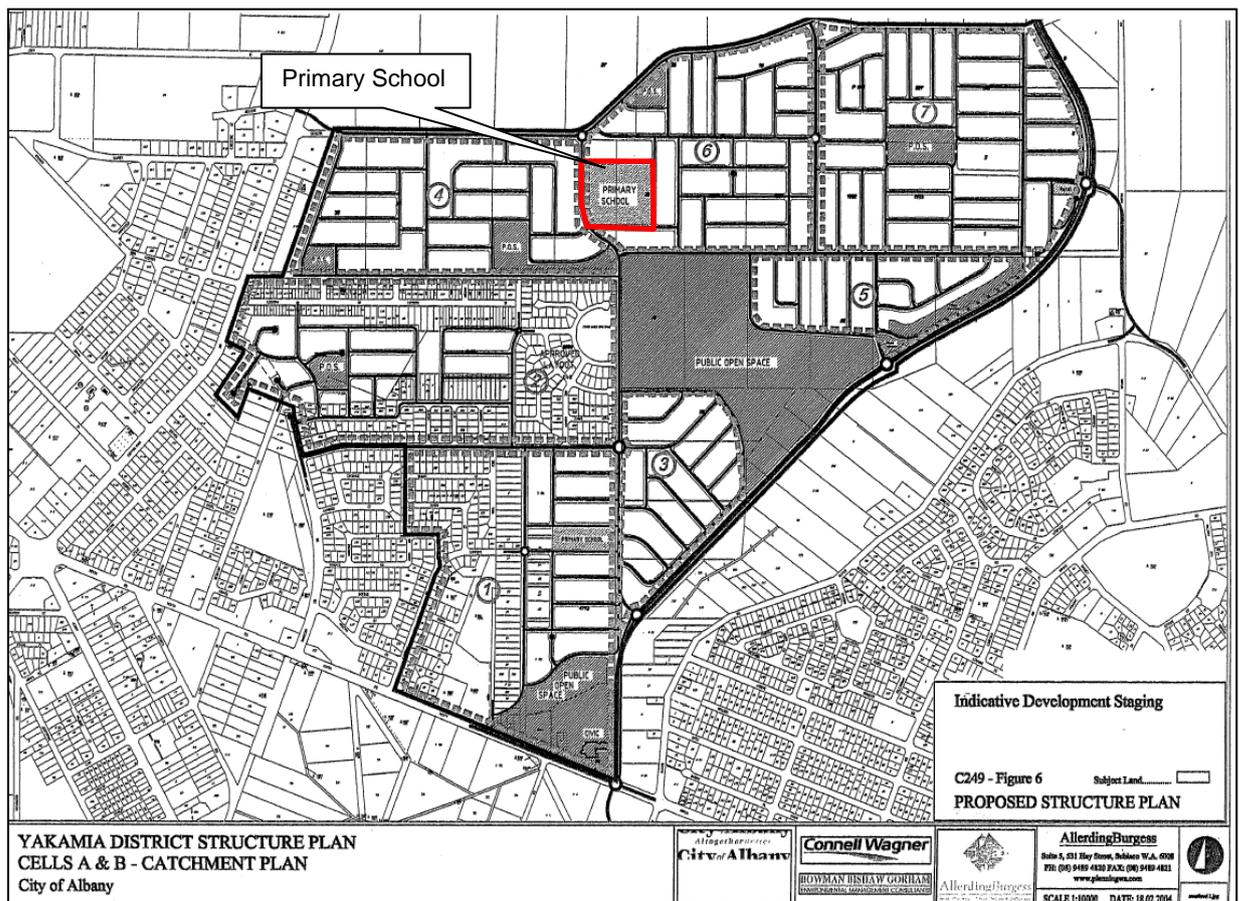
19. The Department of Water have supported the ODP design which seeks to establish public open space areas along existing valleys and drainage lines encouraging water sensitive urban design. The Department of Water have generally supported the Local Water Management Strategy submitted with the ODP. The Department initially required additional information in relation to winter ground water details and the management of the public open space, however they have agreed that this information can be provided at the subdivision stage through the submission of a more detailed Urban Water Management Plan.

Department of Environment and Conservation

20. The Department of Environment and Conservation had initially advised that they had no objections to the ODP and were pleased to see cleared land was being used to accommodate new development. Additional advice was received that some of the isolated trees in the south-west corner of the site are frequented by Baudin's White Tailed Cockatoo and that where opportunities present, particularly within POS areas and road reserves such trees should be conserved. Staff support this position and have recommended a modification to this affect.

Department of Education

21. In discussion with the City the Department of Education (DoE) had originally identified a possible school site over Lots 34 and 35 Catalina Road and this was shown on the draft Yakamia Local Structure Plan (Cells A & B) prepared in 2004 (refer below). Whilst the DoE have given considerable weight to this draft plan in the absence of an adopted structure plan, this plan was never subject to formal advertising or adopted by Council and therefore has no formal status.

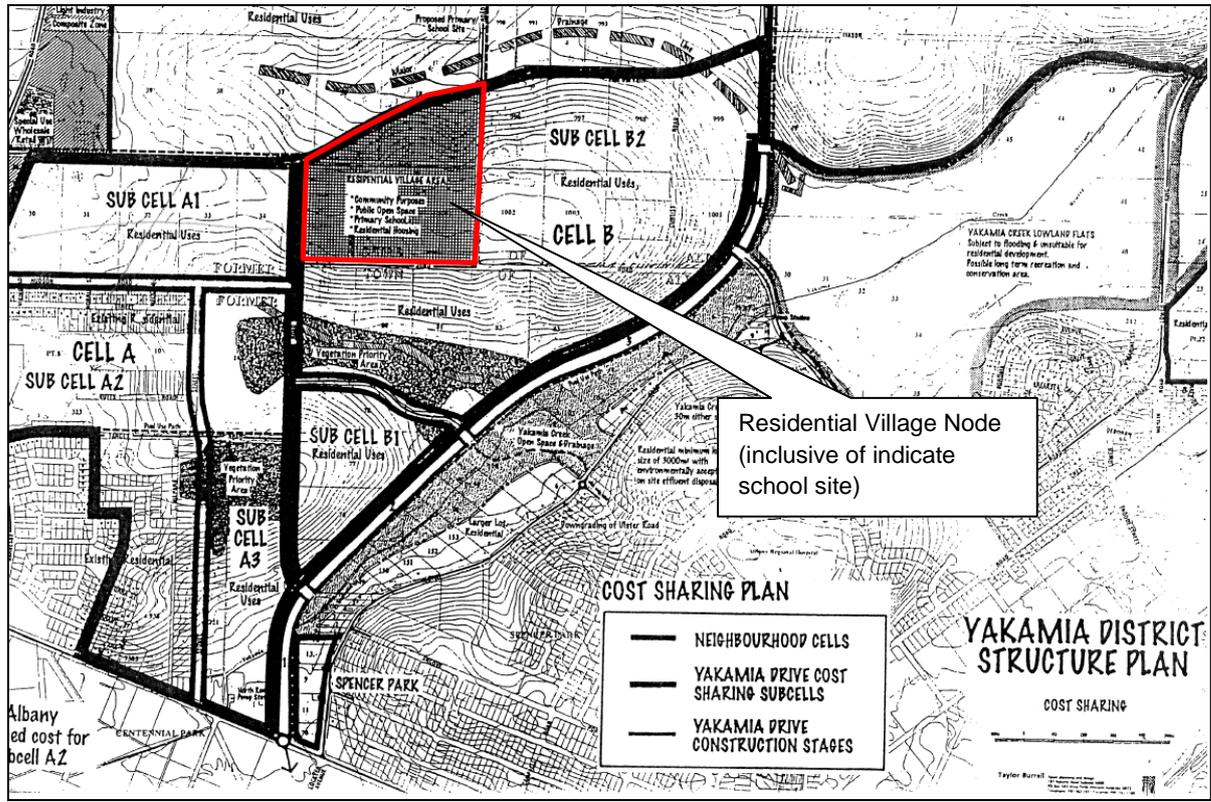


22. Local Planning Policy No. 1 titled 'Conceptual District Structure Plan' identifies a true north-south alignment for Range Road and effectively dissects the school site previously identified by the DoE. Whilst the DoE's original response was supportive of 'Modification F' as per the City's resolution of 14 December 2010 (refer Paragraph 1 above), the DoE have reviewed the comments of Main Roads WA and now agree that a school site positioned immediately to the

east or west of the Range Road / Catalina Road intersection (ie. Lots 34 and 35) would pose significant traffic and pedestrian safety concerns.

23. After several discussions with DoE representatives, inclusive of a site inspection to the subject land and surrounds, the DoE have identified a number of school site options within and outside of the Catalina Road ODP area. They have advised that a potential school site across either Lots 32 and 33 or Lots 33 and 34 within the ODP area could be feasible, however according to the DoE it is up to the City to identify the site either within the ODP area or the wider locality before finally adopting the Catalina ODP. The DoE would then negotiate with the affected landowner and purchase the site in the future when the need for the construction of a school was imminent (that could be more than 5 years away given the DoE have advised that this would occur when 600 lots were sold and 300 houses were constructed).
24. Given the fragmented land ownership and the prevailing lot sizes in the area being in the vicinity of 6 to 8 hectares, and the requirement for school sites to be a minimum of 4 hectares, the imposition of a school designation has a significant impact on lot yield in such cases. This compares to large scale ODP's such as Bayonet Head and McKail where land holdings are considerably larger and developers have sufficient lot yields to plan for and await the future purchase of the school site by the DoE.
25. Staff have written to the DoE requesting this Department considers the purchase of land within or adjacent to the ODP area under its early acquisition program. Staff were aware of a land parcel immediately to the east of the subject land (Lot 1000) that was zoned 'Rural' and for sale. The owners of this property were interested in selling a portion of their land to the DoE, and DoE officers believed the site was sufficiently flat and well positioned central to the future population catchment to accommodate a school. The DoE have advised however that they would not be in a position to negotiate with this landowner further until the site was designated as a primary school on an Outline Development Plan and steps were put in place to rezone the land. They have advised that they cannot commit to a specific timeframe in purchasing and acquiring the land; this lack of certainty has hampered staff's efforts to identify a specific school site. It is important to note that the Department of Education would receive pro rata contributions from other subdividers in the locality to recoup any early outlay in purchasing the land.
26. The most recent letter received from the Department of Education is dated 5 September 2011 as attached to the rear of this report, whereby the Department has requested that Council establish a site location for a school within the ODP area (ie. over lots 32, 33 and 34 as per the sketch plan attached to the rear of this report) or incorporate Lot 1000 into the ODP area and identify a school site on this property.
27. The Yakamia District Structure Plan (1998) identified a broad road network, future precincts for structure planning (Cells A to D) and a residential village (inclusive of a primary school site) on the eastern side of Range Road (refer below). The draft Yakamia Structure Plan Cells A and B (2004) also identified the school site being located on the eastern side of Range Road. Given the considerable traffic that is likely to use Catalina Road between Range Road and Chester Pass Road, there is a strong case for the school to be located to the east of the Catalina Road ODP area which would also be more central to the future population catchment for Yakamia (which extends as far east as Martin Road). A school site could be identified as

part of the Yakamia Structure Plan Cells (A and B) through further consultation with the Department of Education.



28. The options available to progress the location of the school need consideration and discussion. The finalisation of the Catalina ODP has been deemed a priority by the City and this unresolved matter is preventing the plan from being progressed towards finalisation.

Council has the following options in relation to this issue:

Option 1

Do not identify a specific school site within the ODP area and instead place a general annotation on the ODP which states:

“Land to the north and east of this ODP area is likely to be subject to future structure planning by the City of Albany (Yakamia Structure Plan Cells A and B), which will require the identification of a primary school site.

The Department of Education is responsible for the acquisition and development of all public school sites and in the event that this Department wishes to pursue acquisition of a primary school site within the Catalina Road ODP area, this will be subject to negotiation and agreement between the Department and the landowner and will not affect the rights of individual landowners to subdivide in accordance with the adopted ODP.”

Option 1 has been proposed to the Department of Education however it has advised that such an approach does not give them sufficient certainty (refer letter dated 5 September 2011).

The option does not reference the indicative sites identified within the Catalina ODP as provided by the Department of Education, but does allow for the Department of Education to liaise with landowners with the Catalina ODP area should it wish to consider a school site west of the Range Road extension.

Option 2

Option 2 is a slight modification to Option 1, which references the indicative sketch plan for potential school sites within the ODP area as supplied by the Department of Education, with such an annotation stating:

“Land to the north and east of this ODP area is likely to be subject to future structure planning by the City of Albany (Yakamia Structure Plan Cells A and B), which will require the identification of a primary school site.

The Department of Education is responsible for the acquisition and development of all public school sites and in the event that this Department wishes to pursue acquisition of a primary school site within the Catalina Road ODP area, particularly over Lots 32, 33 and/or 34 Catalina Road (as per its indicative sketch plan), this will be subject to negotiation and agreement between the Department and the landowner concerned and will not affect the rights of individual landowners to subdivide in accordance with the adopted ODP.”

This option identifies that should a school site be required by the Department of Education within the ODP area, it is most likely to be located on the above mentioned lots (Lot 31 is too close to Chester Pass Road and entry points into the shopping centre and Lot 35 is too close to intersection with Range Road as per Main Roads WA comments). This option is supported by staff on the basis that a school site is best located east of the Range Road extension (consistent with the previous two draft structure plans that have been prepared) for traffic safety purposes and due to its central position in the future expansion of the Yakamia locality. The option does however give the ability for the Department of Education to liaise with landowners within the Catalina ODP area should it wish to consider a school site west of the Range Road extension. This option still allows for the landowners within the Catalina ODP to progress subdivision proposals in the intervening time.

In the event that the Department of Education wishes to pursue a school site within the Catalina ODP area and enters into negotiation with the relevant landowners, indicative school sites 1 and 2 (as per the sketch plan) could be accommodated without significant disruption to the subdivision pattern identified within the ODP and their location is supported by the Department of Education. The north-south connection between Hudson Road and Catalina Road straddling Lots 33 and 34 would however be affected (it would become a T-junction).

This option places an onus on the Department of Education to negotiate with the affected owner/s within a reasonable timeframe if a site is required within the Catalina ODP area. As part of the future Yakamia Structure Plan (Cells A and B) the City, in conjunction with the Department of Education, will consider all potential school site options and it is likely that a school site to the east or north-east of the Catalina ODP area will need to be identified; when

this occurs the Catalina ODP could be updated accordingly (removing all references to indicative sites etc).

Option 3

Identify a potential school site across Lots 32 and 33 and/or Lots 33 and 34 (Sites 1 and 2 as discussed above) and utilise a similar annotation previously applied to Lots 34 and 35, albeit more flexible in allowing subdivision over these lots outside of the indicative primary school site areas, such as:

“The subdivision of the land affecting those portions of Lot 32, 33 and 34 identified as ‘indicative primary school sites’ shall not be considered until such time as an alternative school site been identified in the endorsed Yakamia Structure Plan (Cells A & B).”

This option is consistent with the recommendations contained within the Department of Education letter dated 5 September 2011. This option would have a negative impact on the affected landowners resulting in the quarantining of 6 to 8 hectares of land within the ODP area until a specific school site is identified, either within or outside the ODP area.

Option 4

Lot 1000 (to the east of the ODP as per the map on the cover page of this item) is added into the boundary of the Catalina ODP area and a 4 hectare school site is specifically identified on this lot. The owner of Lot 1000 was originally interested in this option but was seeking a commitment to purchase the land from the Department of Education within a short timeframe (say within 12 months). Staff have recently updated the owner of Lot 1000 in relation to the Department’s advice that acquisition within the next 12 months is not likely and could be beyond 5 years depending on the rate of housing construction in the area.

A letter has been received from the landowner of Lot 1000 Lockheed Road that they would be willing to have their land included in the Catalina ODP area (a copy of this attachment is at the rear of this report). The benefits to this landowner would be that he could be subdivide his property into two lots in the interim period to separate the school site from the southern lot (around 2 hectares), which could be sold separately with a subdivision design identified over it.

Staff have also met with Mr Green in relation to his request for clarification on the rezoning process. Once the ODP is formally adopted by the Western Australian Planning Commission there would be no reason why the City could not identify the land as ‘Future Urban’ as part of the Scheme Review (via the public submission period). The Scheme is likely to be advertised prior to the end of this calendar year and gazetted in mid-late 2012.

This option would be consistent with the recommendations of the Department of Education and would allow for more detailed negotiations between the landowner and the Department to proceed on the timing of purchase and acquisition. This is staff’s preferred option.

Option 5

Defer consideration of the ODP pending the designation of a school site within the wider Yakamia Structure Plan (Cells A and B). This Structure Plan will recommence this year (pending the completion of a water management strategy for the Yakamia Drainage catchment as requested by the Department of Water) however as discussed above the identification of a specific site for a school without a commitment by the DoE to purchase the land from the landowner within a reasonable timeframe may continue to frustrate the completion of the Structure Plan.

29. Staff recommend that Option 4 be pursued as the best option as the landowner of Lot 1000 is willing to have their land included within the boundaries of the Catalina Road ODP. The officer recommendation is in accordance with its letter to Mr Green dated 12 September 2011 (as attached). Staff have met with the landowner to resolve the only point of clarification and believes that Option 4 should be presented to the WAPC as a requested modification to resolve the school site issue.

STATUTORY IMPLICATIONS

30. Clause 5.5.3 of Town Planning Scheme No. 3 states that an ODP should address as a minimum requirement:

- (a) The location and width of the distributor road system proposed;*
- (b) The approximate location and quantity of shopping, civic and public facilities proposed together with an analysis of the factors used in determination of such facilities;*
- (c) The distribution of the recreation and open space proposed;*
- (d) The population and residential densities proposed;*
- (e) The physical condition of the land having regard to the need for deep sewerage and/or main drainage.*

31. The ODP adequately addresses the above criteria and principles associated with the WAPC Liveable Neighbourhoods document.

STRATEGIC IMPLICATIONS

32. The Albany Local Planning Strategy (ALPS) has designated the subject land as a future urban area for development within the short term. As required by the ALPS:

- the land forms a logical extension to land already developed adjacent to the south; and
- retail, service and community infrastructure exists in close proximity of the site.

33. This item relates directly to the following element of the City's Strategic Plan (2011-2021):

Key Focus Area

Sustainability and Development

Community Priority

A sustainable future

Proposed Strategy

Advocate for an affordable housing supply.

FINANCIAL IMPLICATIONS

34. The Draft Transport Model indicates the need for a north/south integrator arterial road (4 lanes) to help distribute traffic to the city centre. The ODP area is part of the wider Yakamia Structure Plan area. A condition has been included in the ODP requiring Lots 30 to 35 Catalina Road to contribute to the cost of the ultimate four lane road.

POLICY IMPLICATIONS

35. The proposed ODP is consistent with Council's Local Planning Policy No. 1 – Conceptual District Structure Plan and identifies the extension of Range Road on a true north-south axis through the ODP area.

RISK IDENTIFICATION & MITIGATION

36. The risk identification and categorisation relies on the City's Risk Management Framework.

Risk	Likelihood	Consequence	Risk Analysis	Mitigation
<i>A school site is not secured in the short term by the Department of Education within the Catalina Road ODP.</i>	<i>Likely</i>	<i>Medium</i>	<i>High</i>	<i>The City will be undertaking further structure planning in Yakamia (to the north and east of the subject land). There are other potential sites outside of the Catalina Road ODP area that could be considered if an opportunity to secure a site within the Catalina Road is not achieved. At the time of preparing the Yakamia Structure Plan discussions with the Department of Education will be necessary to secure a school site through early acquisition in negotiation with affected landowners. This issue has been resolved through inclusion of Lot 1000 into the ODP area and identification of a school site on this lot.</i>

LEGAL IMPLICATIONS

37. There are no legal implications related to this item as should Council adopt the Outline Development Plan, the Western Australian Planning Commission will review the document and decide whether to endorse it with or without modifications.

ALTERNATE OPTIONS

38. Council has the following additional options in relation to the ODP:

Option 1

Adopt the ODP with additional or reduced number of modifications. This may include one of the five options regarding the location of a future primary school site as discussed in this report.

Option 2

Defer consideration of the ODP until the wider Yakamia Structure Plan (Cells A and B) is completed.

39. Option 2 is not recommended. The Catalina Road ODP can proceed without the wider structure plan because it:

- is not affected by environmental constraints unlike the majority of the land holdings within the Yakamia Structure Plan area.
- will link the requirement for infrastructure contributions with the Yakamia District Structure Plan where such contributions are identified or considered necessary.
- is in accordance with the Albany Traffic Model (road hierarchy) and Local Planning Policy No. 1 – Conceptual District Structure Plan.
- With the inclusion of Lot 1000 into the ODP area a school site can be identified giving some security to the Department of Education and ensuring negotiations between the Department and the landowner on purchase and acquisition.
- identifies that a more detailed traffic assessment will be undertaken at the subdivision stage to determine road reserve widths and intersection treatments.

SUMMARY CONCLUSION

40. Submissions received as a result of the advertising process for the ODP were reviewed and some changes and additions to the conditions of development listed on the ODP have been recommended.

File Number (Name of Ward)	ODP005 (Yakamia Ward)
Disclosure of Interest	Nil
Previous Reference	OCM 15/12/2009 Item 13.5.1 OCM 14/12/2010 Item 1.4
Consulted References	Town Planning Scheme No. 3 Draft Yakamia District Structure Plan Draft Transport Model WAPC Liveable Neighbourhoods document WAPC DCP 2.3 'POS in Residential Areas' Albany Local Planning Strategy