

Adopted by Council on 21 December 2010

STRUCTURE PLAN – final

WAGGRAKINE RESIDENTIAL ESTATE
CITY OF GERALDTON-GREENOUGH



A vision by and for the community of
Greater Geraldton City Region

TABLE OF MODIFICATIONS

MODIFICATION NO.	DESCRIPTION OF MODIFICATION	DATE ENDORSED BY COUNCIL	DATE ENDORSED BY WAPC
0	Original Structure Plan and Report	21/12/2010	26/07/2012
1	Seafields Estate – Modification to location of POS to ensure suitable capacity for drainage (submitted by Landwest)	28/01/2014	30/04/2014

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APPENDICES

APPENDIX I STRUCTURE PLAN

1.0 Introduction

At the Ordinary Council meeting held on 15 April 2009, the City of Geraldton-Greenough ('City') resolved to revoke Town Planning Scheme No. 3, the Waggrakine Guided Development Scheme (WGDS), on the grounds that the Scheme is no longer considered to be a contemporary or relevant planning instrument. Prior to the formal revocation, it is necessary to introduce an alternate planning instrument to guide the subdivision and development of land within the Scheme area.

To this end it is proposed to convert the WGDS into a Structure Plan pursuant to the provisions of Clause 5.17 of City of Geraldton-Greenough Local Planning Scheme No. 5 ('LPS5').

Adoption of the proposed Structure Plan pursuant to the provisions of LPS5 is considered to represent the most orderly and proper way in which to introduce the required planning controls for the Scheme Area.

As soon as the Structure Plan process is complete, the City will request the Minister for Planning to repeal the WGDS pursuant to Section 74 (b) of the Planning and Development Act.

2.0 Background

The WGDS was gazetted on 6 February 1981 to guide the subdivision of land and provision of services and infrastructure in a co-ordinated manner throughout the Waggrakine residential locality.

The WGDS covers an area of approximately 267 hectares bordered by Beattie Road and the North West Coastal Highway ('NWCH') to the west, Mary Street and Collins Road to the north, Sutcliffe Road to the east and the Chapman River Regional Wildlife Corridor and Moresby to the south. The subject area is predominantly cleared land that starts at the 18m contour at its western frontage with the NWCH, and rises steadily across 2km to the 54m contour at its eastern frontage with Sutcliffe Road.

The Scheme Map of the WGDS depicts a proposed road network, school and community purpose sites, drainage and public open space, and commercial development. The Scheme Text of the WGDS contains provisions requiring subdividers to pay Scheme Costs to ensure an equitable distribution from landowners across the Scheme Area for administration of the WGDS, acquisition of roads / road widening, and the provision of drainage, public open space and community uses.

When the WDS was gazetted, the locality of Waggrakine was experiencing a period of rapid growth, and it was considered the introduction of a guided development scheme would assist with achieving the subdivision of land in an orderly and proper manner. At the time, the preparation of guided development schemes was a common and widely accepted way in which to achieve a co-ordinated pattern of subdivision and the equitable sharing of costs amongst land owners.

The current town planning system in Western Australia allows for these outcomes to be achieved by the preparation of Structure Plans and Development Contribution Plans.

Given the current zoning of the locality under LPS5, the ability to require a Structure Plan and Development Contribution Plan prior to subdivision, and the imposition of standard conditions of subdivision approval, it is considered the WGDS is no longer required.

Revocation of the WGDS is not considered to be detrimental to the orderly and proper planning of the area and will enable subdivision to take place in accordance with current planning practice and policy.

For these reasons, at its Ordinary Meeting of 15 April 2009, the Council resolved to repeal the WGDS, pursuant to Section 74 of the Planning and Development Act.

A more detailed explanation of the WGDS and problems associated with its implementation can be found in the relevant Minutes of the Ordinary Council meeting held 15 April 2009.

3.0 Town Planning Considerations

LPS5 was gazetted on 14 April 2010 and replaces former Town Planning Scheme No. 4 for the district of the (former) Shire of Greenough.

Under LPS5, the majority of land within the Scheme Area of the WGDS is zoned 'Residential' with an applicable density code of R12.5. Lot 71, at the south-east corner of Constantine Road and Hall Road, is zoned 'Development.' Various sites are set aside as Local Scheme Reserves for either 'Parks and Recreation' or 'Public Purposes'.

Clause 5.17 of LPS5 allows the City to prepare and adopt a Structure Plan for any zone, prior to the consideration of subdivision and development applications.

Clause 5.17.2.1 states that the purposes of a Structure Plan are to:

- (a) *Identify areas requiring comprehensive planning; and*
- (b) *Coordinate subdivision and development in areas requiring comprehensive planning.*

A Structure Plan is required to be advertised for public comment, following which the Council is required to consider any submissions and decide whether to adopt the Structure Plan, with or without modification. Upon adoption, the Structure Plan is to be referred to the WA Planning Commission for endorsement. The subdivision and development of land is generally required to be consistent with the provisions of an endorsed Structure Plan.

Sub-Clause 5.17.6.1 of LPS5 sets out the details that should, as deemed relevant, be included in a Structure Plan, including the following:

- » The topography and other natural features of the area;
- » The existing and proposed road network in and adjacent to the subject land;
- » Proposed land uses, including schools and other community facilities;
- » The location and amount of public open space;
- » The layout of street blocks and general pattern of subdivision;
- » Proposed residential densities and potential population;
- » Servicing arrangements, including sewerage, water, and drainage infrastructure provision;
- » If applicable, the proposed staging of subdivision and development; and
- » The proposed method of implementation, including cost sharing arrangements.

Chapter 4 of this report describes the Structure Plan for the Waggrakine residential area and elaborates on each of the above matters.

4.0 Structure Plan

A Structure Plan has been prepared to guide the subdivision and development of land in the Scheme Area of the WGDS.

The WGDS Scheme Map forms the basis of the road layout and pattern of land uses shown on the Structure Plan, which is attached in Appendix I.

4.1 Site Description

4.1.1 Topography

Contours are depicted on the Structure Plan. The topography of the Structure Plan area gently rises from west to east, from a height of approximately 15 to 17 metres AHD along the western boundary of the Structure Plan (along NWCH) to a height of approximately 55 metres along the eastern boundary of the Structure Plan (along Sutcliffe Road).

4.1.2 Vegetation

The Structure Plan area is generally cleared, commensurate with former rural land uses and existing rural-residential and low density residential land uses. Scattered trees remain over existing rural-residential properties, generally to the north of Chapman Valley Road, while limited natural vegetation remains within the established residential areas south of Chapman Valley Road. Some remnant vegetation appears to exist on the land to the west of the t-junction of Hall Road and Constantine Road, on land partially set aside for public open space.

4.2 Road Network

4.2.1 Existing Road Network

The NWCH forms the western boundary of the Structure Plan. Beattie Road is a local road that runs parallel with NWCH along the western boundary of the Structure Plan. Chapman Valley Road intersects with the NWCH at the south-west corner of the Structure Plan and travels in a north-east direction through the Structure Plan area and beyond. Chapman Valley Road intersects with Sutcliffe Road on the Structure Plan's eastern boundary. Collins Road runs along the northern boundary of the Structure Plan, between Sutcliffe Road and Mary Street, the later terminating at a t-junction with Beattie Road. In addition to Beattie Road, two other existing local roads, being Hall Road and David Road, traverse the Structure Plan in a north-south direction between Collins Road and Chapman Valley Road. Constantine Road is a local road running east-west between Hall Road and David Road. A cul-de-sac, Mary Court, runs off Hall Road to the north of Constantine Road.

All other existing roads within the Structure Plan are generally recently constructed local subdivision roads within the residential areas off Chapman Valley Road.

Chapman Valley Road provides the principal means of access to, from and within the Structure Plan. Access from the north is available from Hall Road, David Road and Sutcliffe Road, while access from the area south of the Structure Plan is limited to Sutcliffe Road at the eastern end of the Structure Plan.

All existing roads within the Structure Plan, including constructed subdivision roads, generally have a reserve width of not less than 20 metres. Adelaide Street has a reserve width of approximately 30 metres while the portion of Hall Road between Chapman Valley Road and Constantine Road is 25 metres wide. The portion of Sutcliffe Road south of Chapman Valley Road is 30 metres in width.

4.2.2 Proposed Road Network

The proposed road network is shown on the Structure Plan.

All existing roads within the Structure Plan, as described above, are proposed to be retained, except for a small section of Constantine Road to the east of David Road which is proposed to be closed upon subdivision of the abutting landholdings. The Structure Plan does not propose any widening of existing road reserves.

The Structure Plan proposes a southern extension to Hall Road, between Chapman Valley Road and the southern boundary of the Structure Plan. A reserve width of up to 30 metres is proposed for the southern extension of Hall Road, to provide for a planned staggered intersection at Chapman Valley Road. The southern extension of Hall Road is designed to link into a new major east-west road proposed along part of the southern boundary of the Structure Plan area. All other proposed roads within the Structure Plan are generally local subdivision roads which should be developed in accordance with the standards of 'Liveable Neighbourhoods'.

The proposed extension of Collins Road, to the west of Hall Road, is shown as having a reserve width in the order of 30 metres, for the purpose of a future connection to the NWCH.

Chapman Valley Road will continue to provide the primary means of access to, from and within the Structure Plan. Sutcliffe Road will be retained for local access to and from the rural and rural-residential areas north and south of the Structure Plan. Likewise, Beattie Road and Hall Road will continue to connect the Structure Plan to the rural area to the north, and to NWCH via Tramway Road, which is approximately 1.7 kilometres north of the Structure Plan.

Under the WGDS, roads were divided into two types: 'Scheme Roads' and 'Other Subdivision Roads.' It is not considered necessary for the Structure Plan to make this distinction. Likewise, under the WGDS, provision was made for half the cost of roads abutting public open space to be deducted from a subdividers Scheme Cost contribution payment, presumably because the public open space was deemed to benefit the entire Structure Plan and the subdivider was only able to create lots on one side of the road. Under the Structure Plan, this provision has been deleted, as it is considered the public open space adds value to abutting residential lots, due to the increased amenity that the public open space creates.

It is considered the road layout shown on the WGDS is outdated and not consistent with current planning and design practice, which seeks to limit the number of non-through roads and maximise permeability for vehicles, pedestrians and cyclists. Accordingly, proposed new roads in the Structure Plan have been redesigned to accord with contemporary planning and design practice.

4.3 Land Use

4.3.1 Summary

The table below provides a statistical summary of the Structure Plan.

LAND USES	LAND AREA (ha)
Gross Area of Structure Plan	267.23
Non-Residential Deductions	
Local Centre	1.75
Community Centre	2.00
Drainage Reserves	
» Reserve 48613	0.24
» Reserve 36663	0.40
» Reserve 45727	0.09
» Reserve 48690	<u>0.09</u>
Sub-Total Drainage	0.82
School Sites	
» Primary School	3.98
» High School	8.10
» Private School	<u>8.09</u>
Sub-Total School Sites	<u>20.17</u>
Sub-Total Non-Residential Deductions	24.74
Gross Subdivision Area	242.49
Public Open Space	
» Site 1	1.62
» Site 2	3.67
» Site 3	4.06
» Site 4 (Reserve 36662)	4.01
» Site 5 (Reserve 50206)	1.17
» Site 6	0.30
» Site 7 (Reserve 36545)	0.19
» Site 8 (Reserve 36082)	1.10
» Site 9 (Reserve 43314)	8.09
» Site 10 (Reserve 48689)	<u>0.04</u>
Sub-Total POS (10%)	24.25
Required POS (10%)	24.25
Net Residential Area	218.24

Note: All areas are subject to survey at time of subdivision.

4.3.2 Residential

The Gross Residential Area of the Structure Plan, after deducting non-residential sites, is 242.49 hectares.

After deducting the area of public open space and drainage, the Structure Plan achieves a Net Residential Area of 218.24 hectares, being the amount of land set aside by the Structure Plan for provision of roads and residential lots.

On the assumption approximately 8% of the Net Residential Area will be required for roads, approximately 200 hectares of land will be available within the Structure Plan for residential lots. LPS5 proposes a residential density code of R12.5 for land zoned 'Residential' within the area of the Structure Plan. State Planning Policy 3.1 - Residential Design Codes (Variation 1) stipulate an average lot size requirement of 800 square metres for land coded R12.5. On this basis, it is estimated the Structure Plan will yield in the order of 2,500 residential lots once fully subdivided.

Australian Bureau of Statistics ('ABS') 2006 Census Data indicates an average household size of 2.6 persons per dwelling for the City of Geraldton-Greenough. With 2,500 lots, an ultimate population of 6,500 persons could be expected once the Structure Plan is fully developed. This assumes the availability of 200 hectares of residential land subdivided into single house lots at a density of R12.5.

Whilst the Structure Plan proposes subdivision in accordance with LPS5, contemporary planning and design practice suggests higher densities ought to be achieved in close proximity to town centres and public transport. For example, the WAPC's 'Liveable Neighbourhoods', promotes increased residential density usually associated with centres and areas well served by public transport. The land in the 'Development' zone under LPS5 and situated adjacent to the proposed Local Centre offers the potential to introduce medium density housing. The Structure Plan requires a Detailed Area Plan to be prepared for this area.

4.3.3 Local Centre

A site of 1.75 hectares is proposed at the north-east corner of Chapman Valley Road and Hall Road for the purpose of a Local/Neighbourhood Centre, to meet the day-to-day shopping and commercial needs of the Structure Plan population.

The WAPC's 'Liveable Neighbourhoods' promotes small neighbourhood and local centres located to provide local retail, and possibly other services, in walking distance of most dwellings. These centres provide a focus for the neighbourhood and are important in generating walking trips and physical activity. Their location should be on an intersection of relatively busy streets with good through traffic levels.

Consistent with current urban design practice, the proposed Centre ought to be developed in accordance with 'main street' design principles, rather than a typical suburban 'inward facing' shopping centre. The frontage to Hall Road presents an opportunity for a 'main street' design to be achieved, at least on the east side of Hall Road. Furthermore, the Centre should incorporate a mix of land uses, including retail, employment and medium density housing.

The Centre site is located in the area zoned 'Development' under LPS5. The Structure Plan requires that a Detailed Area Plan be prepared for the 'Development' zone, pursuant to Clause 5.17.5 of LPS5, to ensure the area is subdivided and developed in a manner considered appropriate for a Local/Neighbourhood Centre. The Detailed Area Plan should demonstrate the strategic commercial planning merit of the Centre, with particular regards to the amount of Net Lettable Area and other floorspace requirements of the Centre.

4.3.4 Public Open Space

WAPC Policy DC 2.3 states:

“The Commission's normal requirement in residential areas is that, where practicable, 10 percent of the gross subdivisible area be given up free of cost by the subdivider and vested in the Crown under the provisions of Section 20A of the Town Planning and Development Act, 1928 (as amended) as a Reserve for Recreation. In determining the gross subdivisible area the Commission deducts any land which is surveyed for schools, major regional roads, public utility sites, municipal use sites, or, at its discretion, any other non-residential use site.”

The Gross Residential Area of the Structure Plan is 242.49 hectares, meaning 24.25 hectares of land (10%) is required to be set aside for public open space. The Structure Plan proposes 24.25 hectares (10%) of public open space.

In addition to the proposed public open space, it is noted that for the established residential areas in the Structure Plan, separate reserves have been created for drainage, meaning the entire area of land already set aside for public open space is available for recreation. Further, the Structure Plan contains three school sites with a total area of over 20 hectares, which suggests each school will have separate playing fields to the areas proposed to be set aside as public open space under the Structure Plan, providing further recreation opportunities for residents.

The Structure Plan proposes ten separate areas of public open space, distributed throughout the Structure Plan area to maximise access by residents. Some of the public open space sites shown on the Structure Plan have already been provided by subdividers of land on the south side of Chapman Valley Road. Six of the ten public open space sites are already reserved for the purpose of public recreation under the control and management of the City.

The remaining areas of public open space are required to be provided as and when subdivision occurs. It is not expected that areas public open space would be required at the superlot subdivision stage as further detailed in section 4.4.2.

For land where no public open space is shown on the Structure Plan, the provisions of the Planning and Development Act and WAPC Policy DC 2.3 dealing with cash-in-lieu of public open space will apply. That is, as a conditional of subdivision approval, subdividers will be required to provide cash-in-lieu of the provision of public open space. Cash-in-lieu funds will be collected by the City and set aside for the acquisition of land for, and the provision and maintenance of, public open space within the Structure Plan.

4.3.5 Community Facilities

The Structure Plan proposes a site of 2 hectares for a Community Hall. The site is already owned by the City and is located on the west side of Hall Road, opposite the proposed Local Centre and adjacent to an area of public open space (8.09 hectares) and a primary school site.

The Primary School site of 3.98 hectares is located south of the Community Hall with frontage to Chapman Valley Road and Hall Road. An area of public open space abuts the western and part of the northern boundaries of the Primary School site.

The positioning of the Primary School site adjacent to the Community Hall and an area of public open space is desirable, however, consideration should be given to the interface of the primary school with Hall Road and the

Local Centre on the east side of Hall Road. The opportunity exists to establish a ‘main street’ environment along Hall Road, fronted by the Local Centre on the east and the primary school on the west.

4.4 Subdivision

It is the underlying design philosophy of the Structure Plan that land be subdivided and developed at the R12.5 density, with proposed lots connected to sewer. To avoid the need to provide sewerage (say for low density residential of 2,000m² lots), subdivision at lower densities is not supported as it would undermine the planning for the urban development of the Waggrakine area and represents an inefficient use of the existing and planned infrastructure for the area.

However it is acknowledged that, at present, there is a need for considerable investment to extend sewer further into the Structure Plan area, which may not be viable for one individual land owner. Therefore it is proposed to allow for limited subdivision without connection to sewer as follows:

4.4.1 Existing House Lot Subdivision

The WGDS provides for the subdivision of land without connection to sewerage so as to create a new lot where a dwelling was erected prior to the operation of the WGDS. The Structure Plan provides for the retention of existing dwellings on larger lots and the City will continue to support the excision of ‘house lots’ without requiring reticulated sewer connection where those dwellings were existing prior to the date of original gazettal of the WGDS (6 February 1981). The size of the lot should have no further subdivision potential itself (generally up to 2,000m²), however, where improvements are pertinent to the dwelling or in the interests of orderly and proper planning, larger lot sizes may be approved.

4.4.2 Superlot Subdivision

Although not generally supported by WAPC policy, superlot subdivisions are not considered to be contrary to the orderly and proper planning of the land in this instance especially given the fragmented land ownership.

A superlot subdivision may be supported where each superlot is capable of the development of a minimum of 10 future residential lots to the R12.5 standard. All roads will be required to be ceded at the initial time of subdivision, however construction of those roads can occur when the superlot is further subdivided/developed for residential purposes.

By creating the road reserves at the superlot stage it enables future land owners to develop independently and avoid the situation where surrounding subdivision is stifled through a lack of road connectivity.

Given that superlots themselves do not generally create substantial residential development opportunity, it is not expected that land areas of public open space would be formally created as reserves at the superlot subdivision stage. However at the time the superlot is developed further for residential purposes public open space areas will be required to be given up in accordance with the Structure Plan.

Where there is no public open space land requirement or where the land requirement is less than the 10% requirement, cash-in-lieu for public open space will be required at the superlot subdivision stage. This will ensure that the public open space calculations remain valid by taking into account the road reserve areas and enables early contributions to be made for public open space development / land acquisition. In order to “track” which lots have made cash-in-lieu contributions and to ensure certainty for future land owners, it is recommended that

a Section 70A Notification be placed on the Certificates of Title for the superlot(s) advising that the land has fulfilled its public open space contribution and that no further public open space contributions are required for future residential subdivision/development.

To ensure that superlot subdivisions do not prejudice the orderly and proper planning of the land, it is a requirement that a subdivision guide plan be prepared (and approved by the local government) for the entire landholding to show additional access streets (if any) and the ultimate lot configuration and design for the land. These plans will form the basis for the superlot boundaries and will be used to update the Structure Plan accordingly.

4.5 Services

4.5.1 Sewerage

It is acknowledged that significant investment is needed in order to provide the sewer mains extension from the west to service the Structure Plan area. The Water Corporation considers that it is unviable for one developer to complete a significant part of the mains extension and further that the fragmented ownership of the land makes it very difficult for one developer to coordinate a mains extension.

The Structure Plan therefore allows for “Existing House Lot” and “Superlot” subdivisions without a requirement for sewer. However all other lots will be required to connect to sewer.

Sewer is provided to existing subdivided areas on the south side of Chapman Valley Road. Subdividers will be required to progressively extend sewerage northward as and when subdivision occurs. Subdividers will be responsible for the provision of sewerage at their expense, however, this does not prevent individual land owners from privately agreeing to share the cost of providing sewer.

The requirement to provide sewerage will be achieved by imposition of standard conditions of subdivision approval.

4.5.2 Water

The Structure Plan requires all proposed lots to be connected to reticulated water.

A reticulated water supply is provided to existing subdivided areas on the south side of Chapman Valley Road. Subdividers will be required to progressively extend the reticulated water system northward as and when subdivision occurs. Subdividers will be responsible for the provision of reticulated water at their expense, however, this does not prevent individual land owners from privately agreeing to share the cost of providing water.

The requirement to provide water will be achieved by imposition of standard conditions of subdivision approval.

4.5.3 Drainage

The Structure Plan requires a comprehensive drainage system to be designed and constructed at the time of subdivision. The more traditional methods such as sumps and pipes (that already exist in the Structure Plan area)

are to be avoided and redeveloped if possible. A more contemporary approach incorporating water sensitive urban design principles is required.

Land already set aside for drainage is shown on the Structure Plan. Additional land for drainage may be required at the time of subdivision. Subdividers will be responsible for the provision of a comprehensive drainage system, and provision of land for drainage, at their expense, however, this does not prevent individual land owners from privately agreeing to share the cost of providing drainage infrastructure.

Subdivision approval will be conditional upon the submission and implementation of a Local Water Management Plan demonstrating how each subdivider proposes to manage stormwater run-off from lots and roadways.

4.6 Staging

The subdivision of land within the Structure Plan will be staged in accordance with land owner requirements. Subdivision of the southern part of the Structure Plan has already commenced and it is anticipated this area will progressively be subdivided prior to the northern parts of the Structure Plan, where the availability of services is limited. That is, the natural urban front is likely to proceed from the southern to northern parts of the Structure Plan.

The City has already acquired the Community Hall site. The two public school sites are owned by the Education Department and the private school site is owned by the Roman Catholic Church. The Local Centre presently forms part of a larger, privately-owned land parcel. The Local Centre is likely to be developed, commensurate with demand, as the population of the Structure Plan increases. Given the relative proximity of the Local Centre to the established areas south of Chapman Valley Road, it is possible commencement of the Local Centre will occur sooner than later.

4.7 Development Contributions Plan

4.7.1 Existing Cost Contribution Arrangements

It is a General Objective of the WGDS to “make provision for the apportionment of Scheme Costs amongst owners in an equitable manner.” Clause 41 of the WGDS lists the Scheme Costs. These include:

- » Preparation and administration of the WGDS;
- » Drainage works and acquisition of land for drainage;
- » Sewerage works and acquisition of land for sewerage;
- » Water supply works;
- » Road works, including acquisition of land for roads (limited to half the width of roads abutting open space);
- » Compensation costs;
- » Acquisition of land for public open space and installation of a bore and pump on each open space site;
- » Interest accruing from time to time on moneys borrowed by the City for the purposes of the WGDS; and
- » Other costs and expenses the City is required to meet in order to implement and complete the WGDS.

Since the introduction of the WGDS, contributions have been paid toward the Scheme Costs by subdividers of land within the Scheme Area. Subdividers are required to contribute to the Scheme Costs based on the proportion that their land bears to the total area of the WGDS. Contributions are paid to the City at the time the subdivider seeks to clear the relevant condition(s) of subdivision approval. All subdivider cost contributions are held by the City in a separate account and expended on the various items that constitute Scheme Costs.

A schedule setting out how Scheme Cost contributions have and will be expended will be provided to the Minister for Planning when the request is made by the City to formally repeal the WGDS.

4.7.2 Proposed Cost Contribution Arrangements

The Structure Plan does not propose any provisions for the sharing of infrastructure costs amongst land owners.

Each subdivider of land in the Structure Plan area will be required to construct all proposed roads (including the upgrade and / or widening of any existing roads) in accordance with the road layout proposed by the Structure Plan. The provisions of the Planning and Development Act are available for the purpose of an original subdivider seeking to recover the cost of road construction from a subsequent subdivider.

Subdividers will be required to provide all necessary urban services (sewer, water, drainage, power), pursuant to standard conditions of subdivision approval. Any areas of public open space shown on the Structure Plan and not already provided will be required to be set aside in accordance with a standard condition of subdivision approval. For subdividers of land where the Structure Plan does not propose any public open space, cash-in-lieu of public open space will be required pursuant to standard conditions of subdivision approval.

In light of the above, it is not considered necessary for the Structure Plan to be accompanied by a formal Development Contribution Plan (or similar).

5.0 Conclusion

This report provides an explanation of the proposed Structure Plan for the Waggrakine residential area.

It is proposed to convert revoke the WGDS and adopt a Structure Plan pursuant to the provisions of Clause 5.17 of LPS5.

At the Ordinary Council meeting held 15 April 2009, the City resolved to revoke the WGDS, on the grounds the WGDS is no longer considered to be a contemporary or relevant planning instrument. Prior to revocation, an alternate planning instrument will be required to guide the subdivision of land within the Scheme Area of the WGDS.

Adoption of the Structure Plan pursuant to the provisions of LPS5 is considered to represent the most orderly and proper way in which to introduce the required planning controls for the Scheme Area of the WGDS.

The Structure Plan addresses all of the relevant matters in Clause 5.17 of LPS5 and retains the general pattern of subdivision and land uses proposed by the WGDS, including a centrally-located Local/Neighbourhood Centre, three school sites, a community hall site and various sites set aside for public open space and drainage. The school sites are already under the ownership of the applicable education authority while the hall site is owned by the City.

The existing dwelling density codes under LPS5 will remain and the subdivision and development of land within the Structure Plan will be required to accord with the applicable density code. The Structure Plan requires a Detailed Area Plan to be prepared for land within the 'Development' zone of LPS5, pursuant to Clause 5.17.5 of LPS5, to ensure the Local/Neighbourhood Centre is developed with an appropriate mix of land uses and housing opportunities.

The design of the local road network has been modified so that it accords with current planning practice and policy, with many of the no-through roads shown on the WGDS replaced by a conventional and permeable road layout.

Given that significant investment is needed in order to provide the sewer mains extension from the west to service the Structure Plan area, provision has been made for "Existing House Lot" and "Superlot" subdivisions without a requirement for sewer.

The subdivision of land will be required to accord with the Structure Plan with respect to the layout of roads, lot configuration and provision of land for public open space and drainage. Normal cash-in-lieu arrangements will apply to land where public open space is not allocated by the Structure Plan.

Upon adoption of the Structure Plan, the City will request the Minister for Planning to repeal the WGDS pursuant to Section 74 (b) of the Planning and Development Act.

APPENDIX I

STRUCTURE PLAN



- Structure Plan Boundary
- School Sites
 - PS Primary School
 - HS High School
 - RCS Roman Catholic School
- Community Facilities
 - Local/Neighbourhood Centre
 - Grouped Dwelling
- Public Open Space
 - Public Open Space
 - Drainage
 - Roads to be Closed
- DAP
 - ① Hall Road Local Centre/Development Zone
 - ② Medium Density Development - subject to further investigation

DEPARTMENT OF PLANNING
GERALDTON OFFICE

14 APR 2014

FILE SPN/0216

LAND USES / SITES	LAND AREAS (ha)
Gross Area of Structure Plan	267.23
Non-Residential Deductions	
Local Centre	1.75
Community Centre	2.00
Drainage Reserves	
> Reserve 48613	0.24
> Reserve 36663	0.40
> Reserve 45727	0.09
> Reserve 48690	0.09
Sub-Total Drainage	0.82
School Sites	
> Primary School	3.98
> High School	8.10
> Private School	8.09
Sub-Total School Sites	20.17
Sub-Total Non-Residential Deductions	24.74
Gross Residential Area	242.49
Total required POS (10% of GRA)	24.25
Public Open Space may comprise:	
Minimum 80% unrestricted	19.40
Minimum 20% restricted	4.85
Public Open Space (unrestricted)	
> Site 1	1.62
> Site 2	3.67
> Site 3	3.17
> Site 4 (Reserve 36662)	4.01
> Site 5 (Reserve 50206)	1.17
> Site 6	0.30
> Site 7 (Reserve 36545)	0.19
> Site 8 (Reserve 36002)	1.10
> Site 9 (Reserve 43314)	8.09
> Site 10 (Reserve 48689)	0.04
Sub-Total POS (8% unrestricted)	23.36
Public Open Space (restricted)	
> Site 11	0.89
Sub-Total POS (2% restricted)	0.89
Sub-Total POS (unrestricted and restricted)	24.25
Net Residential Area	218.24

ENDORSEMENT OF WAGGRAKINE RESIDENTIAL ESTATE STRUCTURE PLAN MODIFICATION NO. 1

The Western Australian Planning Commission resolved on 20 March 2014 to endorse the Structure Plan, as a guide for future subdivision and development within the locality.

Signed for and on behalf of the Western Australian Planning Commission

M. Wiechlan
an officer of the Commission duly authorised by the Commission pursuant to section 24 of the Planning and Development Act 2005 for that purpose in the presence of:
Witness *30.4.2014* Date

FINAL APPROVAL
CERTIFIED THAT THIS STRUCTURE PLAN WAS ADOPTED BY RESOLUTION OF THE COUNCIL OF THE CITY OF GREATER GERALDTON ON 28 JANUARY 2014

Mayor
Mayor, City of Greater Geraldton

Chief Executive Officer
Chief Executive Officer, City of Greater Geraldton

- Primary Distributor
 - Integrator Arterial
 - Future Integrator Arterial
 - Neighbourhood Connector
 - Future Neighbourhood Connector
 - Access Street - Footpath One Side
- Cycle lanes & Footpath both sides
- Shared Path one side and Footpath on Opposite Verge

Modification Number	Description	Date Endorsed by Council	Date Endorsed by WAPC
0	Original Structure Plan	21/12/2010	26/07/2012
1	Landwest Modification over Lots 81, 82, 9004 & Pt 8 Landwest Ref 11026-WRESP June 2013	28/1/2014	

TITLE: STRUCTURE PLAN
ADDRESS: WAGGRAKINE RESIDENTIAL ESTATE
SCALE: 1:5000 @ A1