

Executive Summary

THE PROPOSAL

An Amendment is proposed to the City of Geraldton-Greenough Town Planning Scheme No.3 ('TPS3'). This Amendment seeks to alter the zoning and / or Residential Design Codes density coding of the following lots within the locality of Mahomets Flats:

- Lot 3012 Olive Street, Mahomets Flats – to be rezoned from “Recreation” Reserve to “Residential R20/R40”;
- Lot 3023 Olive Street, Mahomets Flats – to be rezoned from “Recreation” Reserve to “Residential R20/R40”;
- Lot 59 McAleer Drive, Mahomets Flats – to be rezoned from “No Zone” to “Residential R20/R40”;
- Lots 286-287 (Nos. 97-99) and Lots 289- 291 (Nos. 103-107) McAleer Drive, Mahomets Flats – to remain zoned “Residential” with an amended density coding from “R12.5/20/30” to “ R20/R40”; and
- Lots 294-298 (Nos. 251-259) and Lots 300-303 (Nos. 263-269) Willcock Drive, Mahomets Flats – to remain zoned “Residential” with an amended density coding from “R12.5/20/30” to “ R20/R40.”

These alterations will facilitate the development of portions of the abovementioned lots (hereby referred to as ‘subject land’) for residential purposes in accordance with the Subdivision Concept Plan prepared by Greg Rowe and Associates and given “in-principle” support by the City of Geraldton-Greenough Council at its Ordinary Meeting on 13th April 2010. Copies of the Concept Plan and a Landscape Concept Plan produced by Emerge Associates as part of the Scheme Amendment documentation are enclosed.

LOCATION

The subject land is located in the Municipality of the City of Geraldton-Greenough within the locality of Mahomets Flats, approximately 2.5km south of the Geraldton Central Area. The subject land is bound by McAleer Drive to the north, by Willcock Drive to the west, by Olive Street to the south, and by the rear boundaries of residential lots with frontage to Roebuck Street to the east.

HISTORY

Lots 3012 and 3023 Olive Street, which comprise the majority of the subject land, collectively form Reserve 30043 which contains a Management Order in favour of the City of Geraldton-Greenough ('City') for “Public Recreation.” The lots were originally held in freehold ownership by the Leonard T. Green family, and were gifted to the then-City of Geraldton in 1961 on the condition that they are developed as an open grassed area for sporting playing fields. This intention was formalised through a Reserve vesting by the then-Department of Land Administration on 22nd August 1997. Due to the topography of the site, it was ultimately deemed that the subject land was unsuitable for development of this nature.

The City has since negotiated an agreement with both the Department for Regional Development and Lands and the Green family, in which Lots 3012 and 3023 would be acquired in freehold title by the City and partially developed for residential uses, on the basis that the net proceeds from the sale of newly created lots would help fund capital improvements to other “Recreation” Reserves throughout the City and particularly assist in the creation of a Southern Districts Sporting Complex in the vicinity of Verita Road in the locality of Wandina.

The remaining lots comprising the subject land are all currently held in freehold ownership by the City of Geraldton-Greenough.

CONCEPT PLAN

Previous Advertising

In March 2009 Greg Rowe and Associates ('GRA') was commissioned to produce a Subdivision Concept Plan ('Concept Plan') demonstrating how the subject land could be developed for a combination of residential and recreational uses. The Draft Concept Plan was adopted by Council in November 2009 for public advertising. Extensive advertising of the Concept Plan occurred at this time, including an advertisement in the local newspapers and Public Notices on display in Council's offices as well as on the City of Geraldton-Greenough website. In addition, 187 letters with the Concept Plan and a press release were sent to home owners within a radius of 250 metres of the subject land. A total of 18 written submissions were received throughout the advertising period and were reviewed by Council at its Ordinary Meeting on the 13th April 2010, and responded to individually. The majority of the submissions were in favour of the Concept Plan.

By rezoning the subject land to "Residential," the Scheme Amendment will allow subdivision and development to proceed in accordance with the Concept Plan.

Urban Design

The Concept Plan proposes a total of 61 residential lots, to be located along the perimeter of the subject land. A large, 3.067 hectare area of Public Open Space ('POS') is proposed in the centre of the subject land, and will be described further in the Public Open Space section, below. An internal "loop" road is proposed around the central POS, which will connect to the external road network via three (3) connection points: at Olive Street (south), McAleer Drive (north) and Willcock Drive (west). The western access point is proposed to form a new four-way roundabout with Willcock Drive and a relocated access to the Geraldton Surf Life Saving Club carpark.

60 of the new lots are proposed to be single house lots, ranging in size from 454m² to 718m² with an average size of 636m². R20 is proposed as a base density for these lots with the potential to develop grouped dwellings at a density of R40. One (1) 5735m² lot located in the north-east corner of the subject site is proposed as a medium-density grouped dwelling site, with a potential yield of up to 26 grouped dwellings at a density of R40. Aged persons accommodation has also been considered for the grouped dwelling site, and would yield up to 38 aged persons dwellings at a density of R40. A Detailed Area Plan will be required for this site prior to development.

The Concept Plan also incorporates the development of existing freehold lots under the ownership of the City of Geraldton-Greenough, namely Lots 289-291 McAleer Drive, Lots 294 and Lot 295 Willcock Drive and Lots 300-303 Willcock Drive. These lots have an average site area of 800m², are currently zoned "Residential" under TPS3, and will be up coded to the R20/40 density to allow for greater development potential.

Whilst the Concept Plan allows for the creation of a number of lots with frontage to McAleer Drive, Willcock Drive and Olive Street, the majority of the new lots will have frontage to the central POS area and be accessible via the internal "loop" road.

The Concept Plan has been designed to accord with the recommendations of the Western Australian Planning Commission's *Liveable Neighborhoods* policy, as much as practicable for infill development in an established residential area.

Public Open Space

As shown on the attached Landscape Concept Plan prepared by Emerge Associates, the central POS will be designed to facilitate drainage via a large central wetland, which will help achieve the City's strategic objective of stormwater detention, nutrient stripping, and groundwater infiltration and recharge. The POS will also offer opportunities for active and passive recreation, as described by Emerge Associates:

Centrally locating the main wetland area and planting with local endemic rush and sedge plant species will provide views across the entire open space area and offer a range of passive recreation and community opportunities along the wetland fringe. Inclusion of boardwalks, shelters, park furniture and BBQ's activate the edges of the POS and generate informal passive recreational spaces. Planting and landform can then be used to enhance smaller spaces adjacent to these facilities. Vista views and formal path systems will connect each smaller space generally and lead to a larger consolidated open turf area for active recreation.

The Landscape Concept Plan also contains recommendations for the smaller, 4081m² south-western POS area, which will primarily serve as a pedestrian thoroughfare and informal "pocket park," as well as for the revegetation of the road reserve to the west of Willcock Drive.

TECHNICAL INVESTIGATIONS

A number of specialist consultants have assisted in the preparation of the Scheme Amendment documentation, with a summary of their findings presented below. It is not considered that development of the subject land for the purpose specified under the Scheme Amendment will be constrained by any results of the technical investigations.

Traffic

Transcore prepared a Traffic Impact Statement (TIS) for the subject land. The TIS examined the results of traffic modelling to estimate the impact that increased traffic from the subject land would have on the local road network, particularly Willcock Drive, McAleer Drive, and Olive Street.

The TIS determined that the development would yield between 766 and 950 daily vehicular trips, with the lower number including the construction of aged persons accommodation on the grouped housing site (Transcore 2010). This volume, distributed across the existing road network, would result in an amount of traffic that is still significantly under the carrying capacity of the roads.

The TIS also outlined the options for alternative forms of transport than the private car and concluded that the subject land was well serviced with respect to public transportation, cycle and pedestrian access ways.

Flora and Fauna

A Flora and Fauna survey of the subject land was conducted by GHD. The study identified small amounts of two types of remnant vegetation (closed scrub of *Acacia rostellifera* over weed species and "cleared/degraded, with some recovery by native species"). The majority of this vegetation was classified as Condition 6 – Completely Destroyed under the Bush Forever Volume 2 ratings scale, with a small amount classified as Condition 5 – Degraded. The survey concluded that the existing vegetation is unlikely to be considered significant from a conservation perspective as it is of a degraded nature and occurs on an extensively modified landscape.

The subject land was also considered also to have little habitat value for fauna, with “better and larger fauna habitat occurring to the west along the coastal dunes, and to the east across Brand Highway where a limestone ridge is present” (GHD 2010). Additionally, there are no habitat linkages associated with the subject land.

There were no Threatened Ecological Communities present on or adjacent to the subject land.

Engineering

Thompson McRobert Edgeloe prepared a Preliminary Engineering Report which found that all services were available with no major upgrades required. A minor relocation of the existing sewer line along the eastern boundary of the subject land will be required to service the proposed grouped dwelling development (as shown on the Concept Plan). This realignment will be completely located within the subject land and is not anticipated to adversely impact existing users.

Local Water Management Strategy

A Local Water Management Strategy was prepared for the subject land by GHD, which recommends efficient use of in-house and ex-house water through a variety of waterwise measures such as the installation of energy efficient tap fittings, showerheads and flushing systems; limited irrigation; and rainwater collection and re-use.

With respect to stormwater retention, it is envisaged that the subject land will accommodate run-off from a wider catchment area for up to and including a 1 in 100 year ARI flood event, through a combination of soakwells, roadside bioretention swales, conveyance by overland flow via the internal road reserve to the central POS basin, and minimal ocean discharge using a high level-outflow pipe (i.e. the existing “South Pipe” system which currently handles all run-off from the wider catchment area).

CONCLUSION

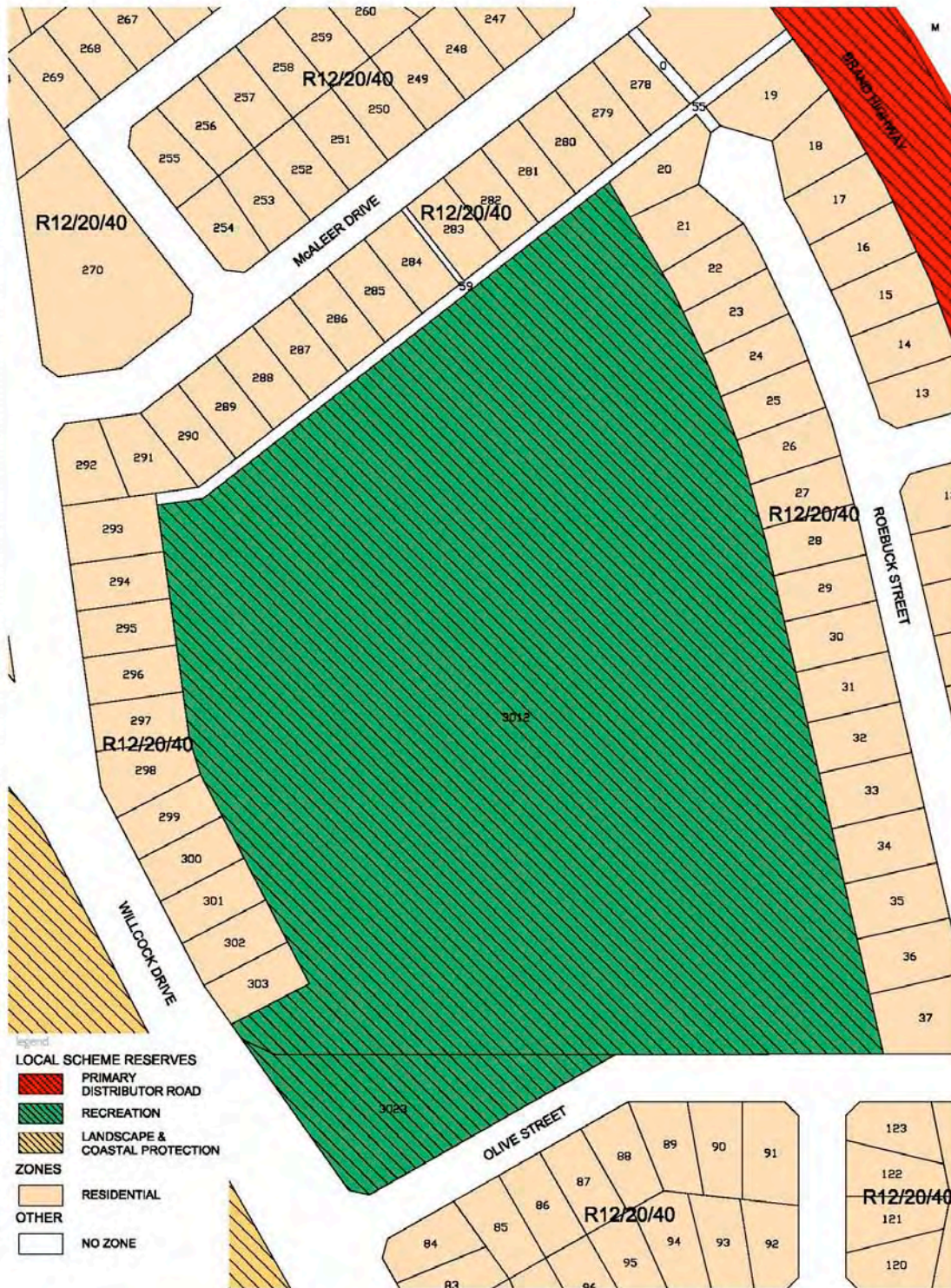
The proposed Scheme Amendment is consistent with all relevant town planning strategy and policy, including:

- State Planning Strategy;
- Geraldton Region Plan;
- Greater Geraldton Structure Plan Update 2010;
- Statement of Planning Policy 2 – Environment and Natural Resources Policy;
- Statement of Planning Policy 2.6 – State Coastal Planning Policy;
- Statement of Planning Policy 2.9- Water Resources;
- Statement of Planning Policy 3 – Urban Growth and Settlement;
- City of Geraldton-Greenough Town Planning Scheme No. 3;
- City of Geraldton-Greenough Plan for the Future 2009-2014; and
- City of Geraldton-Greenough Towards Sustainability Policy Framework.

Additionally, the specialist technical investigations revealed no constraints to the rezoning and subject subdivision and development of the subject land.

It is considered that the Scheme Amendment will facilitate vibrant infill development in an underutilised area and lead to improved environmental outcomes with respect to stormwater retention and groundwater recharge.

Existing Zoning Map – TPS3

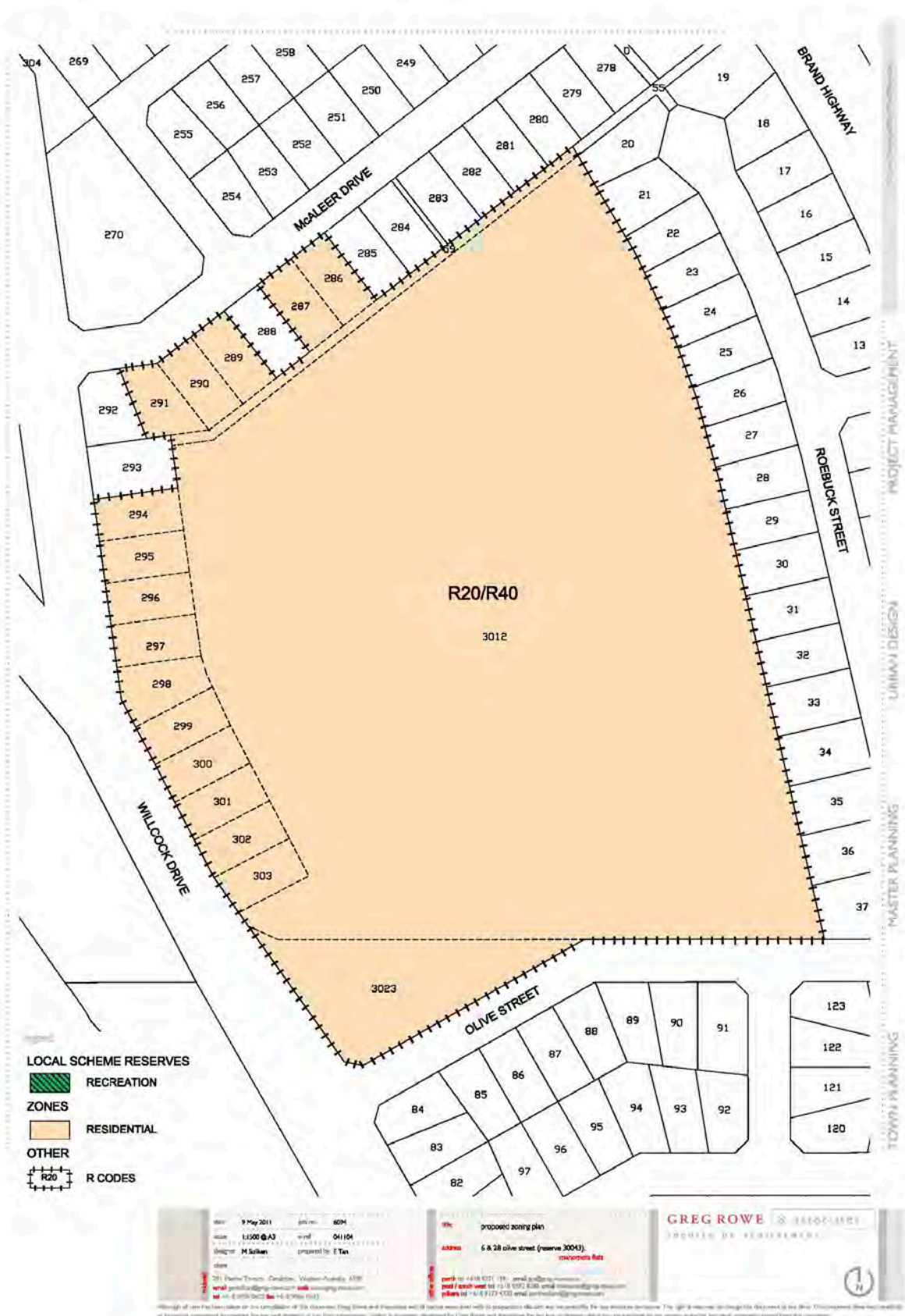


- LOCAL SCHEME RESERVES**
- PRIMARY DISTRIBUTOR ROAD
 - RECREATION
 - LANDSCAPE & COASTAL PROTECTION
- ZONES**
- RESIDENTIAL
 - OTHER
 - NO ZONE

<p>date 10 May 2011 job no. 6094</p> <p>scale 1:500 @ A3 email 041104</p> <p>designer M Surles prepared by E Tate</p> <p>client</p> <p>211 Hulse Terrace, Geraldton, Western Australia, 6700</p> <p>email gregor@gregrowe.com web www.gregrowe.com</p> <p>tel +61 8 9356 0633 fax +61 8 9363 0633</p>	<p>site existing zoning plan</p> <p>address 6 & 28 olive street (reserve 30013),</p> <p>melbourns flats</p> <p>particulars 4418 0221 191 email gregor@gregrowe.com</p> <p>post / out west tel +61 8 9362 8388 email melbourns@gregrowe.com</p> <p>plains tel +61 8 9371 4333 email melbourns@gregrowe.com</p>	<p>GREG ROWE & associates</p> <p>FOCUSSED ON ACHIEVEMENT</p>
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Proposed Zoning Map – TPS 3





LEGEND

- SUBJECT SITE
- EXISTING SEWER
- SEWER EASEMENT
- PROPOSED SEWER ALIGNMENT

LOT RANGE	454 TO 5735
TOTAL LOTS	70
TOTAL AREA	45180
AVERAGE SIZE	645

Legend

date 9 May 2011 job no. 6094
 scale 1:2000 @ A3 e-ref 041002
 designer M Sullivan prepared by E Tan
 client City of Geraldton-Greenough
 291 Marine Terrace, Geraldton, Western Australia, 6530
 email geraldton@greg-rowe.com web www.greg-rowe.com
 tel +618 9956 0633 fax +618 9965 0633

title subdivision concept plan
 option 8a
 address lots 3023 & 3012 olive street,
 mohomets flats
 perth tel +618 9221 1991 email gra@greg-rowe.com
 peel / south west tel +618 9582 8288 email mandurah@greg-rowe.com
 pilbara tel +618 9173 4333 email portheadland@greg-rowe.com

GREG ROWE & associates
 FOCUSED ON ACHIEVEMENT



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INFORMAL NATIVE PLANTING BEDS INCORPORATING MOUNDING FOR INTEREST

FEATURE BOARDWALK WETLAND CROSSING WITH INTERPRETIVE SIGNAGE

PASSIVE TURF AREA

ACTIVITY HUB LOCATED AT HIGHEST POINT OF POS. PLAYGROUND, SHELTER, BBQ, PICNIC SETTINGS TO BE CONSIDERED FOR COMMUNITY AMENITY

TIMBER VIEWING DECK WITH INTERPRETIVE SIGNAGE

ACTIVE TURF KICKABOUT SPACE

ROADSIDE BIO-RETENTION SWALES / RAINGARDENS TO INFILTRATE 1 IN 1 YEAR EVENTS

PLANTED BIO-RETENTION SWALE



- EXISTING DUAL USE PATH
- EXISTING SURF CLUB CARPARK
- ROAD VERGE LANDSCAPE TREATMENT WITH TREE PLANTING, COASTAL SPECIES & POSSIBLE BIO-RETENTION SWALE
- PROPOSED SURF CLUB CARPARK EXTENSION
- PLANTED BIO-RETENTION SWALE
- REVEGETATION OF FORESHORE ROAD RESERVE WITH COASTAL DUNE SPECIES
- EXISTING POS OVERFLOW PIPE *RETENTION TO BE CONFIRMED
- NATIVE SCREEN & BUFFER PLANTING FOR PRIVATE LOTS
- FEATURE CONCRETE PAVED THOROUGHFARE LINKING CENTRAL POS TO OLIVE STREET & FORESHORE

LEGEND

- | | | | | |
|-------------------------|---|---|------------------------------------|----------------------------------|
| FEATURE PAVING | COMPACTED GRAVEL INFORMAL PATH | INFORMAL NATIVE GARDEN BEDS - DROUGHT TOLERANT NATIVE SPECIES | PRIMARY STREET TREE | FEATURE POS TREE |
| FEATURE CONCRETE PAVING | BOARDWALK | ROADSIDE BIO-RETENTION SWALES & RAINGARDENS - PREDOMINANTLY RUSH & SEDGE PLANTING WITH INORGANIC MULCH FOR NUTRIENT STRIPPING OF ROAD RUN-OFF | SECONDARY STREET TREE | FORESHORE NATIVE TREE PLANTING |
| STANDARD CONCRETE PATH | RETAINING WALLS | OPEN TURF AREA - FOR PASSIVE & ACTIVE RECREATION PURPOSES | TERTIARY STREET TREE | POS WETLAND NATIVE TREE PLANTING |
| FEATURE SHELTER | WETLAND PLANTING AREA - PREDOMINANTLY RUSHES & SEDGES TOLERANT TO INUNDATION | | FEATURE TREE - NORFOLK ISLAND PINE | |
| PLAYGROUND | TRANSITION WETLAND FRINGE - 1 IN 6 BATTERS GRADING INTO WETLAND. RUSHES, SEDGES, TREES & SHRUBS | | | |



GO-00-01
NOT TO SCALE
MARCH 2011