

2.4: FINAL APPROVAL OF AMENDMENT-LOT 50 CHESTER PASS ROAD, KING RIVER

ALTERNATE MOTION BY COUNCILLOR BOSTOCK

**DATE & TIME REQUEST FOR ALTERNATE MOTION RECEIVED: Wednesday 5
September 2012 at 9.42am.**

ITEM 2.4: ALTERNATE MOTION BY COUNCILLOR BOSTOCK VOTING REQUIREMENT: SIMPLE MAJORITY

**THAT Council does NOT support the Responsible Officer Recommendation to adopt
Amendment No. 299 to Town Planning Scheme No. 3.**

Councillor's Reason:

When Council is considering planning applications it should pay special attention to the following points:

1. Is there a demonstrated need for the development.
2. Would approval result in a conflict with other possible land uses.

This proposal fails to meet either because:

- a. Council has already approved numerous special rural developments which are either on the market or awaiting subdivision. Adding a further 70 blocks, for which there is clearly no requirement at present, will make the existing lots more difficult to sell.
- b. Both Main Roads and the Department of Agriculture are strongly opposed to the proposal because of potential risks of increased traffic so close to an already busy junction with South Coast Highway, and the irretrievable loss of valuable agricultural land in close proximity to Albany. This land has been identified as suitable for intensive horticulture which, at present, is in greater demand than special rural properties, especially as it is so close to a large centre of population.

Unfortunately, I have not had an opportunity to consider all the submissions in detail as they were received just before the meeting, but I will give them further attention prior to the OCM.

In conclusion, I would ask Council to support this alternative motion since the proposal demonstrably fails to meet the fundamental aspects of planning policy.

Officer's Comment (Executive Director Planning and Development Services):

The Albany Local Planning Strategy (ALPS) was prepared to guide future growth and development of the City of Albany. It identifies areas of land that Council considers may be suitable for development to allow more intensive land uses in the medium to longer term, including areas proposed for residential and industrial use. Council resolved to amend ALPS to identify the subject as being potentially suitable for special rural development in December 2008.

Council initiated the formal process to initiate Amendment 299, necessary to rezone this land from rural to special rural, in February 2012. In doing so, Council identified that this land might be considered for more intensive development in the shorter term, rather than in the longer.

It has been noted that both Main Roads and the Department of Agriculture have stated opposition to rezoning of the land. However, ongoing negotiations between planning staff and Main Roads have resolved many of the technical issues that were raised and will assist to minimise potential impacts. The detailed subdivision guide plan that forms part of the amendment documentation incorporates appropriately sized buffers to minimise any potential adverse impacts on adjacent agricultural land. A noise mitigation buffer is also delineated on land adjacent to Chester Pass Road.

Planning staff recommends that Council finally adopts the proposed Amendment 299 to rezone the subject land from rural to special rural.