



City of
Greater Geraldton
a vibrant future



CITY OF GREATER GERALDTON

Local Planning Scheme No. 1

Amendment No.10

'Residential R40' to 'Commercial'

Part Lot 38 and Part Lot 151 Gertrude Street, Geraldton

PLANNING AND DEVELOPMENT ACT 2005

RESOLUTION TO ADOPT AMENDMENT TO LOCAL PLANNING SCHEME

**CITY OF GREATER GERALDTON
LOCAL PLANNING SCHEME No. 1**

AMENDMENT No.10

RESOLVED that the City of Greater Geraldton pursuant to Section 75 of the *Planning and Development Act 2005*, amend the above Local Planning Scheme by:

1. Rezoning Part Lot 38 and Part Lot 151 Gertrude Street, Geraldton from 'Residential R40' to 'Commercial'; and
2. Modify the Scheme Map accordingly.

The amendment is standard under the provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015* for the following reasons:

1. The amendment is consistent with a local planning strategy for the scheme area that has been endorsed by the Commission; and
2. The amendment has minimal impact on land in the scheme area that is not the subject of the amendment.

Dated this _____ day of _____ 2018.

CHIEF EXECUTIVE OFFICER



SCHEME AMENDMENT REPORT

CITY OF GREATER GERALDTON
LOCAL PLANNING SCHEME NO.1 (GREATER GERALDTON)



Scheme Amendment No.10



Part Lot 38 and Part Lot 151 Gertrude Street, Geraldton



August 2019 Version 3

Revision History

Version	Date	Author	Reviewed	Description
1	July 2019	Kathryn Jackson		Preliminary Scheme Report for review
2	July 2019	Kathryn Jackson	Brad Collard	Final for submission
3	Aug 2019	Kathryn Jackson	Brad Collard	Changes per LG

DISCLAIMER

This document is and shall remain the property of Hille Thompson and Delfos Surveyors and Planners. The document may only be used for the purposes for which it was commissioned and in accordance with the Terms of Engagement for the commission. Unauthorised copying or use of this document in any form whatsoever is prohibited.

CONTENTS

1	SCHEME AMENDMENT DETAILS.....	1
2	SITE LOCATION AND CONTEXT	4
	2.1 REGIONAL LOCATION.....	4
	2.2 LOCAL LOCATION.....	4
	2.3 EXISTING IMPROVEMENTS & ACCESS.....	6
	2.4 CADASTRAL INFORMATION	8
	2.5 INFRASTRUCTURE AND SERVICING.....	8
3	CONCEPT DEVELOPMENT PLAN	10
4	PLANNING FRAMEWORK.....	12
	4.1 STATE PLANNING STRATEGY 2050.....	12
	4.2 GERALDTON REGION PLAN & GREATER GERALDTON STRUCTURE PLAN 2011	12
	4.3 LOCAL PLANNING STRATEGY (2015).....	13
	4.4 COMMERCIAL ACTIVITY CENTRES STRATEGY (2013)	13
	4.5 LOCAL PLANNING SCHEME NO. 1	18
5	JUSTIFICATION FOR AMENDMENT	19
6	CONCLUSION	19

FIGURES

Figure 1:	Portions of Lot 38 and Lot 151 to be rezoned.....	1
Figure 2:	Rear yard of Lot 38 behind existing dwelling.....	2
Figure 3:	Rear yard of Lot 151 behind existing dwelling.....	2
Figure 4:	View from Lot 150 commercial carparking area towards the rear of Lots 38 and 151	3
Figure 5:	Portions of Lot 38 & Lot 151 to be rezoned and amalgamated into Lot 150.....	3
Figure 6:	Existing commercial centre on adjoining Lot 151	4
Figure 7:	Location Plan	5
Figure 8:	Existing improvements Lot 38.....	6
Figure 9:	Existing improvements Lot 150.....	6
Figure 10:	Aerial photo	7
Figure 11:	Existing Services Plan.....	9
Figure 12:	Proposed Redevelopment Area	10
Figure 13:	Concept Development Plan.....	11
Figure 14:	Extract Greater Geraldton Structure Plan Map	12
Figure 15:	Extract from Local Planning Strategy - Geraldton Urban Strategy Plan.....	13
Figure 16:	Extract from Figure 1 of Commercial Activity Centres Strategy	14

SCHEME AMENDMENT REPORT

LOCAL GOVERNMENT:	CITY OF GREATER GERALDTON
TYPE OF SCHEME:	DISTRICT ZONING SCHEME
TOWN PLANNING SCHEME:	LOCAL PLANNING SCHEME NO.1
AMENDMENT NO:	10
TYPE:	STANDARD
PROPOSAL:	REZONE PART LOT 38 AND PART LOT 151 GERTRUDE STREET, GERALDTON FROM 'RESIDENTIAL R40' TO 'COMMERCIAL'

1 SCHEME AMENDMENT DETAILS

This scheme amendment report has been prepared to support modifications to the City of Greater Geraldton Local Planning Scheme No. 1 (the 'Scheme'). The proposal seeks to amend the Scheme by rezoning Part Lot 38 and Part Lot 151 Gertrude Street from 'Residential R40' to 'Commercial'.

The landowner is seeking the rezoning to 'commercial' to enable these portions of land to be used in conjunction with, and amalgamated into their adjoining Lot 150, which is currently used as a small commercial centre having an existing supermarket, newsagency, butcher and fish and chip shop.

An application for the amalgamation of these portions of land into Lot 150 has been lodged with the WAPC to ensure that the subdivision process occurs concurrently with this Scheme Amendment. A copy of the WAPC Acknowledgement letter and subdivision plan has been included as Attachment 1.

Figure 1: Portions of Lot 38 and Lot 151 to be rezoned



The rezoning affects approximately 238m² of land at the rear of Lots 38 & 151 and would not affect the existing and continued use of the remainder of Lot 38 and Lot 151 for residential purposes. It would also not affect their future potential for redevelopment and intensification in line with their R40 density.

The portions being excised and rezoned to 'commercial' are considered a practical and obvious alteration given that the rear boundaries for the residential lots along Gertrude Street do not all currently align. These excisions will produce a more regular shape for both the residential lots and Lot 150 enabling greater opportunities for redevelopment and softer transition between commercial and residential uses.

This report sets out the strategic planning context for the Scheme Amendment and is considered to adequately demonstrate the suitability and capability of the site for rezoning.

Figure 2: Rear yard of Lot 38 behind existing dwelling

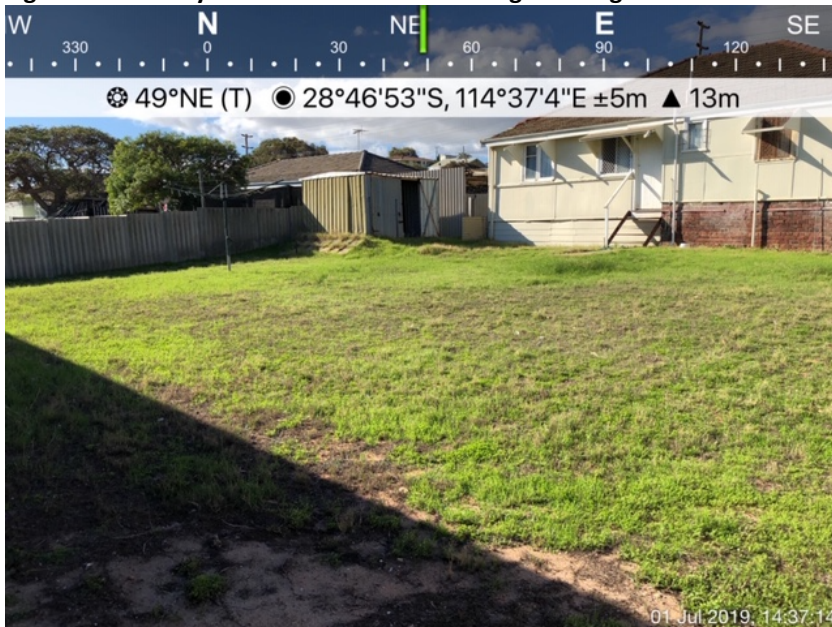


Figure 3: Rear yard of Lot 151 behind existing dwelling

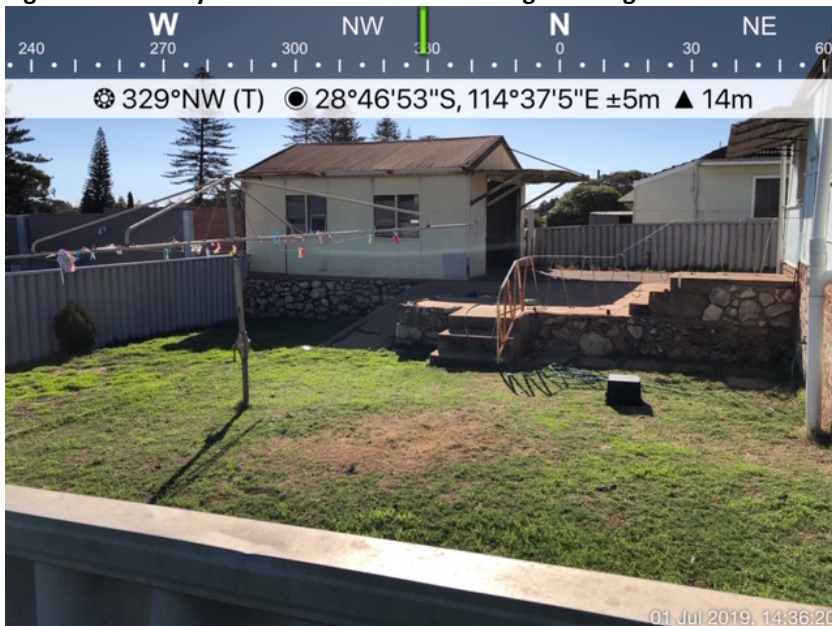


Figure 4: View from Lot 150 commercial carparking area towards the rear of Lots 38 and 151



Figure 5: Portions of Lot 38 & Lot 151 to be rezoned and amalgamated into Lot 150



2 SITE LOCATION AND CONTEXT

2.1 REGIONAL LOCATION

The amendment is located in the municipality of the City of Greater Geraldton within the Mid-West region of Western Australia.

2.2 LOCAL LOCATION

The amendment area is located 1km from the Geraldton Central Business District (CBD). Lot 38 and 151 currently contain existing single residential dwellings, and it is the rear of these lots that is proposed to be rezoned and amalgamated into the existing commercial centre on adjoining lot 150. The commercial centre is known locally as 'Rigters Super IGA' or 'IGA Durlacher Street'.

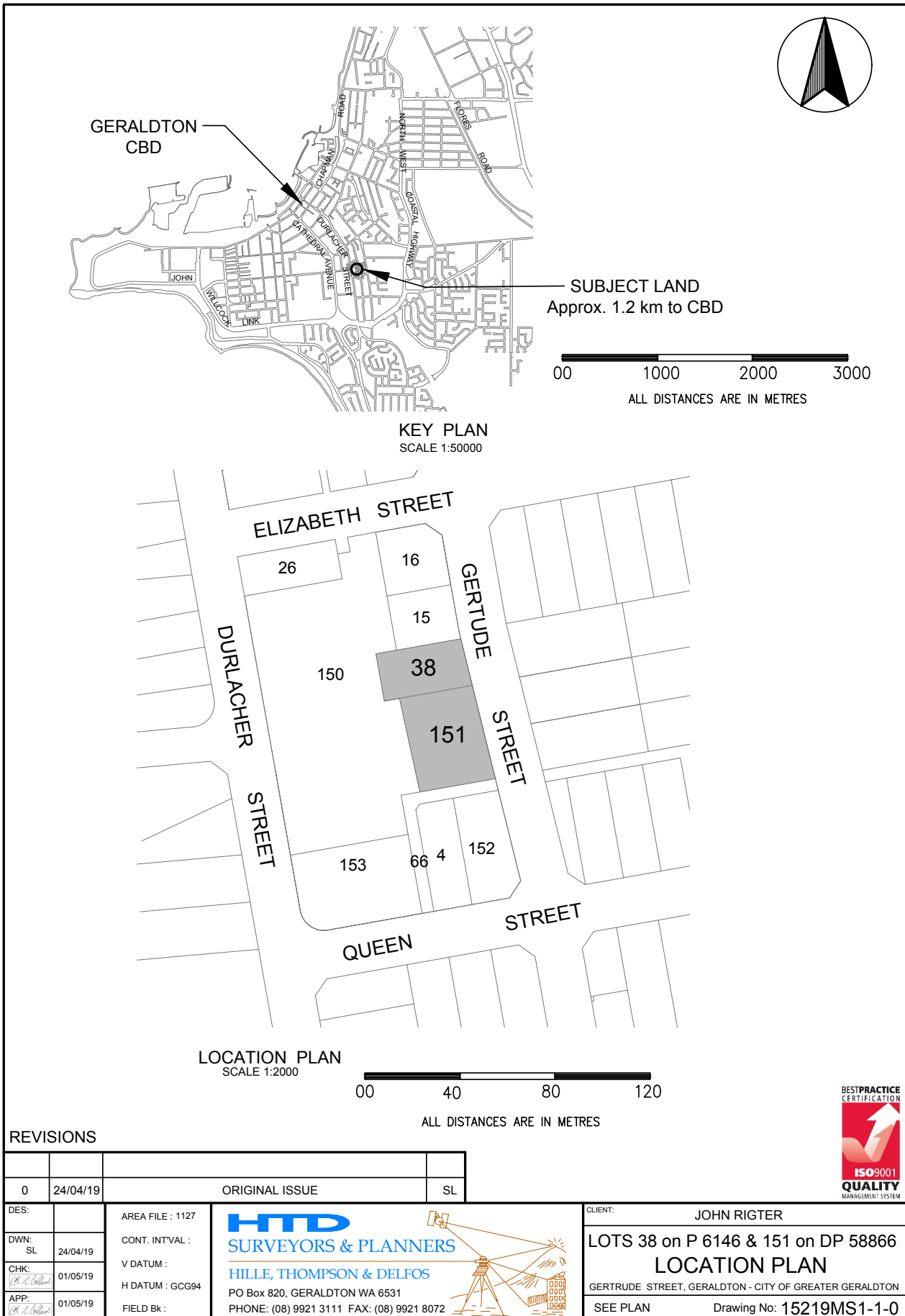
Surrounding the Scheme Amendment area is predominately established 'residential' zoned land predominately between R40 to R80. Many of these lots only contain a single residence and therefore have the ability to be developed with grouped dwellings or be subdivided to realise their full density potential which would significantly increase the population catchment surrounding this commercial centre. With the increase in potential population there is a need to extend the commercial floor area available and provide opportunity for further commercial shops and services to become part of this complex whilst ensuring that the layout of the land improves access and carparking both to the site and within the site.

Refer to **Location Plan**

Figure 6: Existing commercial centre on adjoining Lot 151



Figure 7: Location Plan



2.3 EXISTING IMPROVEMENTS & ACCESS

Lot 38 and Lot 151 contain existing residential dwellings. The land is generally flat with a retaining wall at the rear boundary of the lots. The sites do not contain any significant or protected vegetation, only existing low-key landscaping. Access to these lots is currently via Gertrude Street road alignment.

This Scheme Amendment proposes to rezone a total of 238m² of land at the rear of Lots 38 & 151 and amalgamate this land into adjoining Lot 150 which contains an existing commercial centre. An application for amalgamation is being undertaken concurrently to this Scheme Amendment process.

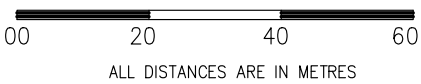
Figure 8: Existing improvements Lot 38



Figure 9: Existing improvements Lot 150



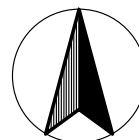
Figure 10: Aerial photo



AERIAL PHOTO SOURCED FROM LANDGATE: CAPTURED SEPTEMBER 2018

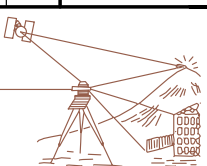
REVISIONS

NO.	DATE	DESCRIPTION	BY
0	29/04/19	ORIGINAL ISSUE	SL



SURV:		AREA FILE : 1127
DWN:	SL 29/04/19	CONT. INT'VAL : N/A
CHK:	02/05/19	V DATUM : AHD
APP:	02/05/19	H DATUM : GCG94
		FIELD BK :

HTD
SURVEYORS & PLANNERS
 HILLE, THOMPSON & DELFOS
 24 Durlacher Street, GERALDTON W.A.
 PHONE: (08) 9921 3111
 EMAIL: ht dsurveys@htds.com.au
 WEBSITE: <http://www.htds.com.au>



CLIENT: JOHN RIGTER

LOTS 38 on P6146 & 151 on DP58866
AERIAL PHOTOGRAPHY PLAN
 GERTRUDE STREET, GERALDTON - CITY OF GREATER GERALDTON

SCALE 1 : 1,000 (A4) Drawing No: 15219MS3-1-0

2.4 CADASTRAL INFORMATION

The subject scheme amendment area is comprised of a portion of the following two Land Titles being:

- Part Lot 38 Gertrude Street, Geraldton
Lot 38 on Plan 6146 – Volume 1172 Folio 248
Registered Proprietor: Dunmarra Pty Ltd
- Part Lot 151 Gertrude Street, Geraldton
Lot 151 on DP 58866 – Volume 2818 Folio 163
Registered Proprietor: Johannes Rigter & Beryl Rigter

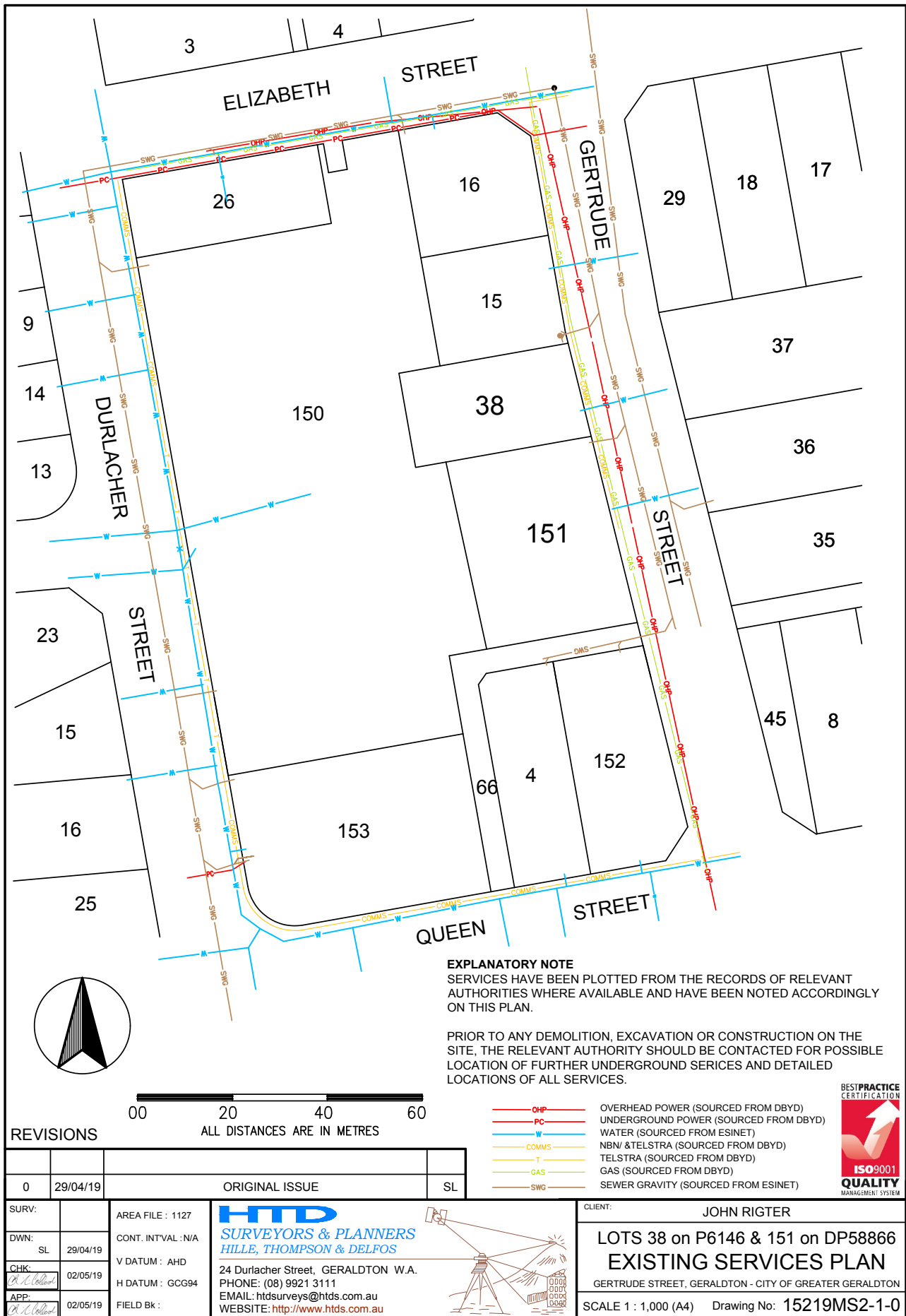
2.5 INFRASTRUCTURE AND SERVICING

The subject lots have access to reticulated scheme water and sewer system, mains power, gas connection and telecommunication network.

The proposed scheme amendment does not propose any changes to or affect any of the servicing within the area.

Refer to Existing Services Plan

Figure 11: Existing Services Plan



3 CONCEPT DEVELOPMENT PLAN

The landowner seeks to rezone a portion of Lots 38 & 151 for the purpose of enabling the expansion of the commercial area upon adjoining Lot 150 and improve the overall ability to redevelop the area bounded by Durlacher Street, Elizabeth Street, Gertrude Street and Queen Street.

Figure 12: Proposed Redevelopment Area



Lot 150 currently contains a supermarket, newsagency and associated carparking areas. On completion of the scheme amendment it is proposed that the portions of Lot 38 and Lot 151 being rezoned would be excised and amalgamated with Lot 150.

A Concept Development Plan has been developed which identifies how this additional commercial land would assist in the redevelopment of the site for additional commercial uses, better legibility of the site and improved carparking and traffic flow arrangements.

The additional land to the rear of the main supermarket would enable traffic to traverse the rear of the lot which provides for an improved traffic flow and parking but also produces opportunity for redevelopment as the rear portions become more readily accessible.

It is considered that the Concept Development Plan aligns with the statutory and strategic direction set out in the City's planning framework.

A copy of the Concept Development Plan has been included in the following figure.

Figure 13: Concept Development Plan



4 PLANNING FRAMEWORK

4.1 STATE PLANNING STRATEGY 2050

The State Planning Strategy's vision for the future planning of Western Australia is:

“By 2050, Western Australia will have a diverse range of interconnected and vibrant local communities and regional centres. The people in these communities will be healthy, resilient, active, prosperous, respectful of cultural difference and participate in the public domain. Standards of living will continue to be amongst the highest in the world. Improved connections and smarter technologies will enhance the State's ability to attract global and domestic investment capital where and when it is most needed. A ‘can do’ attitude will prevail, inspiring new ways of thinking and working, which will deliver optimal outcomes for the economy and communities of Western Australia (2014).”

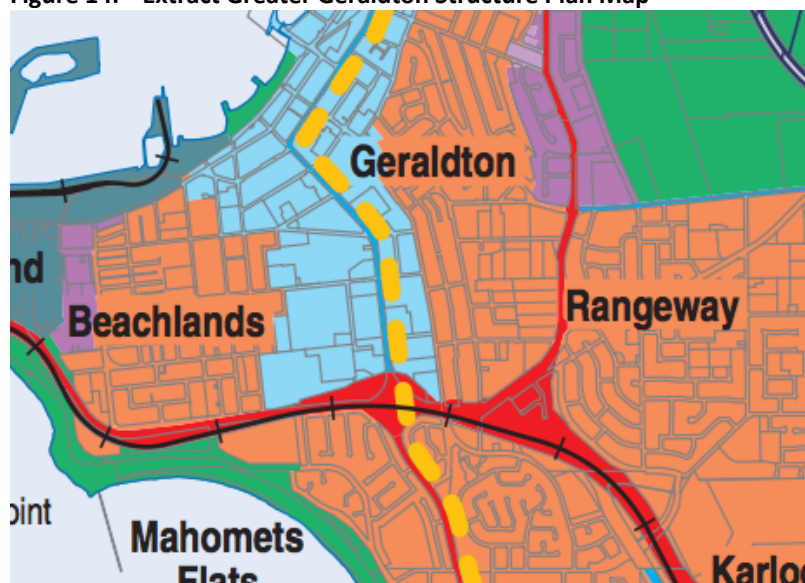
The strategy has been designed to, among other things, plan for a growing population in urban settlements which are more responsive to community needs.

4.2 GERALDTON REGION PLAN & GREATER GERALDTON STRUCTURE PLAN 2011

The Geraldton Region Plan was adopted by the Western Australian Planning Commission in 1999 to provide a regional framework to guide strategic planning and development decisions within the region. The Geraldton Region Plan incorporated a detailed Greater Geraldton Structure Plan. The Plan recognises that the greater Geraldton area is the focus of commercial and administrative activity for the Mid-West Region and, as such, aims to provide a framework for coordinating development and managing growth of the regional centre. The Structure Plan relating to this document was reviewed and updated in 2011 and is to be read in conjunction with the Greater Geraldton Structure Plan 1999.

The plan identifies the property within an ‘urban’ area and there are no specific provisions in relation to the potential development of Lots 38 & 151 or adjoining Lot 150 that these portions of land are to be amalgamated with.

Figure 14: Extract Greater Geraldton Structure Plan Map



4.3 LOCAL PLANNING STRATEGY (2015)

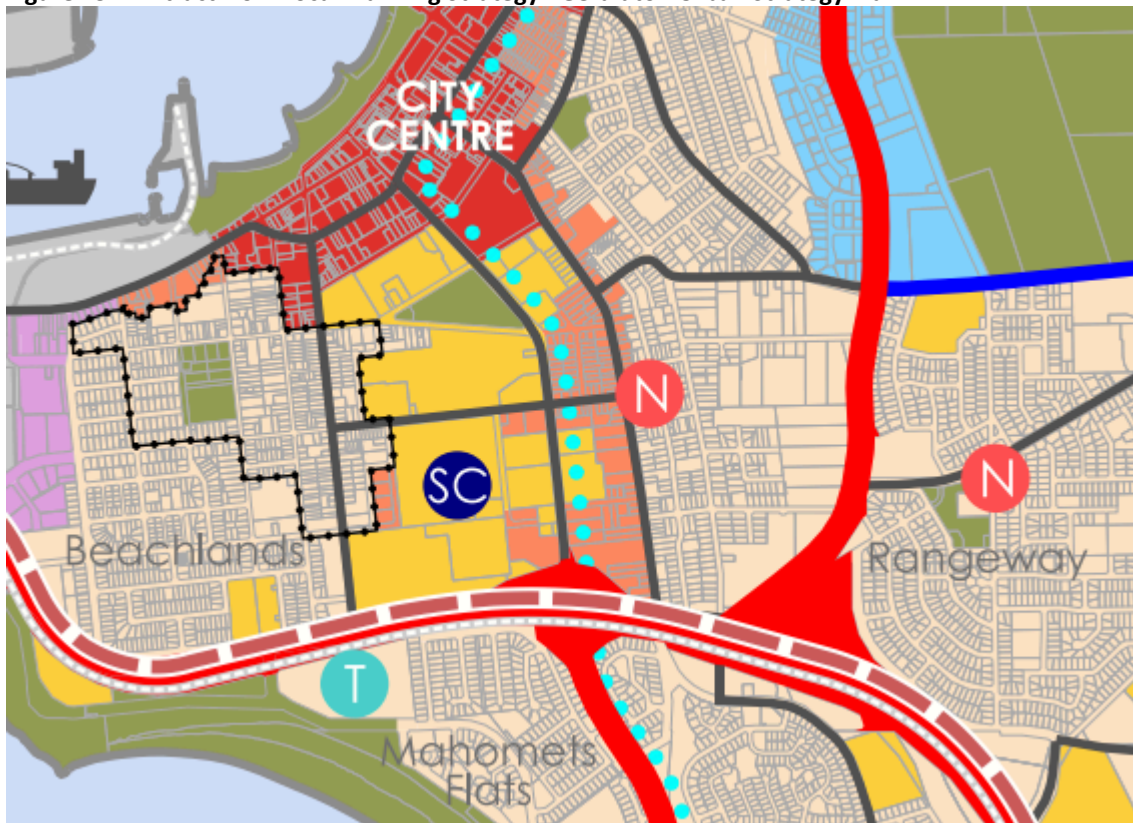
The Strategy represents the land use planning response to the City’s strategic community vision based on an aspirational population of 100,000. The Strategy will guide long-term land use planning and provide the rationale for land use and development controls.

The Strategy depicts the subject lot as a ‘Neighbourhood Centre’ upon its Geraldton Urban Area Strategy Plan. There are no specific recommendations within the Strategy relating to this centre.

The rezoning of 238m² of Lots 38 and 151 to ‘Commercial’ is consistent with the Local Planning Strategy given that is located within the ‘Neighbourhood Centre’ area as indicated upon the Geraldton Urban Strategy Plan Map.

The City of Greater Geraldton Commercial Activity Centres Strategy (2013) provides that the centre has a level 2 status. Further detail provided in Section 4.4 of this report.

Figure 15: Extract from Local Planning Strategy - Geraldton Urban Strategy Plan



4.4 COMMERCIAL ACTIVITY CENTRES STRATEGY (2013)

The purpose of this strategy is to provide a framework for the location and development of shopping and activity centres in the City of Greater Geraldton region. Under the Strategy’s hierarchy of commercial centres, the subject area is classified as a ‘Neighbourhood Centre’ with a level 2 status meaning “Maintain current role with future private sector driven expansion possible”.

The strategy identifies the role and function of ‘Neighbourhood Centres’ as:

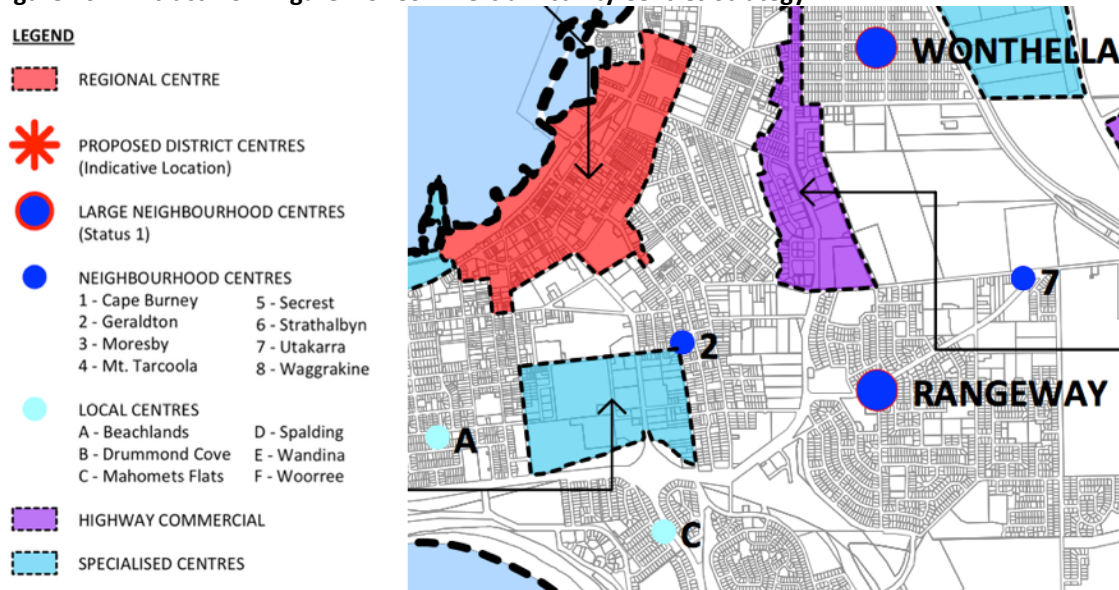
“Neighbourhood centres have a greater focus on servicing the daily and weekly household shopping needs of residents and providing community facilities and a

small range of other convenience services. Their relatively small scale and catchment enables them to have a greater local community focus and provide services, facilities and job opportunities that reflect the particular needs of their catchment. Local centres provide for primarily daily household shopping needs and small range of other convenience services.

These centres can provide much of the local amenity that defines a local community, and also perform an important economic function in providing for the local convenience retail needs of residents. On occasion neighbourhood and local centres can also develop specific niche economic functions based around agglomerations of small business activities.”

The site is identified as Neighbourhood Centre 2 - Geraldton on the below image.

Figure 16: Extract from Figure 1 of Commercial Activity Centres Strategy



The objectives of the Strategy that relate to this proposal are:

- “1. Identify the amount of additional shopping floorspace required to service anticipated population growth (inclusive of the wider Mid-West catchment) and indicate where this expansion will be most beneficial to the community;
2. Establish a clear hierarchical structure to guide sizing and location of major commercial activity centres, identify requisites for growth of major activity centres to cater for existing populations and future population growth;
3. Identify and promote development of centres and nodes that provide a wide mix of activities, services and other uses that are complimentary to their retail function and that promote use of the centres by local communities and consolidate complementary activities within centres;
4. Identify strategies to ensure activity centres develop in an integrated fashion;
8. Ensure that retail activities that occur away from the town centre involve an aggregation of uses at appropriate locations, and that such development contributes to the net community benefit and does not undermine commercial activity in the central area.”

The eight guiding principles outlined in Section 3 of the Strategy are assessed against the proposal in the Table below and also serve to demonstrate how the rezoning meets with the objectives of the Strategy as listed above.

Table 1 – Assessment against guiding principles of the Commercial Activity Centres Strategy

PRINCIPLE	JUSTIFICATION
<p><i>Principle 1: Efficient, intense and compact centres</i></p> <p><u>Desired Outcomes:</u></p> <ul style="list-style-type: none"> • <i>Delivery of efficient, intensive and compact centres.</i> • <i>A network of centres that facilitate multiple purpose trips.</i> • <i>Encouragement of land use synergies which create useful spaces and character areas.</i> • <i>Maximisation of the hours of activation of centres.</i> • <i>Delivery of centres that are adaptable and well-staged without adverse impact on the efficiency and intensity.</i> 	<p>The scheme amendment area adjoins an existing commercial centre within a designated neighbourhood centre. The inclusion of additional land into Lot 150 for redevelopment will enable additional commercial opportunities, improve access and legibility within the site and enable a better overall redevelopment design of the area.</p> <p>The indicative concept development plan provided has been designed to offer a destination for multi-purpose trips, with no adverse effects on the existing commercial facilities or the surrounding residential area.</p>
<p><i>Principle 2: Optimise the frequency and quality of transactions within the City</i></p> <p><u>Desired Outcomes:</u></p> <ul style="list-style-type: none"> • <i>Recognition and prioritisation of activities in centres that maximise the performance of the centre according to its purpose and user mix.</i> 	<p>Commercial activity and where they are located is mostly driven by demand and therefore it is a reasonable assumption that any potential shop fronts would be taken up by businesses that recognise that their goods/services are required and desired by the people within the catchment area.</p> <p>The addition of further commercial premises including that of the proposed day-care centre and garden centre as part of the existing neighbourhood centre offers secondary activities to the IGA supermarket.</p>
<p><i>Principle 3: Support the maturation of Geraldton CBD into a diverse, intense and highly concentrated activity centre</i></p> <p><u>Desired Outcomes:</u></p> <ul style="list-style-type: none"> • <i>The maturation of Geraldton CBD into a diverse, intense and highly connected activity centre.</i> 	<p>It supports the intensity and connectivity of the neighbourhood centre as the portions of land being rezoned abut an existing commercial site and amalgamated into Lot 150.</p> <p>At the scale of the rezoning being for only 238m² of land to the rear of the subject lots any proposed redevelopment will not discourage, compromise or defer the future development potential of the Geraldton CBD.</p>
<p><i>Principle 4: Optimise access to and within centres to residents, workers and visitors</i></p> <p><u>Desired Outcomes:</u></p> <ul style="list-style-type: none"> • <i>Activity centres that facilitate multiple purpose, higher occupancy trips in alignment with their defined roles.</i> 	<p>The areas of Lot 38 & Lot 151 being rezoned, approximately 238m², whilst small in area will have the ability to greater improve access and legibility within the existing commercial centre on Lot 150. This additional land affectively allows for rear access to Lot 150 and provides a setback between the shopping</p>

<ul style="list-style-type: none"> • <i>Activity centres that encourage active transport options for users accessing and moving within the centre.</i> • <i>A highly efficient movement network at the local, district and regional levels.</i> 	<p>centre and the boundary.</p> <p>The role of the neighbourhood centre as identified above is to service the daily and weekly household shopping needs of residents.</p> <p>The centre is located within close proximity to the CBD with good public transport options and a network of pedestrian footpaths.</p> <p>The Centre that the rezoned portions of land will become part of is centrally located within the residential component of central Geraldton. The centre is within easy walking distance to a large catchment area but is also easily accessible by car with ample carparking in the area.</p> <p>With the rezoned land being in such close proximity to the main commercial building on Lot 150, the land assisting to straighten the eastern boundary and align all rear boundaries along Gertrude Street will greatly improve the legibility of the area and seem like a logical way to improve the cadastral layout of the area.</p> <p>It is considered that any future planning application for the redevelopment of Lot 150 along with the 238m² of Lots 38 & 151 would adequately address issues of design, connectivity and legibility.</p>
<p><i>Principle 5: Place identity, amenity and integrity</i></p> <p><u><i>Desired Outcomes:</i></u></p> <ul style="list-style-type: none"> • <i>The creation of places that are more than their utilitarian function.</i> • <i>The creation of places that communities can care about.</i> • <i>The creation of places that are demonstrably authentic with a sense of integrity.</i> • <i>Alignment between place identity and the mix of amenity with the intended purpose and user mix.</i> 	<p>Currently the patronage to the neighbourhood centre is primarily to shop at the IGA supermarket but a high regard for secondary goods and services such as the newsagency, butcher and fish and chip shop.</p> <p>The redevelopment of Lot 150 will allow for the centre to present a larger range of services to the community. The portions of Lot 38 & 151 being rezoned (approx. 238m²), whilst small in size, has the ability to greatly improve access and legibility within the site and provide rear access to the lot.</p> <p>The Scheme's Zoning Table for the 'Commercial' zone ultimately defines those land uses that can be considered and will ensure that the integrity of the commercial zone is maintained.</p>

	<p>It is considered that the planning application process will ensure that any application is in keeping with the area for more place identity and amenity matters such as street tree planting, façade/property frontage treatment, building design, access etc.</p>
<p>Principle 6: Place Equity</p> <p><u>Desired Outcomes:</u></p> <ul style="list-style-type: none"> • <i>Equitable access for all users to fulfil their range of required transactions.</i> 	<p>All users will have equitable access. The proposed portions of Lot 38 & 151 to be rezoned commercial about an existing commercial centre.</p> <p>The Scheme’s Zoning Table will ensure land uses align with the intent of the ‘commercial’ zone.</p> <p>The planning application process will ensure that there is compliance with this Strategy, the Scheme and other Council and state policies to ensure that a development meets with the community’s expectations.</p>
<p>Principle 7: Meet the needs of future as well as current users</p> <p><u>Desired Outcomes:</u></p> <ul style="list-style-type: none"> • <i>Equitable planning that balances the needs of current centre users with future centre users.</i> 	<p>The proposed portions of Lot 38 & 151 to be rezoned and amalgamated into Lot 150 will assist in the redevelopment of the existing neighbourhood centre.</p> <p>The Concept Development Plan provided elaborates on a potential design for the area. This design would generate more users to the centre with a different transaction choice and thus assists the centre to meet the needs of the current and future populations.</p> <p>The small lot size of Lots 38 & 151 being rezoned, 238m², ensures that any development will be of a scale and of a nature that contributes to and supports the existing commercial land uses within the neighbourhood centre.</p>
<p>Principle 8: Appropriate configuration of land inside and outside of activity centres</p> <p><u>Desired Outcomes:</u></p> <ul style="list-style-type: none"> • <i>Equitable planning that balances the needs of residents and commercial development while placing a high value on the preservation of the natural environment and natural resources.</i> 	<p>The rezoning of a portion of Lot 38 & 151 will not compromise the ability for future development within the neighbourhood centre but act to support and build upon the commercial hub that has formed over the years.</p> <p>Excising the rear portions of Lots 38 & 151 that currently jut into Lot 150 are a logical and welcomed correction to the cadastre within the area. By realigning the rear (eastern) boundary of Lot 150 to include the rear portions of Lot 38 & 151 will straighten the boundary and give rear access to the shopping centre.</p>

	<p>Redevelopment of Lot 50 inclusive of the small portions of Lots 38 & 151 being rezoned will not impact upon the progress or ability for development to occur within the surrounding residential areas of the neighbourhood centre. It is considered that further commercial development will actually work to attract further people to live within walking distance of a highly regarded, diverse centre.</p> <p>The subject lot contains no significant vegetation or land of significant agricultural value.</p>
--	--

Currently the overall floor space of the proposed development is desired to be a total of 700m² broken down by:

Retail Premises	280m ²
Covered Retail/Entry/Awning	165m ²
Shaded Garden	150m ²
Outdoor Garden	105m ²
<u>TOTAL</u>	<u>700m²</u>

As per Figure 8 of the City of Greater Geraldton Commercial Activity Centres Strategy, the proposed floor space does not exceed 4,000m²-6,000m² Shop Retail Space Guide for a Neighbourhood Centre.

As per Figure 54 Scenario 2 - Shop Retail of the City of Greater Geraldton Commercial Activity Centres Strategy, the current floorspace of the site is 2,362m². After the development of the proposed Garden Centre the total retail floorspace will be 3,062m². This still leaves significant scope for further potential expansion of the commercial area in the future.

This Scheme Amendment for the rezoning of portions of Lots 38 & 151 to 'Commercial' is consistent with the intent, principles and objectives of this Strategy.

4.5 LOCAL PLANNING SCHEME NO. 1

The Scheme controls and regulates the development and use of land in the greater Geraldton area.

Lots 38 & 151 are zoned 'Residential R40' under the Scheme with this proposal seeking to rezone a 238m² area to the rear of the lots to 'commercial' and amalgamating this land into adjoining Lot 150. An application for the amalgamation of this land with Lot 150 is being undertaken concurrently to this scheme amendment process.

The Scheme lists the following objectives for the 'Commercial' zone:

- "a) Provide for a range of shops, offices, restaurants and other commercial outlets in defined townsites and activity centres;*
- b) Ensure activity centres provide for appropriate uses that do not undermine the established and/or planned hierarchy of centres; and*
- c) Provide for efficient, intense and compact centres with a diversity of activity*

appropriate to the purpose of the centre.”

This small 238m² area of land to be rezoned is not of a scale that would compromise the hierarchy of centres as identified by the City of Greater Geraldton Commercial Activity Centres Strategy and will meet the above objectives.

Should this rezoning be approved the landowner has provided a Concept Development Plan that demonstrates how this additional land being amalgamated into Lot 150 will assist with the redevelopment of the commercial site.

5 JUSTIFICATION FOR AMENDMENT

This report demonstrates that the rezoning of a portion of Lot 38 & 151 Gertrude Street, Geraldton from ‘Residential R40’ to ‘Commercial’ is supported for the following reasons:

- The proposal is consistent with the objectives and intent of the State and Local Planning framework as demonstrated in Section 4 of this report.
- A ‘Commercial’ zoning over the amendment area is appropriate given its location directly adjoining an existing commercial premise.
- The rezoning to ‘Commercial’ serves as a logical extension of the zone.
- The rezoning provides a unique opportunity to assist in the redevelopment of the commercial centre by providing rear access to the existing shopping centre which improves access and parking within the site.
- It facilitates the maximum potential utilisation of the land for commercial purposes.
- With the increased density potential of the surrounding residential land the expansion of the commercial area to provide further commercial opportunities is required in order to support the growing population demands of the area.
- Any future development will need to demonstrate good access to and from the site and functional internal vehicle movements and parking to the satisfaction of the City. This 238m² area of land provides a vehicular and pedestrian connection between the north and south areas of the lot.
- Detailed planning controls are contained within the Scheme to ensure that future development of the site for ‘Commercial’ purposes is appropriate with regard to land use compatibility, retainment of amenity, size and scale of the operations and the overall design.

6 CONCLUSION

The rezoning of a portion of Lot 38 & 151 Gertrude Street, Geraldton is consistent with the overall strategic planning direction for commercial orientated land uses in the greater Geraldton area as defined by the regional planning framework. The proposal seeks to only amend the zoning of the land, and in doing so, facilitate opportunities to redevelop Lot 150 with suitable commercial related development that is complementary to the existing neighbourhood centre.

It is considered that the proposal is appropriate and should be supported.



Hille Thompson & Delfos
Po Box 820 24 Durlacher Street
Geraldton WA 6531

Your reference: 2019-215476
Our reference: 158384
Enquiries: (08)6551 9306

Acknowledgement Freehold (Green Title) Subdivision Application

Application no: 158384

Applicant	: Hille Thompson & Delfos
Landowner	: Dunmarra Pty Ltd; Mrs Beryl Rigter; Mr Johannes Rigter
Lot no.	: 15, 150, 151, 153, 16, 38
Location	: DURLACHER ST, GERALDTON, ELIZABETH ST, GERALDTON, GERTRUDE ST, GERALDTON
Diagram/plan/deposited plan no.	: 21876, 409867, 58866, 6146
Certificate of title volume/folio	: 1172/248, 1682/279, 1798/112, 2818/162, 2818/163, 2960/406
Street number and name	: 179 DURLACHER ST, 191 DURLACHER ST, 38 GERTRUDE ST, 40 GERTRUDE ST, 42 GERTRUDE ST, 8 ELIZABETH ST
Town/suburb	: GERALDTON
Local government	: City Of Greater Geraldton

Your application, conformed by the WAPC on **27 August 2019**, is being processed.

Relevant details relating to the application and the subject land have been recorded as shown. Please notify the WAPC of any discrepancies.

The application will be referred to the local government and any other agencies/authorities as determined necessary by the WAPC for comment and recommendation.

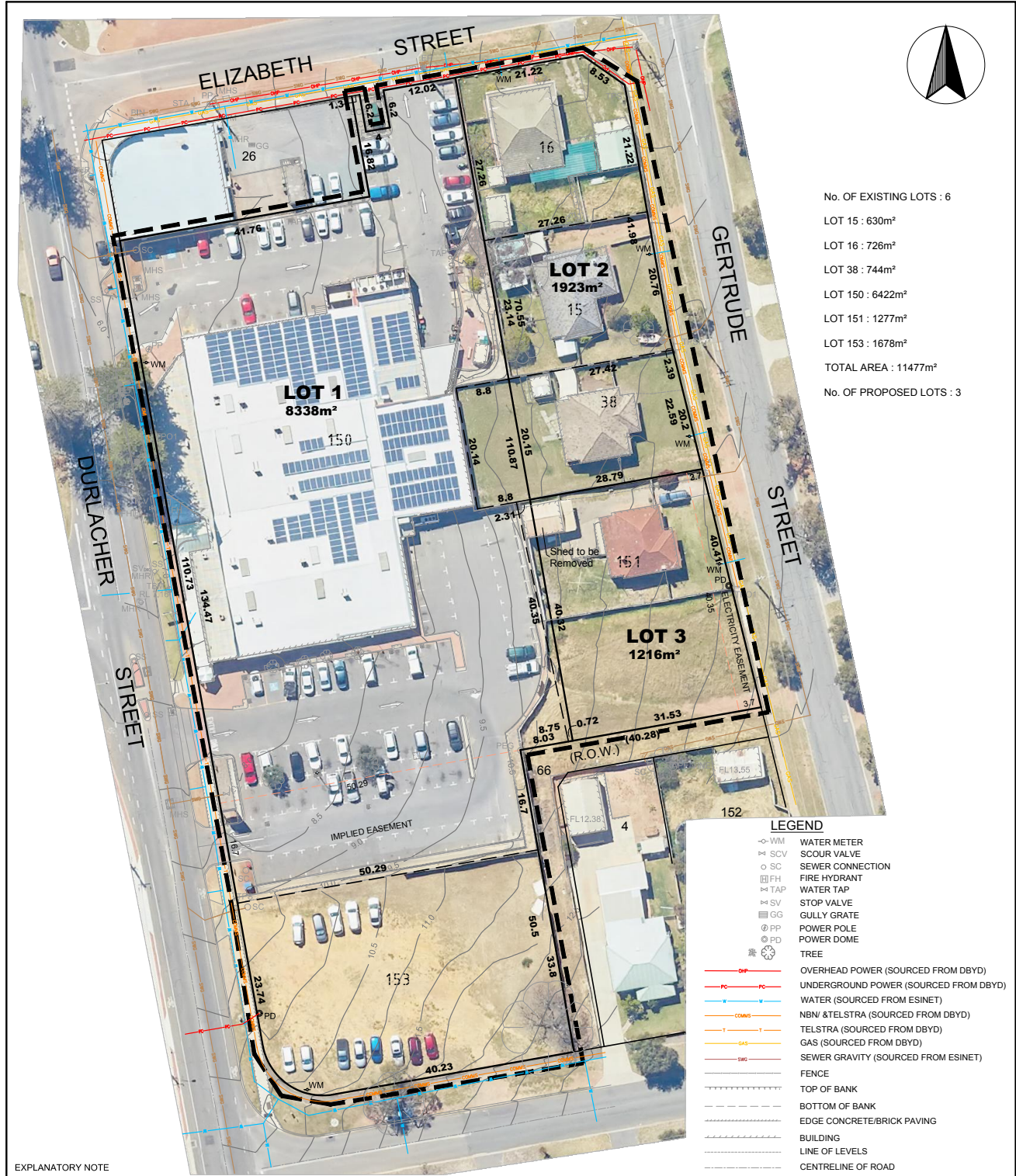
At various stages, progress on your application is entered into the WAPC database and can be viewed on the internet by logging onto <https://www.dplh.wa.gov.au/information-and-services/subdivisions,-development-and-property> Select '**Application Search**' and enter your application no. 158384 and access no. 92111.

Yours faithfully

A handwritten signature in cursive script, appearing to read "Sam Fagan".

Ms Sam Fagan

140 William Street, Perth, Western Australia 6000, Locked Bag 2506 Perth, 6001
Tel: (08) 6551 8002; Fax: (08) 6551 9001; Infoline: 1800 626 477
e-mail: info@dplh.wa.gov.au; web address <http://www.dplh.wa.gov.au>
ABN 35 482 341 493



No. OF EXISTING LOTS : 6
 LOT 15 : 630m²
 LOT 16 : 726m²
 LOT 38 : 744m²
 LOT 150 : 6422m²
 LOT 151 : 1277m²
 LOT 153 : 1678m²
 TOTAL AREA : 11477m²
 No. OF PROPOSED LOTS : 3

LEGEND

- WM WATER METER
- SCV SCOUR VALVE
- SC SEWER CONNECTION
- FH FIRE HYDRANT
- TAP WATER TAP
- SV STOP VALVE
- GG GULLY GRATE
- PP POWER POLE
- PD POWER DOME
- TREE
- OP OVERHEAD POWER (SOURCED FROM DBYD)
- UG UNDERGROUND POWER (SOURCED FROM DBYD)
- WATER (SOURCED FROM ESINET)
- COMMS NBN/ TELSTRA (SOURCED FROM DBYD)
- T TELSTRA (SOURCED FROM DBYD)
- GAS GAS (SOURCED FROM DBYD)
- SG SEWER GRAVITY (SOURCED FROM ESINET)
- FENCE
- TOP OF BANK
- BOTTOM OF BANK
- EDGE CONCRETE/BRICK PAVING
- BUILDING
- LINE OF LEVELS
- CENTRELINE OF ROAD
- SUBJECT BOUNDARY
- ABUTTING BOUNDARY
- EXISTING BOUNDARY TO BE REMOVED
- EASEMENT BOUNDARY
- APPLICATION AREA

EXPLANATORY NOTE

THIS PLAN WAS PREPARED TO ACCOMPANY AN APPLICATION TO THE WESTERN AUSTRALIAN PLANNING COMMISSION FOR APPROVAL TO SUBDIVIDE THE LAND DESCRIBED IN THE PLAN AND IS NOT TO BE USED FOR ANY OTHER PURPOSE OR BY ANY OTHER PERSON. HILLE, THOMPSON & DELFOS ACCEPT NO RESPONSIBILITY FOR ANY LOSS OR DAMAGE CAUSED TO ANY PERSON WHO MAY RELY ON THE INFORMATION ON THIS PLAN FOR A PURPOSE FOR WHICH IT WAS NOT INTENDED.

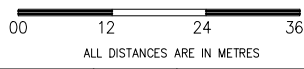
THE SERVICES SHOWN ON THIS PLAN HAVE BEEN PLOTTED FROM THE RECORDS OF THE RELEVANT AUTHORITIES. PRIOR TO ANY DEMOLITION, EXCAVATION OR CONSTRUCTION ON THE SITE, THE RELEVANT AUTHORITIES SHOULD BE CONTACTED.

BUILDINGS AND STRUCTURES TO BE REMOVED FROM PROPOSED LOT 2. BUILDINGS AND STRUCTURES ON LOTS 1 & 3 TO BE RETAINED UNLESS NOTED OTHERWISE.

AERIAL PHOTO WAS SOURCED FROM LANDGATE.

REVISIONS

NO.	DATE	DESCRIPTION	BY
3	21/08/19	PLAN TITLE CORRECTED	BC
2	14/08/19	LOT 153 INCLUDED IN APPLICATION	BC
1	13/08/19	LOTS 15 & 16 INCLUDED IN APPLICATION	BC
0	12/08/19	ORIGINAL ISSUE	SL



SURVEYED BY: HTD		DEC'18	AREA FILE: 1127	<p>HTD SURVEYORS & PLANNERS HILLE, THOMPSON & DELFOS</p> <p>24 Durlacher Street, GERALDTON W.A. PHONE: (08) 9921 3111 EMAIL: htidsurveys@htds.com.au WEBSITE: http://www.htds.com.au</p>		CLIENT: JOHN RIGTER			
DRAWN BY: SL		12/08/19	CONT. INT'VAL: 0.5 m				<p>LOTS 15 & 16 on D21876, 38 on P6146, 150, 151 & 153 on DP 58866 PROPOSED SUBDIVISION DURLACHER STREET, GERALDTON - CITY OF GREATER GERALDTON</p>		
CHECKED BY:			V DATUM: AHD					SCALE 1 : 600	SHEET SIZE: A3
APPROVED BY:			H DATUM: GCG94					DWG NO: 30619AS1-1-3	
			FIELD Bk:						

PLANNING AND DEVELOPMENT ACT 2005

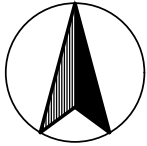
RESOLUTION TO AMEND LOCAL PLANNING SCHEME

**CITY OF GREATER GERALDTON
LOCAL PLANNING SCHEME No. 1**

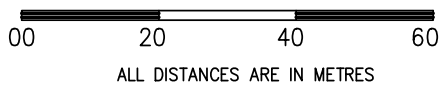
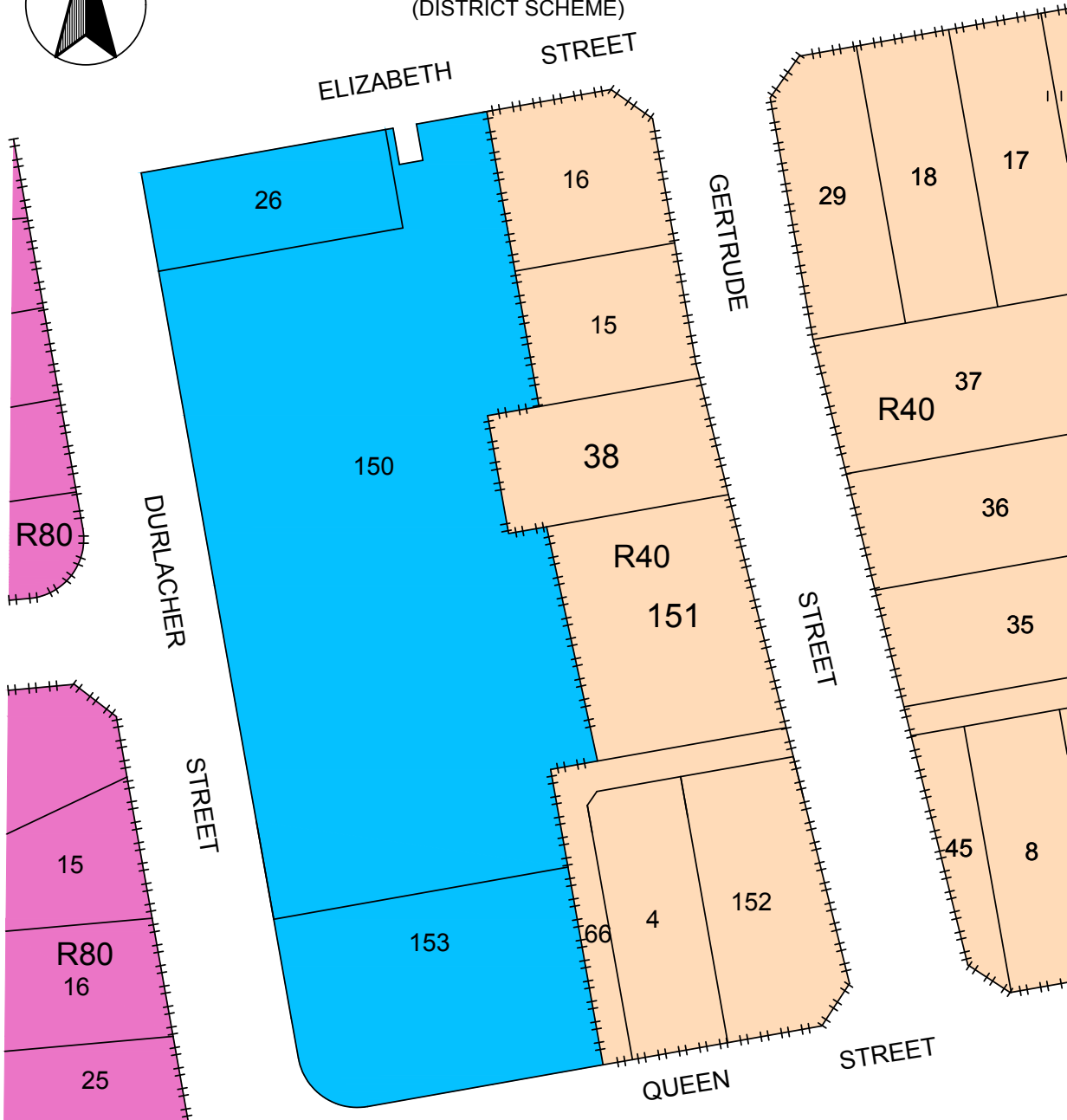
AMENDMENT No.10

RESOLVED that the Local Government pursuant to Section 75 of the *Planning and Development Act 2005*, amend the above Local Planning Scheme by:

1. Rezoning part Lot 38 & part Lot 151 Gertrude Street, Geraldton from 'Residential R40' to 'Commercial'; and
2. Modify the Scheme Map accordingly.






CITY OF GREATER GERALDTON
LOCAL PLANNING SCHEME No. 1
(DISTRICT SCHEME)

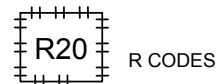


ALL DISTANCES ARE IN METRES

ZONES

-  COMMERCIAL
-  RESIDENTIAL
-  MIXED USE
-  LOCAL ROAD

OTHER



R CODES



REVISIONS

0	29/04/19	ORIGINAL ISSUE	SL
---	----------	----------------	----

SURV:		AREA FILE : 1127
DWN:	SL 29/04/19	CONT. INTVAL : N/A
CHK:	02/05/19	V DATUM : AHD
APP:	02/05/19	H DATUM : GCG94
		FIELD Bk :

HTD
SURVEYORS & PLANNERS
HILLE, THOMPSON & DELFOS
24 Durlacher Street, GERALDTON W.A.
PHONE: (08) 9921 3111
EMAIL: htdsurveys@htds.com.au
WEBSITE: <http://www.htds.com.au>



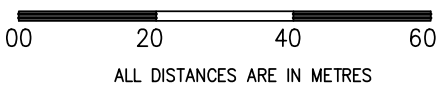
CLIENT: JOHN RIGTER

LOTS 38 on P6146 & 151 on DP58866
EXISTING ZONING MAP
GERTRUDE STREET, GERALDTON - CITY OF GREATER GERALDTON

SCALE 1 : 1,000 (A4) Drawing No: 15219ZS1-1-0



CITY OF GREATER GERALDTON
 LOCAL PLANNING SCHEME No. 1
 (DISTRICT SCHEME)



ZONES



COMMERCIAL

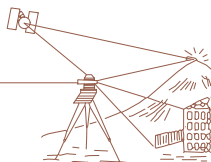


REVISIONS

0	29/04/19	ORIGINAL ISSUE	SL
---	----------	----------------	----

SURV:		AREA FILE : 1127
DWN:	SL 29/04/19	CONT. INT'VAL : N/A
CHK:	02/05/19	V DATUM : AHD
APP:	02/05/19	H DATUM : GCG94
		FIELD Bk :

HTD
 SURVEYORS & PLANNERS
 HILLE, THOMPSON & DELFOS
 24 Durlacher Street, GERALDTON W.A.
 PHONE: (08) 9921 3111
 EMAIL: ht dsurveys@htds.com.au
 WEBSITE: <http://www.htds.com.au>



CLIENT:	JOHN RIGTER
LOTS 38 on P6146 & 151 on DP58866	
PROPOSED ZONING MAP	
GERTRUDE STREET, GERALDTON - CITY OF GREATER GERALDTON	
SCALE 1 : 1,000 (A4)	Drawing No: 15219ZS2-1-0

COUNCIL ADOPTION

This Standard Amendment was adopted by resolution of the Council of the City of Greater Geraldton at the Ordinary Meeting of the Council held on the _____ day of _____, 20____.

.....
MAYOR

.....
CHIEF EXECUTIVE OFFICER

COUNCIL RESOLUTION TO ADVERTISE

by resolution of the Council of the City of Greater Geraldton at the Ordinary Meeting of the Council held on the _____ day of _____, 20____ proceed to advertise this Amendment.

.....
MAYOR

.....
CHIEF EXECUTIVE OFFICER

COUNCIL RECOMMENDATION

This Amendment is recommended for support by resolution of the City of Greater Geraldton at the Ordinary Meeting of the Council held on the _____ day of _____, 20____ and the Common Seal of the City of Greater Geraldton was hereunto affixed by the authority of a resolution of the Council in the presence of:

.....
MAYOR

.....
CHIEF EXECUTIVE OFFICER

WAPC ENDORSEMENT (r.63)

.....
DELEGATED UNDER S.16 OF THE P&D ACT 2005

.....
DATE

APPROVAL GRANTED

.....
MINISTER FOR PLANNING

.....
DATE