



CITY OF GREATER GERALDTON

Local Planning Scheme No. 1

Amendment No. 17

Reclassifying Lot 156 (No. 331) Place Road, Strathalbyn from 'Residential R5' to 'Commercial'

Planning and Development Act 2005**RESOLUTION TO ADOPT AMENDMENT TO LOCAL PLANNING SCHEME****CITY OF GREATER GERALDTON
LOCAL PLANNING SCHEME NO. 1****AMENDMENT NO. 17**

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 Lot 156 (No. 331) Place Road, Strathalbyn from 'Residential R5' to 'Commercial'; and
2. Modifying the Scheme Map accordingly.

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

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 subject of the amendment.

Dated this 27th day of April, 2021.



(Chief Executive Officer)

LOT 156 PLACE ROAD, STRATHALBYN (EXTENSION OF LOT 51 HIBBERTIA STREET ZONING)

SCHEME AMENDMENT No.17

CITY OF GREATER GERALDTON LOCAL PLANNING SCHEME NO.1 AMENDMENT REQUEST REPORT



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March 2021

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Version	Comment	Prepared By	Reviewed By	Review Date	Approved By	Issue Date
Version 1	<i>Draft</i>	<i>MG</i>	<i>SD</i>	<i>11/3/20</i>	<i>SD</i>	
Revision 1	<i>Draft</i>	<i>SD</i>	<i>SD</i>	<i>23/3/20</i>	<i>SD</i>	
Revision 2	<i>Final</i>	<i>SD</i>	<i>SD</i>	<i>10/3/21</i>	<i>SD</i>	<i>11/3/21</i>

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1. INTRODUCTION

This submission has been prepared by Hex Design and Planning on behalf of Forman Holdings Pty Ltd, the owner of Lot 51 Hibbertia Street and Lot 156 Place Road, Strathalbyn, located north-east of the Geraldton City Centre.

Lot 51 is zoned 'Commercial' under the City of Greater Geraldton (the City) Local Planning Scheme No.1 (LPS 1). The property's zoning is commensurate with its status as a Neighbourhood Centre under the City's Commercial Activity Centres Strategy (the Strategy), however with an area of 8,596m², Lot 51 has insufficient area to accommodate 4,000m² of floorspace, being the lower end of the Strategy's 'Shop Retail Floorspace Guide' for a Neighbourhood Centre.

Lot 156 Place Road, which abuts the eastern boundary of Lot 51, has an area of 2,035 m² and is currently zoned Residential R5 under the provisions of the Scheme. If rezoned Commercial, Lot 156 in conjunction with abutting Lot 51 can deliver a 10,631m² site (1.0631ha), which would then facilitate the development of a Neighbourhood Centre.

The purpose of this report is to provide the City and the Department of Planning, Lands and Heritage (DPLH) with sufficient information to initiate an amendment to the City of Greater Geraldton Local Planning Scheme No.1 (LPS 1) to rezone Lot 156 from Residential R5 to Commercial. This rezoning request is requested in order to consolidate the appropriate zoning across both properties to facilitate the development of an adequate Neighbourhood Centre.

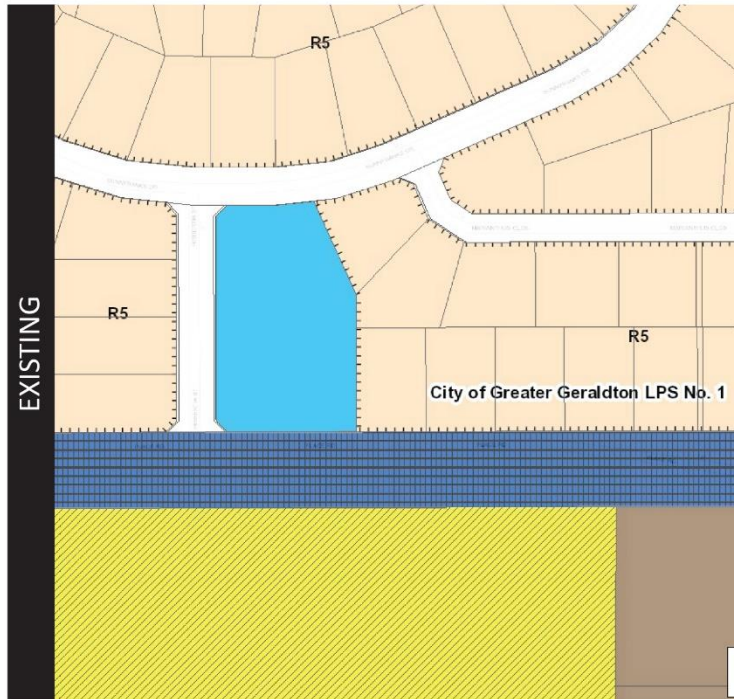
This report sets out the background to and rationale for rezoning.

This amendment is to rezone Lot 156 Place Road, comprising 2,035m², from the 'Residential' zone to the 'Commercial' zone to augment the existing 8,596m² of Commercial zoning on the contiguous Lot 51 Hibbertia Street to create a 1.0631ha Neighbourhood Centre site which has sufficient area to accommodate approximately 4,000m² of floorspace (refer to **LPS 1 Amendment Plan** overleaf).

CITY OF GREATER GERALDTON

LOCAL PLANNING SCHEME No.1

Amendment No. 17



LEGEND

LOCAL SCHEME RESERVES

- Public Purposes
- District Distributor
- Local Road

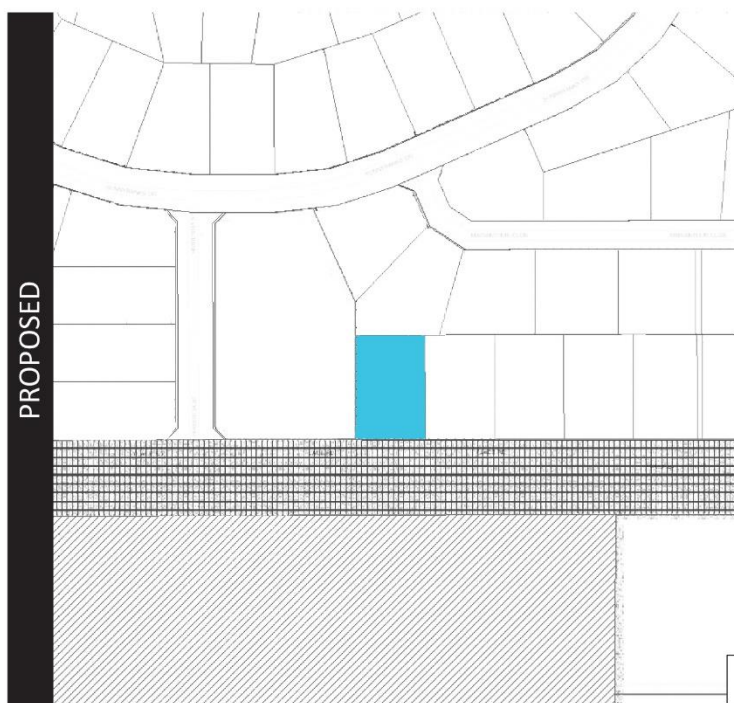
LOCAL SCHEME ZONES

- Commercial
- Residential
- Rural Residential

OTHER CATEGORIES

(see scheme text for additional information)

- R5 R Codes



LEGEND

LOCAL SCHEME ZONES

- Commercial

2. BACKGROUND

2.1 SUBJECT LAND - LOCATION

Lot 156 Place Road has an area of 2,035 m² and is currently zoned Residential R5. Lot 156 abuts the eastern boundary of Lot 51 and both lots are in common ownership.

Lot 51 is zoned 'Commercial' under the City of Greater Geraldton (the City) Local Planning Scheme No.1 (LPS 1) and is identified as the site for the Strathalbyn Neighbourhood Centre under the City's Commercial Activity Centres Strategy.

The location of the subject land is indicated on Figure 2 – Location Plan, and also the figure below being an extract from Figure 1 of the City's Commercial Activity Centres Strategy, on which the number 6 designates the proposed Strathalbyn Neighbourhood Centre.

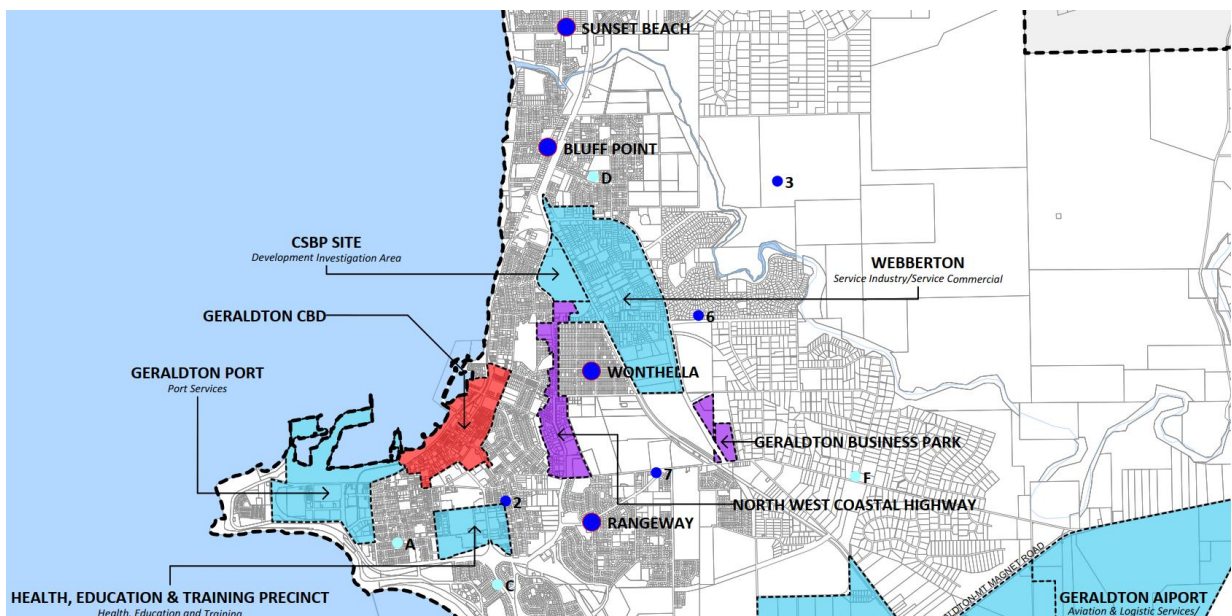


Figure 1 - Location Plan – Commercial Activity Centres Strategy

Together, the properties comprise 10,631m² (1.0631ha), which can accommodate a Neighbourhood Centre of approximately 4,000m² of floorspace, being the lower end of the Strategy's 'Shop Retail Floorspace Guide' for a Neighbourhood Centre.

The subject land is located approximately 5 kilometres east-north-east of the Geraldton CBD within the low density {R5} residential suburb of Strathalbyn. Under the City's Residential Development Strategy, 'Woorree New Town' planned immediately east of Strathalbyn will facilitate growth comprising low, single and medium density, and to the east again the 'Moresby' area will facilitate further low density residential and rural living to the eastern boundary of the Geraldton Urban Area.

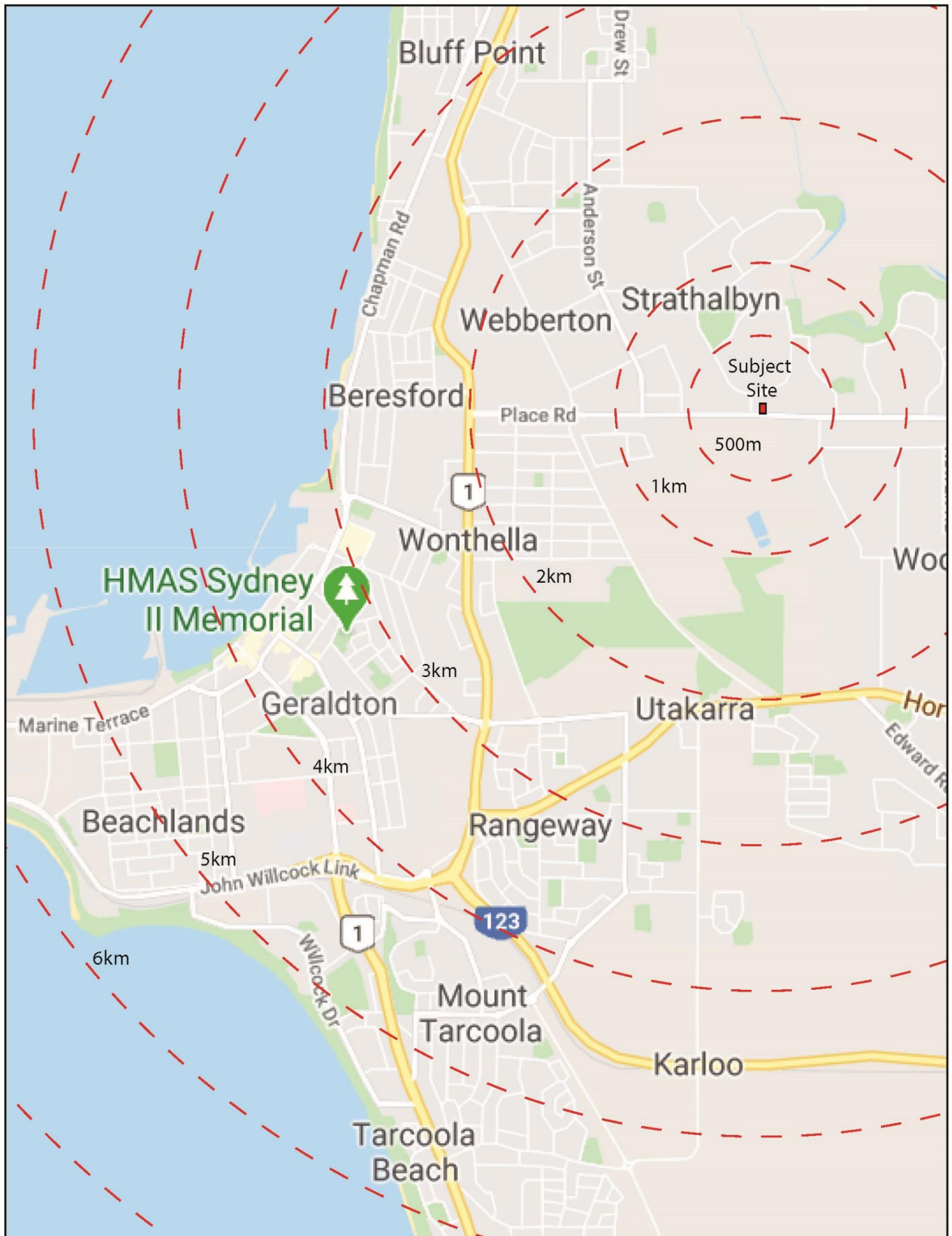


Figure 2 - Location Plan
 Lot 156 Place Road, STRATHALBYN

Scale NTS@A4 | Date March 2020 | Project HJAGEAMD



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The location of the subject land within its local context is shown overlaid on Figure 5 and 6 – Context Plan, and the figure below being an extract from Figure 4 of the City’s Residential Development Strategy.

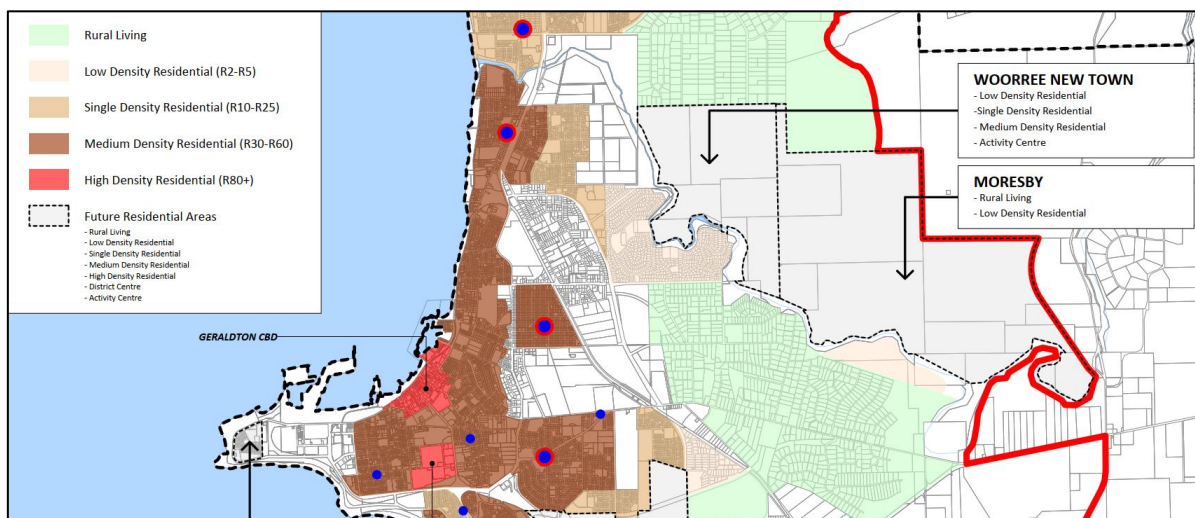


Figure 3 - Context Plan

2.2 LEGAL DESCRIPTION, OWNERSHIP & CURRENT LAND USE

The land the subject of this request for rezoning is legally described as Lot 156 on Plan 17292 on Certificate of Title Volume 1862 Folio 671. The land adjoining the western boundary of Lot 156 is legally described as Lot 51 on Diagram 95305 on Certificate of Title Volume 2138 Folio 897. The Titles for both lots are included as Appendix A – Certificates of Title. The subject land is also shown on Figure 7.

As evidenced from the Titles, both lots are owned by Forman Holdings Pty Ltd, with Lot 156 (the subject lot) having been acquired in 1997 and the adjoining Lot 51 having been acquired in 1998.

Both lots are vacant at the present time.

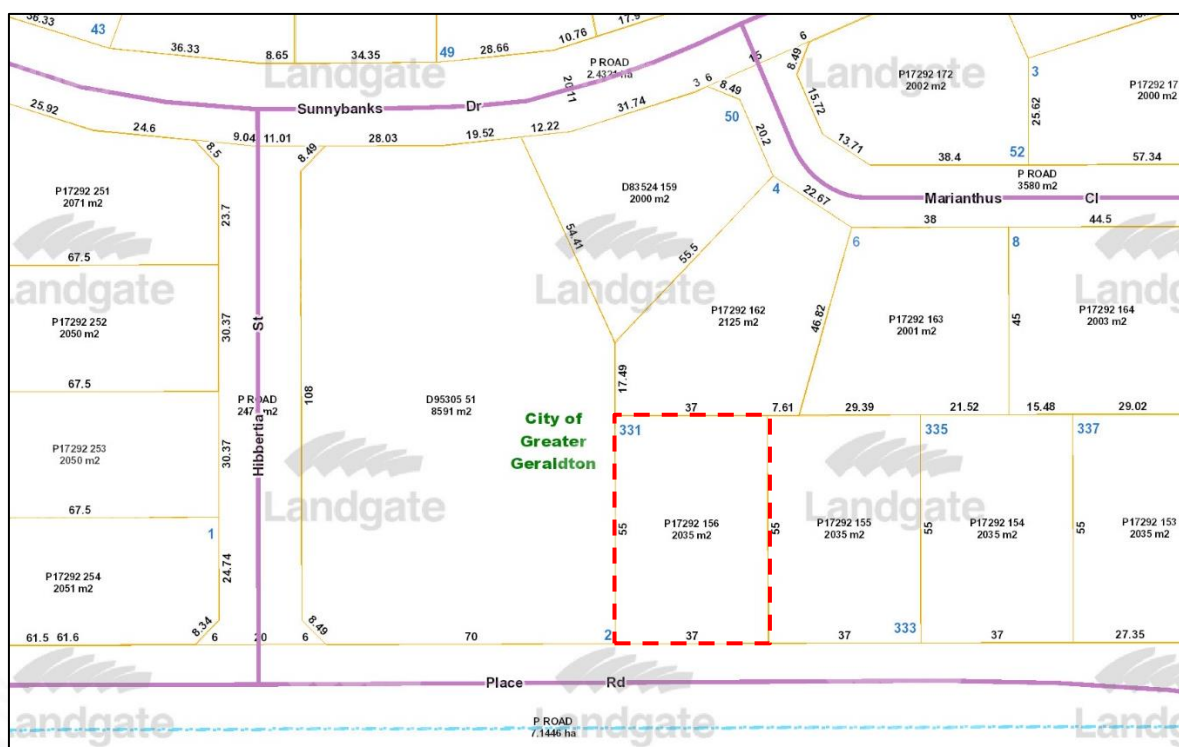


Figure 4 - Subject Land – Landgate

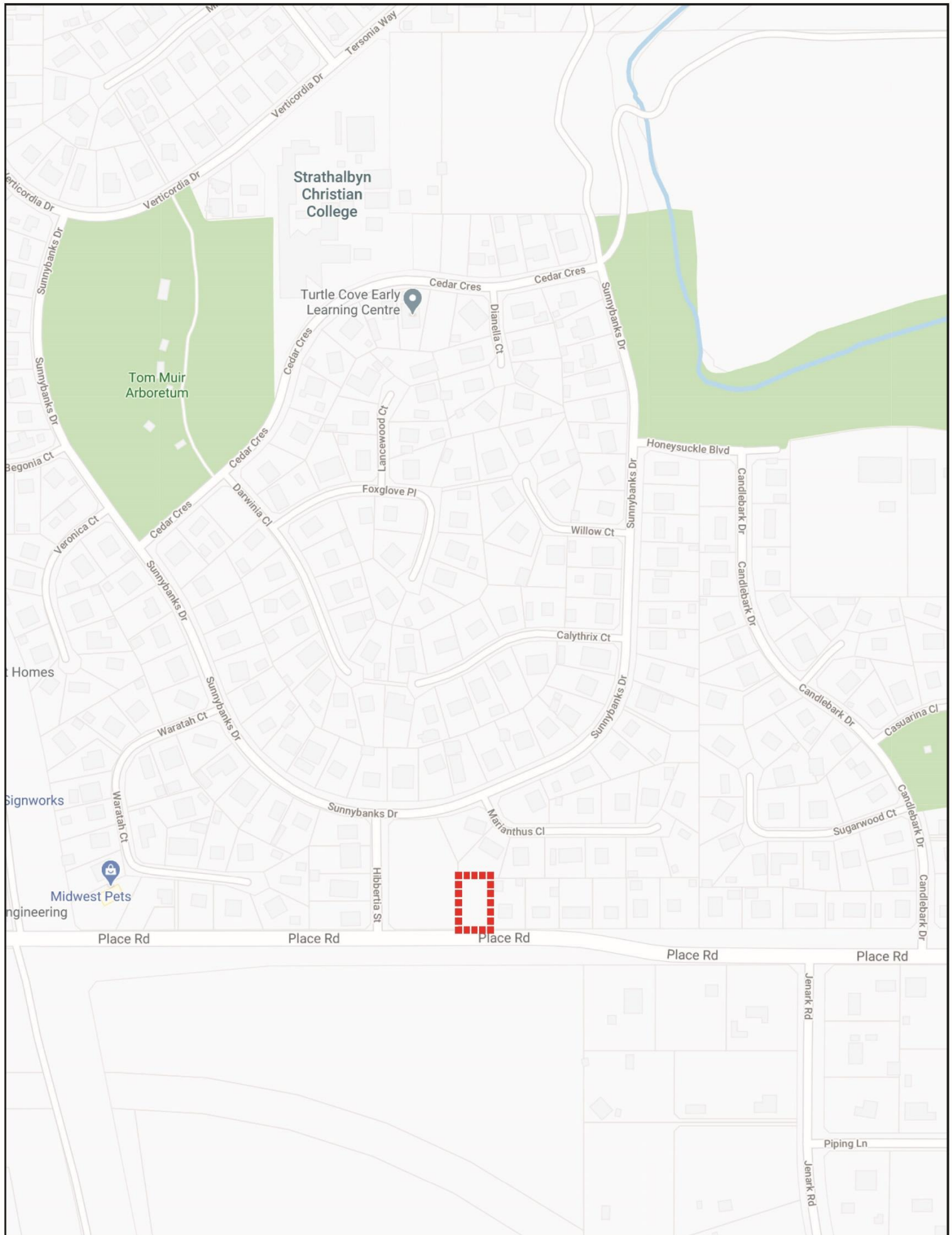


Figure 5 - Local Context
Lot 156 Place Road, STRATHALBYN

CONCEPT PLAN FOR DISCUSSION PURPOSES ONLY

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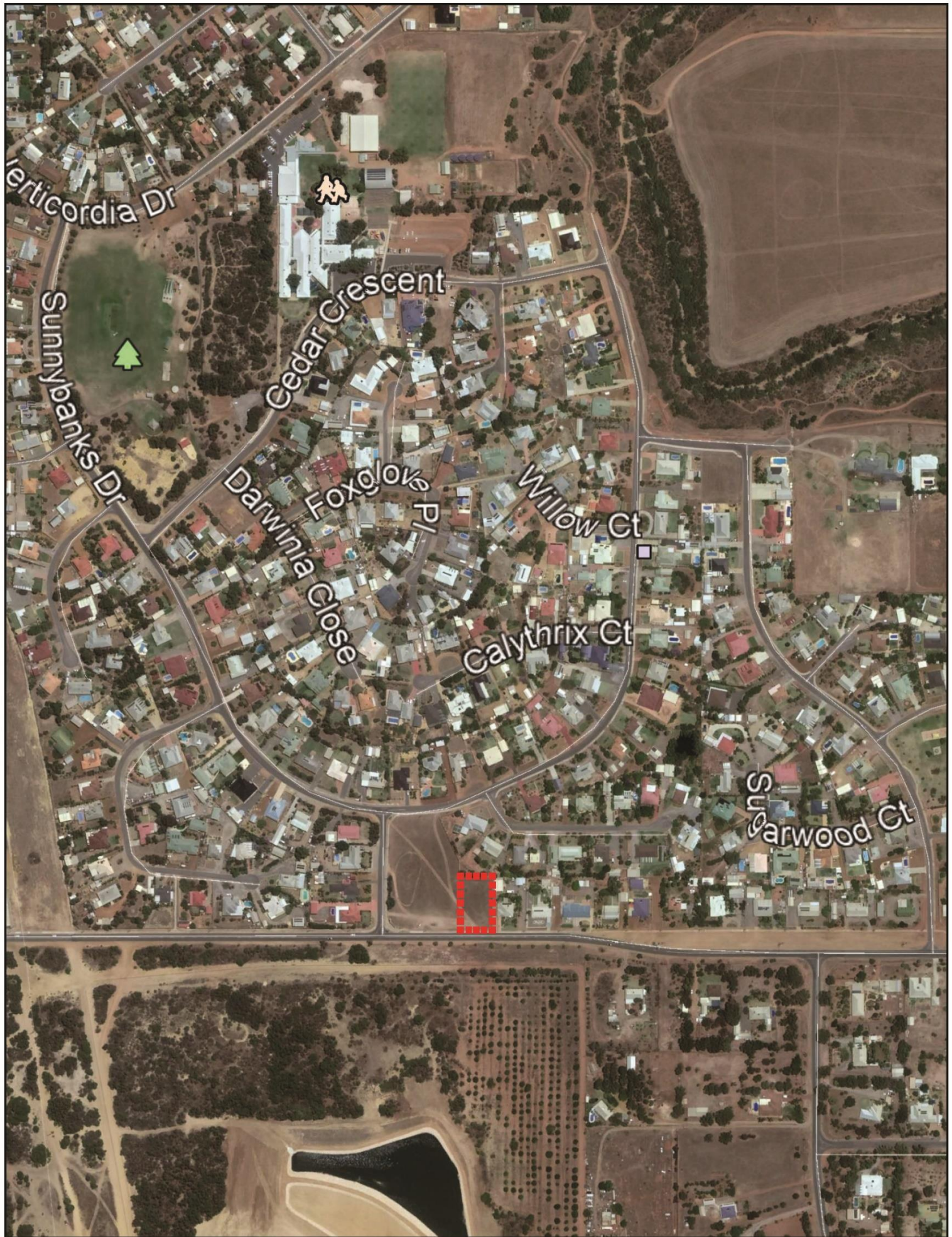


Figure 6 - Local Context Aerial
 Lot 156 Place Road, STRATHALBYN

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Figure 7 - Subject Land
 Lot 156 Place Road, STRATHALBYN

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2.3 SURROUNDING TRAFFIC AND TRANSPORT ENVIRONMENT

The subject land has excellent access to the Geraldton road network, with Place Road a designated District Distributor Road under LPS 1. This arterial road runs from the Chapman River at the eastern end of Strathalbyn to North West Coastal Highway at Wonthella at its western end after crossing Flores Road at a signalized major intersection approximately 1.2km west of the subject land.

Between Flores Road and Hibbertia Street, Place Road is 'crossed' by a road reserve designated Primary Distributor Road under LPS 1, which is proposed to form a north-south bypass to ultimately connect with the Brand Highway south of Cape Burney, construction of which will improve primary movement north and south.

Whilst the primary function of the proposed Neighbourhood Centre is to provide local convenience shopping and services and thereby become a social hub for the Strathalbyn community, the Centre and its neighbourhood are well served by road connections to the west, north and south for district level facilities and general access.

Geraldton's planned ultimate traffic and transport network is depicted on the below **Figure – Geraldton Urban Area Strategy Plan** overleaf, being an extract from the City's 2015 Local Planning Strategy.

3. LOCAL PLANNING CONTEXT

3.1 STATUTORY PLANNING FRAMEWORK

3.1.1 CITY OF GREATER Geraldton LOCAL PLANNING SCHEME NO. 1

The subject land is currently zoned 'Residential R5' under the City of Greater Geraldton Local Planning Scheme No.1 (*refer Figure below*).

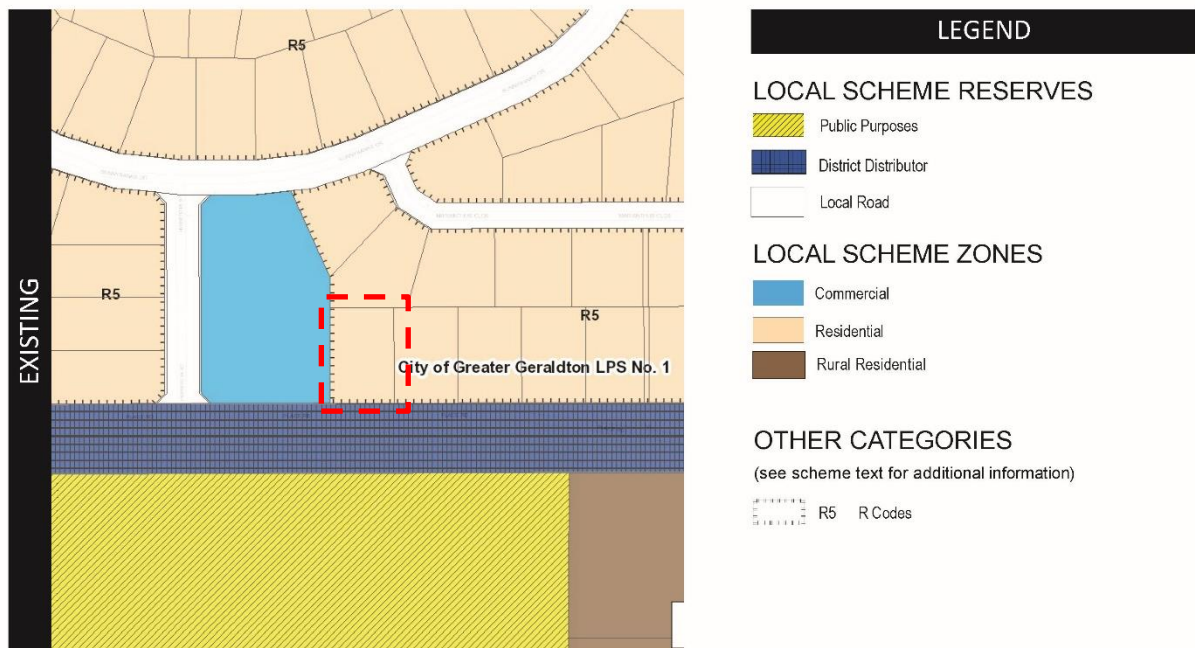


Figure 9 - City of Greater Geraldton - Local Planning Scheme No.1

3.1.2 STRATHALBYN NEIGHBOURHOOD CENTRE LOCAL DEVELOPMENT PLAN

A Local Development Plan (LDP) was adopted by the City of Greater Geraldton in 2017, which contains development controls for the abutting commercial zone to the west of the site – Lot 51 Hibertia Street.

Whilst the LDP currently does not cover the subject site, noting that the inclusion of Lot 156 into the commercial zone would be dealt with jointly, due consideration of this will be required.

With the expansion of the existing commercial site to include the Lot 156, the current LDP will be amended to deal with the activity centre site as a whole. The amendment to the LDP will be required prior to the approval of any development application for the expanded commercial zone, and would take into account current planning policies and development controls.

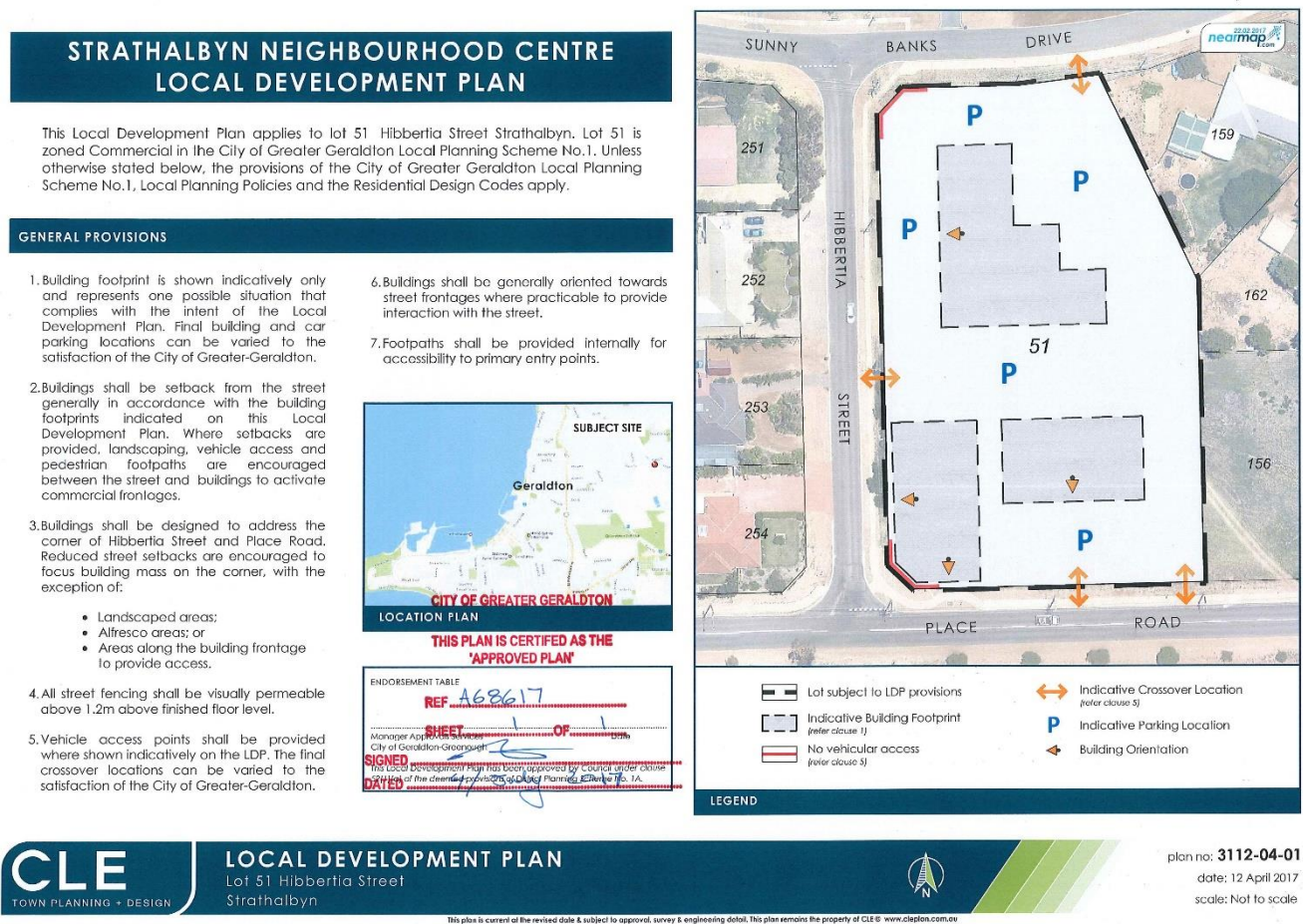


Figure 10 – Strathalbyn Neighbourhood Centre LDP (2017)

3.2 STRATEGIC PLANNING FRAMEWORK

3.2.1 CITY OF GREATER GERALDTON LOCAL PLANNING STRATEGY

While the Greater Geraldton Local Planning Strategy (2015) does not specifically address the Strathalbyn Neighbourhood Centre, it does address commercial/community activity centres in the broader sense in Chapter 4 'City Wide Strategies and Actions' and in Chapter 5 'Geraldton Urban Area Strategies and Actions' as follows:

4.4 COMMUNITY FACILITIES	
Strategies	Actions
- Promote and support the ongoing and timely delivery of community facilities. - Ensure that existing and planned community facilities and services are easily accessible and meet the needs of the community.	- Ensure, where practical and reasonable, that community facilities are located within regional town sites or within/adjacent to identified Activity Centres. - Ensure that community facilities can be appropriately developed in various zones.

5.3 COMMERCIAL	
Strategies	Actions
1. Establish a hierarchy of activity centres and areas where priority should be given for more intensification in close proximity to existing and planned services. 2. Identify areas for mixed use adjacent to activity centres to strengthen the centre and provide a transition to adjoining residential areas.	1. Implement the land use planning recommendations from the Commercial Activity Centres Strategy. 2. Zone land in and around activity centres to ensure that they provide for residential, retail, commercial intensification and mixed use development as appropriate.

Given that the Local Planning Strategy defers to the Commercial Activity Centres Strategy regarding the hierarchy and location of centres, the proposal to rezone Lot 156 Place Road to facilitate the delivery of the Strathalbyn Neighbourhood Centre conforms with the above strategies and actions from the City's Local Planning Strategy.

3.2.2 CITY OF GREATER GERALDTON RESIDENTIAL DEVELOPMENT STRATEGY

As noted at Section 2.1 above, the City's Residential Development Strategy promotes residential development immediately east of Strathalbyn in the form of 'Woorree New Town', which will facilitate growth comprising low, single and medium density, and to the east again the 'Moresby' area which will facilitate further low density residential and rural living to the eastern boundary of the Geraldton Urban Area.

3.2.3 CITY OF GREATER GERALDTON COMMERCIAL ACTIVITY CENTRES STRATEGY

The proposed rezoning is considered consistent with the objectives of the City's Commercial Activity Centres Strategy, with the proposed increase in site area for the Strathalbyn Neighbourhood Centre to 1.0631ha enabling the development of approximately 4,000m² of floorspace, which according to Figure 8 of the Strategy is a guideline minimum for Neighbourhood Centres.

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 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

PRINCIPLE	JUSTIFICATION
<i>Principle 1: Efficient, intense and compact centres</i> Desired Outcomes: • Delivery of efficient, intensive and compact centres. • A network of centres that facilitate multiple purpose trips. • Encouragement of land use synergies which create useful spaces and character areas. • Maximisation of the hours of activation of centres. • Delivery of centres that are adaptable and well-staged without adverse impact on the efficiency and intensity.	Lot 156 adjoins an existing commercial site, which is designated as a neighbourhood centre. The inclusion of the subject site within this activity centre will facilitate a better commercial layout, whilst not necessarily increasing the commercial floorspace being proposed. The large site will enable separation of varying commercial activities on the site, whilst better accommodating vehicle access and parking within the site, and negating any additional detrimental impacts to the nearby residential area. The indicative development plan provided has been designed to utilise the existing commercial site and the subject site, and would be amalgamated to become one site during the process of lodging a Development Application over the entire site. The increasing of the commercial zone will facilitate greater access options to the activity centre with no adverse effects on the nearby residential area.

<i>Principle 2: Optimise the frequency and quality of transactions within the City</i> Desired Outcomes: • Recognition and prioritisation of activities in centres that maximise the performance of the centre according to its purpose and user mix.	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 local catchment area. The existing commercial site to the west is currently vacant, and the inclusion of the subject site will facilitate a coordinated planning approach over the increased area. The land uses envisaged and the scale of development will not detract from the higher order centres, and will service the local catchment of Strathalbyn, which is currently underserved with the adjacent site sitting vacant.
<i>Principle 3: Support the maturation of Geraldton CBD into a diverse, intense and highly concentrated activity centre.</i> Desired Outcomes: • The maturation of Geraldton CBD into a diverse, intense and highly connected activity centre.	The proposed development, being a minor expansion to an existing Commercial zone, is not inconsistent with the Commercial Activity Centres Strategy, and will not detract from other activity centres. The rezoning will facilitate development of the site to service the local area, whilst not stifling any development or intensification of the Geraldton CBD. The hierarchy of centres is not undermined by the minor expansion of the commercial zone. The scale of any proposed development of the increased commercial area will not discourage, compromise or defer the future development potential of Geraldton CBD.
<i>Principle 4: Optimise access to and within centres to residents, workers and visitors</i> Desired Outcomes: • Activity centres that facilitate multiple purpose, higher occupancy trips in alignment with their defined roles. • Activity centres that encourage active transport options for users accessing and moving within the centre. • A highly efficient movement network at the local, district and regional levels.	The role of the future Strathalbyn neighbourhood centre is to service the daily and weekly household shopping needs of residents, and will also provide hospitality offering via a proposed tavern. The site is highly accessible via place Road, and will also be within walking distance of neighbouring residential areas. Once the subject site is rezoned, it will form part of the Strathalbyn Neighbourhood Centre, and will be incorporated into any future development of the centre. This will include addressing the adopted Local Development Plan that currently exists over Lot 51 to the west, and ensuring that the two sites are dealt with conjunctly, and amalgamation of the site to be addressed through the development application process.

<i>Principle 5: Place identity, amenity and integrity</i> Desired Outcomes: • The creation of places that are more than their utilitarian function. • The creation of places that communities can care about. • The creation of places that are demonstrably authentic with a sense of integrity. • Alignment between place identity and the mix of amenity with the intended purpose and user mix.	Currently with the absence of any development on abutting Lot 51, the neighbourhood centre does not exist. The subject site and the current commercial zone are both under the same ownership, and are to be developed as a contiguous parcel. The development concept presented as part of this submission will provide much needed commercial development for the Strathalbyn area, and the proposed tavern (via hospitality offering) will positively contribute to creating a destination (identity) for the area. The mix of residential and commercial land uses in the area currently exists, and the minor expansion of the commercial zone will facilitate a better spatial layout for proposed development. The Scheme's Zoning Table for the 'Commercial' zone ultimately defines those land uses that can be considered upon Lot 151 and the abutting Lot 51, which will ensure that the integrity of the commercial zone is maintained. 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, facade/property frontage treatment, building design, access etc, and also the provisions of the current Local Development Plan that will be expanded to cover this site.
<i>Principle 6: Place Equity</i> Desired Outcomes: • Equitable access for all users to fulfil their range of required transactions.	All users will have equitable access. The proposed commercial premises that will come from a development application (and amended Local Development Plan) will comply with all Planning and Building Standards. Scheme's Zoning Table will ensure land uses align with the intent of the 'commercial' zone. 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.

<i>Principle 7: Meet the needs of future as well as current users</i> Desired Outcomes: • Equitable planning that balances the needs of current centre users with future centre users.	The development concept presented as part of this submission will provide much needed commercial development for the Strathalbyn area, and the proposed tavern (via hospitality offering) will positively contribute to creating a destination (identity) for the area. Scheme's Zoning Table will ensure land uses align with the intent of the 'commercial' zone. 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.
<i>Principle 8: Appropriate configuration of land inside and outside of activity centres</i> Desired Outcomes: • 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.	The rezoning of Lot 156 will not compromise the ability for future development of the neighbourhood centre and will facilitate a more coordinated layout and better spatial pattern for the future centre. Development of Lot 156 (in conjunction with Lot 51) for commercial purposes will not impact upon the progress or ability for development to occur within the surrounding residential area. It is considered the future commercial development will benefit the area and attract people to live within walking distance of a highly accommodating, diverse centre. The subject lot contains no significant vegetation or land of significant agricultural value

The rezoning of Lot 156 to Commercial will facilitate the landowner's proposal to develop a 3,000m² supermarket, a 500m² medical centre and a 460m² tavern. Located on the corner of Hibbertia Street, the neighbourhood's primary connection to the district road system (Place Road) the proposed development will provide the Strathalbyn community with a development which is 'on strategy' by meeting the following criteria for Neighbourhood Centres from the City's Centres Strategy:

- A focus on servicing the daily and weekly household shopping needs of residents
- Provide community facilities and a small range of other convenience services
- Greater community focus
- Provide services, facilities and job opportunities that reflect the needs of the catchment
- Provide typical retail types – supermarket, convenience goods, personal services
- Provide local professional services
- Provide entertainment – e.g. a small scale eating house/café
- Provide a mix of land uses floorspace
- Provide a local employment node
- Provide (as a guide) 4000m² to 6000m² of floorspace

The development that would be pursued on the expanded 'commercial' site is contained in **Appendix 2**. This concept has been prepared by Harris Jenkins Architects, and looks the development footprint and associated parking etc that would be required.

The development would be subject to a Development Application to be prepared and submitted with the City, though having bot Lot 156 and 51 zoned 'Commercial' to have consistent zoning across the entire 'site' is the first stage. The submitted plans are conceptual in nature, and show the intent of what is to be pursued onsite.

This Scheme Amendment for the rezoning of Lot 156 to 'Commercial' is consistent with the intent, principles and objectives of this Strategy.

4. REZONING PROPOSAL

The request is to rezone the subject land - Lot 156 Place Road, Strathalbyn - from Residential R5 to Commercial is requested to facilitate a 1.0631ha Commercial site through the consolidation of Lot 156 with Lot 51 Hibbertia Street which is already zoned Commercial under Local Planning Scheme No.1.

4.1 TECHNICAL NOTE SUPPORTING PROPOSED REZONING

In support of the request for rezoning, the landowners have obtained the professional advice of Urbis (**Refer Appendix 3**) as to the viability of the proposed development of Lot 51, which is appropriately zoned Commercial under LPS 1, and the need for the rezoning Lot 156 to Commercial to create a consolidated site which can facilitate a viable Neighbourhood Centre.

Urbis conclude that the size and mix of land uses proposed will fulfil the criteria for a successful Neighbourhood Centre, thereby supporting the proposed rezoning of Lot 156 to Commercial.

4.2 AMENDMENT TO CITY OF GREATER Geraldton LOCAL PLANNING SCHEME NO.1

The City of Greater Geraldton's Commercial Activity Centres Strategy was adopted by Council on 28 May 2013 and endorsed by the Western Australian Planning Commission on 27 August 2013. The proposed site for the Strathalbyn Neighbourhood Centre is one of eight Neighbourhood Centre sites identified in the Strategy and one of four which, at the time, were described as 'not developed'.

Almost seven years on, approval of this request to rezone Lot 156 Place Road will enable the landowner to formalize plans for the Strathalbyn Neighbourhood Centre for lodgement, approval and construction in due course.

5. CONCLUSION

The information and justification provided in this report is submitted to support the rezoning of Lot 156 Place Road, Strathalbyn from 'Residential R5' to 'Commercial'.

The proposed zoning is appropriate and should be supported by the City of Greater Geraldton and the WAPC for the following reasons:

- The land is highly accessible, given its frontage to a District Distributor Road (Place Road);
- The consolidation of the land with the adjoining Lot 51 Hibbertia Street – the primary entrance to the Strathalbyn neighbourhood, will create a corner site suitable for the development of a viable Neighbourhood Centre;
- Is consistent with the objectives of the City of Greater Geraldton's Local Planning Strategy;
- Is consistent with the objectives of the City of Greater Geraldton's Residential Development Strategy;
- Is consistent with the objectives of the City of Greater Geraldton's Commercial Activity Centres Strategy; and
- Will facilitate the development of a viable Neighbourhood Centre to meet the commercial and community needs of the residents of Strathalbyn.

Based on the information and justification provided in this report we respectfully request that Council initiates and the WAPC supports the rezoning of Lot 156 Place Road, Strathalbyn from 'Residential R5' to 'Commercial' under the provisions of the City of Greater Geraldton's Local Planning Scheme No.1.

APPENDIX 1 – CERTIFICATES OF TITLE



WESTERN



AUSTRALIA

RECORD OF CERTIFICATE OF TITLE
UNDER THE TRANSFER OF LAND ACT 1893

REGISTER NUMBER 51/D95305	
DUPLICATE EDITION 1	DATE DUPLICATE ISSUED 3/1/2002

VOLUME
2138FOLIO
897

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.



REGISTRAR OF TITLES

LAND DESCRIPTION:

LOT 51 ON DIAGRAM 95305

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

FORMAN HOLDINGS PTY LTD OF 7/28 THE ESPLANADE, PERTH

(A G857434) REGISTERED 24/7/1998

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:
(SECOND SCHEDULE)

1. H961189 MORTGAGE TO AUSTRALIA & NEW ZEALAND BANKING GROUP LTD REGISTERED 18/12/2001.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.
* Any entries preceded by an asterisk may not appear on the current edition of the duplicate certificate of title.
Lot as described in the land description may be a lot or location.

-----END OF CERTIFICATE OF TITLE-----

STATEMENTS:

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: 2138-897 (51/D95305)
PREVIOUS TITLE: 1862-673, 1946-258
PROPERTY STREET ADDRESS: 2 HIBBERTIA ST, STRATHALBYN.
LOCAL GOVERNMENT AUTHORITY: CITY OF GREATER GERALDTON

WESTERN



AUSTRALIA

RECORD OF CERTIFICATE OF TITLE
UNDER THE TRANSFER OF LAND ACT 1893

REGISTER NUMBER 156/P17292	
DUPLICATE EDITION 1	DATE DUPLICATE ISSUED 2/10/2002

VOLUME
1862FOLIO
671

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.



REGISTRAR OF TITLES

LAND DESCRIPTION:

LOT 156 ON PLAN 17292

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

FORMAN HOLDINGS PTY LTD OF 7/28 THE ESPLANADE, PERTH

(T G666185) REGISTERED 17/12/1997

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:
(SECOND SCHEDULE)

1. I245589 MORTGAGE TO AUSTRALIA & NEW ZEALAND BANKING GROUP LTD REGISTERED 25/9/2002.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.
* Any entries preceded by an asterisk may not appear on the current edition of the duplicate certificate of title.
Lot as described in the land description may be a lot or location.

-----END OF CERTIFICATE OF TITLE-----

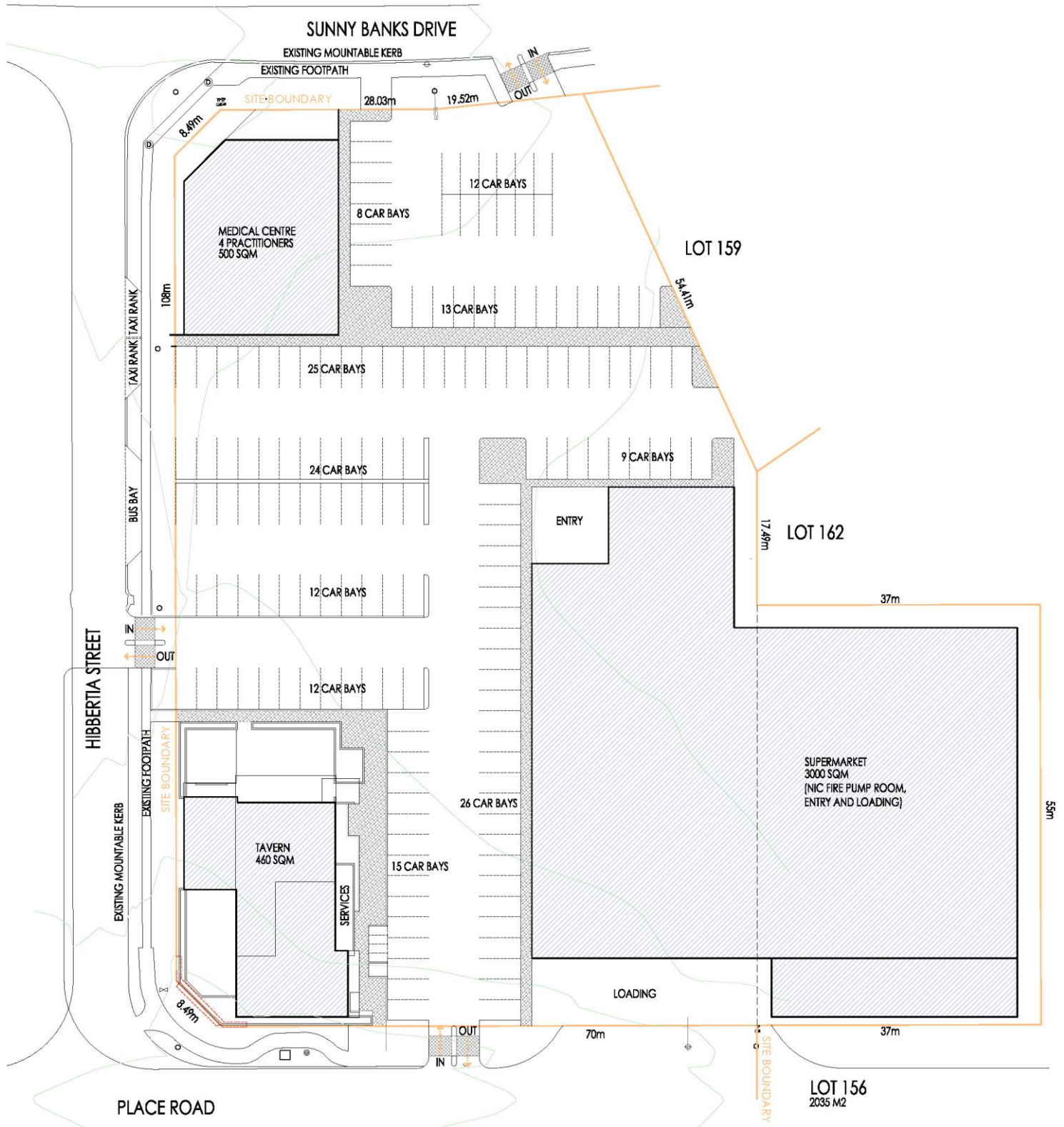
STATEMENTS:

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: 1862-671 (156/P17292)
PREVIOUS TITLE: 1408-944
PROPERTY STREET ADDRESS: 331 PLACE RD, STRATHALBYN.
LOCAL GOVERNMENT AUTHORITY: CITY OF GREATER GERALDTON

APPENDIX 2 – NEIGHBOURHOOD CENTRE DEVELOPMENT
CONCEPT
(HARRIS JENKINS ARCHITECTS)





OLIVE TREE TAVERN
PROPOSED 3000 SQM SUPERMARKET
SCALE 1:500 @ A3
OPTION 5 16TH NOV 2018
NOTE: UA OR MOTORCYCLE PARKING HAS NOT BEEN INCLUDED

Harris
Jenkins

Architects

011 411 High St Fremantle
011 411 High St Fremantle
011 411 High St Fremantle
011 411 High St Fremantle
011 411 High St Fremantle

OVERALL CAR PARKING CALCULATIONS

SUPERMARKET (1 PER 20m2)	150
TAVERN (1 PER 4 PATRONS)	45
MEDICAL CENTRE 5 BAYS PER PRACTITIONER + 2 VISITOR BAYS	22
TOTAL CAR BAYS REQUIRED	217
TOTAL CAR BAYS PROPOSED	156
RECIPROCAL BAYS	61

APPENDIX 3 – TECHNICAL NOTE (URBIS)





LEVEL 14
1 WILLIAM STREET
PERTH WA 6000

URBIS.COM.AU
Urbis Pty Ltd
ABN 50 105 256 228

30 January 2020

Mr David Forman
Rakkan Pty Ltd
PO Box 1316 Bunbury, WA, 6231

To whom it may concern

RE: OLIVE TREE TAVERN SUPERMARKET REZONING

Thank you for the opportunity to provide advice on the viability of the proposed neighbourhood centre development on Lot 51 Hibbertia St, Strathalbyn and determine the need for the rezoning of lot 156 Place Rd from residential to commercial, to be merged into the neighbourhood centre development (the subject site).

This technical note is a summary of our retail / commercial assessment of the proposed development on the subject site, with particular focus afforded to assessing the centres impact on the existing activity centre hierarchy of the City.

Background and Purpose

Urbis has been engaged to provide advice Rakkam Pty Ltd. to assess the level of need for a supermarket in this location, based on a conceptual mix that included 3,460 square metres (sq.m) of shop retail floorspace (gross lettable area). The mix of uses included:

- A full-line supermarket of 3,000 sq.m;
- A tavern/restaurant of 460 sq.m;
- A medical centre featuring 4 GP's of 500 sq.m.
- Associated car parking bays (approximately 217 bays)

The total site area of the development (inclusive of lot 51) is approximately 1.1ha.

Role of the Proposed Centre

Lot 156 Hibbertia St is zoned as a neighbourhood centre in the City of Greater Geraldton Commercial Activity Centres Strategy (2013), the stated role of these centres in the strategy is:

"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."

- City of Greater Geraldton Commercial Activity Centres Strategy (2013)

An appropriate level of shop retail floorspace for a neighbourhood centre, as indicated in the floorspace guide within the strategy is 4,000-6,000sq.m of shop retail floorspace.

Retail Amenity of Strathalbyn

There are no existing retail developments in the Strathalbyn or Woorree areas, with the majority of residents needing to travel to the Supa IGA in Wonthella, or to Northgate plaza (upwards of 5km away by road) to access a full-line supermarket.

To service the current and future resident population of Strathalbyn and its surrounding suburbs, additional retail floorspace is required.

Sustainability of Centre Uses

The following sections will outline our assessment of the proposed uses at the subject site. The population projections are based on the current estimated resident population within the suburbs of Strathalbyn, Moresby, Deepdale, Spalding, and Webberton. These suburbs have been selected due to their proximity to Strathalbyn, as well as the fact that these suburbs do not feature full-line supermarkets, and a supermarket in Strathalbyn would directly service the majority of residents in these suburbs.

Population growth has been estimated based on the current Estimated Resident Population of the stated suburbs, and the future growth potential of Moresby, as stated in the *Geraldton Regional Land Supply Assessment (2017)*.

Supermarket Viability

There is estimated to be capacity over the next 5 years to develop a full-line supermarket on the subject site, with the current local population estimated to support approximately 2,300sq.m of floorspace currently, and approximately 2,800sq.m by 2024 with initial development in Moresby. As Moresby continue to develop the capacity will increase to approximately 5,130sq.m.

Supermarket Capacity

Catchment Suburbs

Table 1

	Unit	2019	2024	2029	2034	2039
Catchment Area Population	Persons	6,624	7,903	8,443	11,548	14,653
Floorspace per capita	Floorspace per 1,000 residents	350	350	350	350	350
Supportable floorspace	sq.m GLA	2,318	2,766	2,955	4,042	5,129

Note: Based on average supermarket floorspace supply per capita across the Perth Metropolitan Area
Source: Urbis, ABS, Department of Planning, Lands and Heritage

Medical Centre Viability

Residents in the catchment suburbs currently need to travel for upwards of 5 minutes to access a medical centre currently, as there are no medical centres east of Flores Rd.

We have applied a standard ratio of 125 GP's per 100,000 persons and have found that currently, there is estimated to be capacity for approximately 8 GP's in the area.

The development at the subject site features a level of floorspace below the indicative floorspace volume that would typically be present at a neighbourhood centre, and without the rezoning of lot 156, the potential for the centre to fulfil its primary function of servicing the daily and weekly household shopping needs of residents would be undermined.

Residential Growth Context

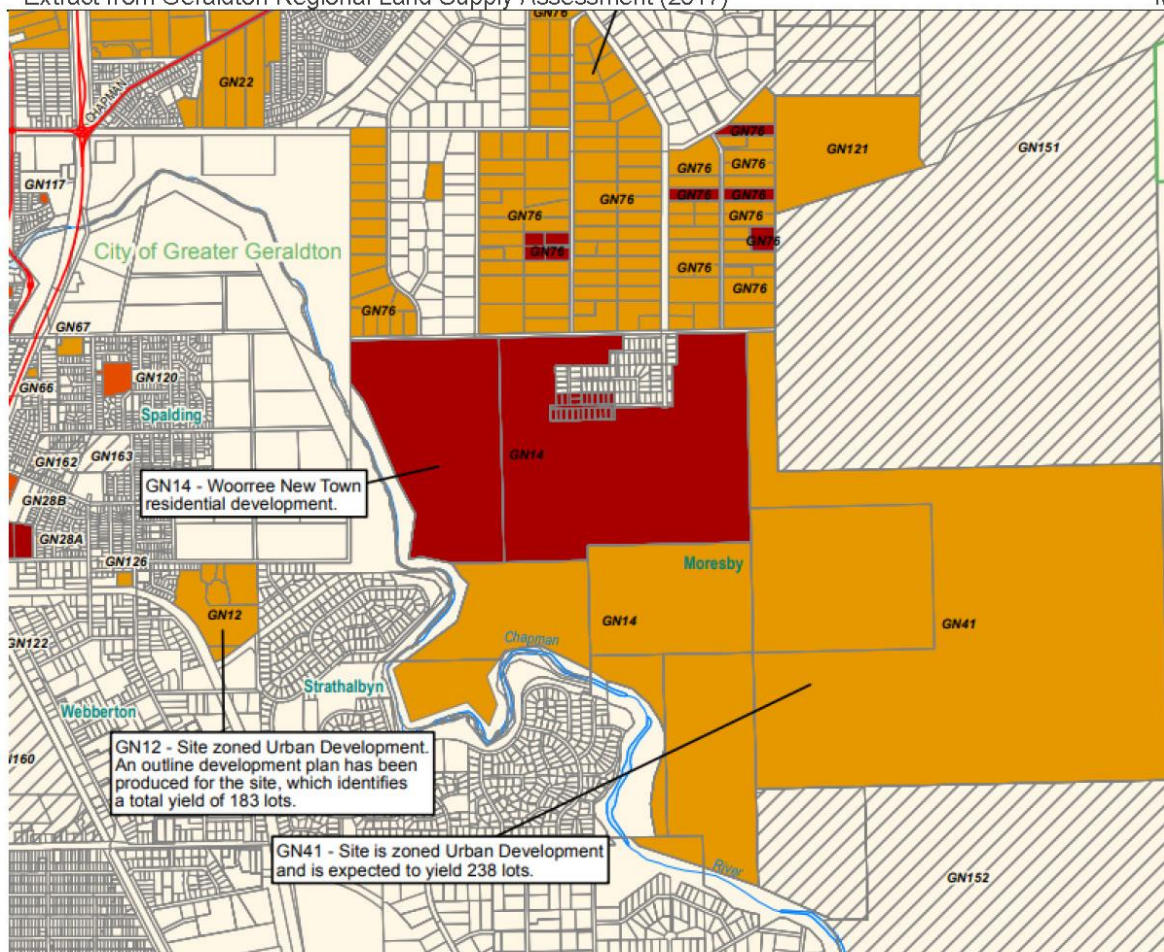
Strathalbyn is an established low to single density residential area adjacent to the growing rural residential area of Woorree. Over the next 20 years, it is expected that several estates will open up to the east of Strathalbyn, in the suburb of Moresby, yielding upwards of 2,000 lots in the short term, and approximately 467 in the short term.

Given that a bridge will be constructed over the Chapman River to provide access to the Geraldton town centre for residents in these developments, the Strathalbyn Activity centre will be key for providing essential convenience retail access for these residents in the coming decades.

Future Moresby Residential Development

Extract from Geraldton Regional Land Supply Assessment (2017)

Map 1



Source: Geraldton Regional Land Supply Assessment, WA Planning Commission, 2017

Following growth in Moresby over the coming two decades, there is estimated to be demand for 18 GP's in the area overall, leaving capacity for an additional 3-4 medical centres in the Moresby area.

GP Capacity

Catchment Suburbs

Table 2

	Unit	2019	2024	2029	2034	2039
Catchment Area Population	Persons	6,642	7,903	8,443	11,548	14,653
General Practitioner Benchmark	GPs per 100,000 persons	125	125	125	125	125
Supportable GPs	Persons	8	10	11	14	18

Note: Based on GPs within medical centres in metropolitan Perth

Source: Urbis, ABS, AIHW

Conclusions

There is estimated to be capacity for a neighbourhood centre development at the subject site over the next five years, with a substantial level of demand currently existing in the Strathalbyn area to support the proposed development, and a high level of growth in the adjacent suburb of Moresby anticipated to occur over the next two decades.

We believe the development, which is comprised of shop retail floorspace of 3,460sq.m GLA, and a medical centre of 500sq.m GLA is consistent with the role and scale of neighbourhood centres within the City of Greater Geraldton, as stated in the Geraldton Commercial Centres Strategy.

- The centre features a level of shop retail floorspace consistent with the Volume recommended for a neighbourhood centre in the Commercial Centres strategy.
- A supermarket, medical centre, and tavern/restaurant are uses consistent with the role of a neighbourhood centre in terms of servicing the daily and weekly shopping needs of residents.

We recommend, that the rezoning of lot 156 is necessary to allow the centre to fulfil its main role of servicing the daily and weekly shopping needs of residents.

Kind regards,



Dermott Carr
Consultant

dcarr@urbis.com.au

Planning and Development Act 2005

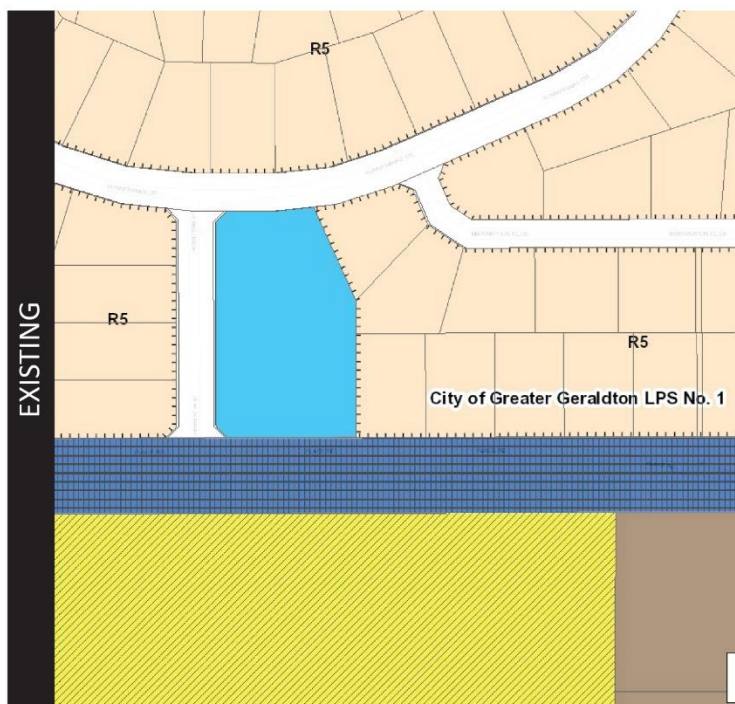
RESOLUTION TO AMEND LOCAL PLANNING SCHEME

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

AMENDMENT No. 17

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 Lot 156 (No. 331) Place Road, Strathalbyn from 'Residential R5' to 'Commercial'; and
2. Modifying the Scheme Map accordingly.



LEGEND

LOCAL SCHEME RESERVES

- Public Purposes
- District Distributor
- Local Road

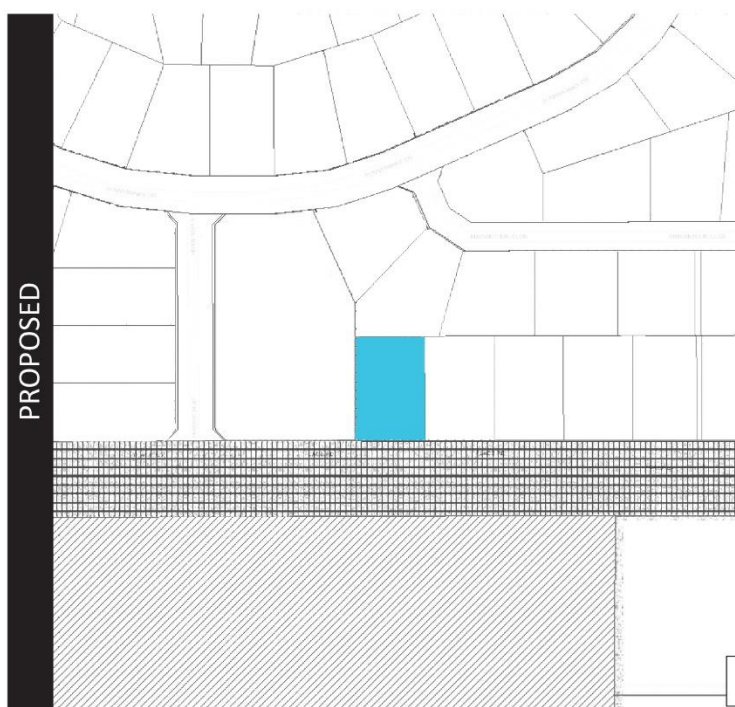
LOCAL SCHEME ZONES

- Commercial
- Residential
- Rural Residential

OTHER CATEGORIES

(see scheme text for additional information)

R5 R Codes



LEGEND

LOCAL SCHEME ZONES

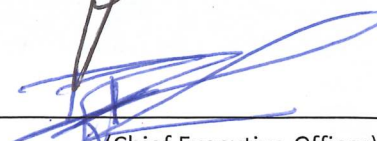
- Commercial

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 27th day of April, 2021.



(Mayor)



(Chief Executive Officer)

COUNCIL RECOMMENDATION

This Amendment is recommended for support/ not to be supported by resolution of the City of Greater Geraldton at the _____ Meeting of the Council held on the ____ day of _____, 2021 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