

1.0 INTRODUCTION

This amendment proposes to include the subject landholdings in the Highway Commercial zone in the City of Greater Geraldton TPS No 5. This is consistent with the strategic planning direction for the precinct as identified in both the state planning framework and the proposed "Highway Commercial" zone identified in the Interim Commercial Activity Centres Strategy prepared by the City of Greater Geraldton. The amendment will ensure that a range of existing and proposed land uses can be undertaken in the context of appropriate development controls delineated by the highway commercial zoning.

The proponents are Major Holdings Pty Ltd and Eastcott Nominees Pty Ltd.

2.0 BACKGROUND

2.1 The Landholdings

The landholdings subject of the amendment comprise five (5) lots on the western side of North West Coastal Highway, located between Reserve 45653 (ex road reserve, now pedestrian access way) to the north, Pelsart Street, Lot 81 and Lot 32 to the west, Houtman Street to the south and North West Coastal Highway to the east. A locality plan and aerial photograph is included at **Figure 1 Location Plan**.

The subject lots are -

Lot 83 – CT 2510/24
Lot 74 – CT 1359/158
Lot 63 – CT 1732/643
Lot 62 – CT 1760/845
Lot 82 – CT 2514/600

The landholdings vary in lot sizes from 1035m² to 3543m² in area, are all developed and derive their primary frontage to North West Coastal Highway.

2.2 Locational Context

The subject land is a strip of additional use (service industry) and special use (service station) land uses along North West Coastal Highway in Wonthella in a greater locality with predominantly non-residential uses adjacent to the highway. A zoning extract is attached at **Figure 2 TPS Extract**.

Directly opposite the subject land is a zone of light industry uses including funeral parlour, motor vehicle service, shops, trade displays and service industry including low scale manufacturing. There are a range of non-residential uses both further north and south of the subject land. These uses are all commensurate with the intended strategic direction for the greater highway commercial precinct.



***Frontage Subject Lots North from Houtman Street.
Developed for a range of commercial and service industry uses***

Lots 81, 30 - 32 and 58 directly adjoining the subject land are all developed for residential uses. Residential amenity in the locality has been compromised by increasing road traffic volumes, and the presence of non-residential uses in the immediate locality.

North West Coastal Highway is the main north-south road link through Geraldton, both for passenger vehicles and for industrial and road freight transport. This compromises residential amenity for land immediately adjacent to the highway. This will be exacerbated by any future upgrading of North West Coastal Highway to manage increased vehicle movements, as land is reserved under the City of Greater Geraldton's Town Planning Scheme No. 3 (Geraldton) along the eastern side of the highway from Place Road to Eighth Street for future road widening purposes.

2.3 Public Utilities and Services

The subject landholdings all have access to reticulated water supply, sewer, power, gas and telecommunications (see **Figure 3 Servicing Plan**).

All lots derive frontage to North West Coastal Highway. Lots 62 and 82 have independent access. Lots 63 and 74 each have independent access, however they are co-located on the common boundary to avoid duplication and to minimise crossovers to the Highway.

Lots 74 & 83 have reciprocal rights for access and car parking. This is documented in a deed document and registered as a caveat on the respective titles.



***Access Lots 63 and 74 co-located on common boundary.
Also serves Lot 83 due to reciprocal rights***

In relation to future highway widening and upgrading requirements, indicative plans prepared by MRWA highlight a range of traffic management options for the highway frontage of the lots, and the adjoining side street road network. These include (but are not limited to) –

- Houtman Street becoming a cul-de-sac with no direct access to the North West Coastal Highway (Lot 83 to maintain secondary street access to Houtman as at present);
- the introduction of a service road parallel to the existing highway alignment for access to individual lots; and
- road widening along the North West Coastal Highway frontage of the lots to accommodate the service road alignment.

Lot 83 will not derive direct access to the Highway under proposed arrangements, however this is in response to the current on-ground situation, and reciprocal access arrangements with Lot 74.



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City of Greater Geraldton Town Planning Scheme No 3 Amendment No 65
Prepared for Major Holdings Pty & Eastcott Nominees Pty Ltd Project 11040
v1 Sept 2011

As the MRWA design for the future Highway alignment in this precinct is in the planning phase only, MRWA officers have advised that a detailed development plan detailing future access arrangements is not required to accompany the rezoning application: the proposed scheme amendment will not jeopardise the planning phase currently in progress, or future detailed design phase.

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3.0 POLICY AND STATUTORY PLANNING FRAMEWORK

3.1 State Planning Strategy

The State Planning Strategy (1996) identified the following vision for the Mid-West Region:

"...in the next 33 years the region will continue to grow and diversify its economic base in the areas of agriculture, mineral development, downstream processing of commodities and tourism."

It further delineates that Geraldton will develop as the largest regional centre north of Perth, offering a wide range of facilities and attractions.

This amendment, which facilitates commercial expansion to service the Geraldton region's growing population and expanding economy, is consistent with this vision.

3.2 Geraldton Region Plan and Greater Geraldton Structure Plan 2011

The Geraldton Region Plan (1999) was prepared by the Western Australian Planning Commission (WAPC). The Region Plan provides a regional planning framework for the entire Geraldton region (which extends from the Shire of Northampton to the Shire of Irwin and inland to the Shire of Mullewa) and detailed planning for Greater Geraldton.

The Geraldton Region Plan incorporates a detailed Greater Geraldton Structure Plan. The subject land is identified as Urban within the Greater Geraldton Structure Plan. In June 2011, an updated Greater Geraldton Structure Plan 2011 was released. This 2011 plan is to be read in conjunction with the Greater Geraldton Structure Plan (1999), and is intended to guide amendments to and reviews of the local planning schemes and strategies of the City of Greater Geraldton and the Shire of Chapman Valley.

The Greater Geraldton Structure Plan 2011 identifies the subject land as Future Industrial and Service Commercial. This reflects the introduction of the highway commercial zoning into the town planning scheme and the previous endorsement of Interim Commercial Activity Centres Strategy by

the City of Greater Geraldton and Western Australian Planning Commission. An extract of the Structure Plan is included at **Figure 4**. The Structure Plan identifies that the introduction of additional areas to the highway commercial zone is subject to scheme amendment and will not be considered on an ad hoc basis.

3.3 Geraldton Regional Centre Strategy

In 2006, the Western Australian Planning Commission (WAPC) endorsed the Geraldton Regional Centre Strategy. The intent of this strategy was to provide a comprehensive framework for detailed planning and strategic actions to ensure the future growth of Geraldton as a regional centre. The strategy builds on the opportunities afforded by a number of projects currently underway and presents a detailed implementation strategy to guide the City of Geraldton-Greenough.

The subject land is identified within "Precinct 8 Highway Commercial" (see **Figure 5 Extract of Strategy**).

The implementation section of the strategy (part 13) outlines the following "Planning Action Required" for the "Highway Commercial Precinct":

"introduce a new "Highway Commercial" zone into the City's planning scheme whose objectives are in accordance with the regional centre strategy and which comprises all of the land in this precinct."

This "Planning Action" was to occur once the Strategy was adopted by the (then) City of Geraldton.

The introduction of the highway commercial zone to the scheme has occurred via previous amendments to the Town Planning Scheme No. 3. Where the entire defined Highway Commercial zone is not implemented by scheme amendment, at a minimum, highway commercial zones should be implemented for entire block precincts, to ensure coordination of zoning and access arrangements. The extent of the zone over each particular block is to be guided by the local authority.

3.4 City of Geraldton-Greenough Interim Commercial Activity Centres Strategy

The City of Greater Geraldton has prepared and adopted the Interim Commercial Activity Centres Strategy for the City of Greater Geraldton. The strategy identifies the extent of land to be included in the Highway Commercial zone along either side of North West Coastal Highway, extending from Place Road in the north to Johnston Street/Eastward Road intersection in the south.

The amendment application and the inclusion of the subject landholdings within the zone are consistent with this strategy. The extent of the highway commercial zone is identified in **Figure 6 Interim Commercial Activity Centres Strategy Extract**.

3.5 City of Greater Geraldton Town Planning Scheme No.3 (Geraldton)

The subject properties are currently zoned as follows –

Lot 83 – Residential Additional Use A49 Service Industry
Lot 74 – Residential Additional Use A3 Service Industry
Lot 63 – Residential Additional Use A1 Service Industry
Lot 62 – Residential Additional Use A2 Service Industry
Lot 82 – Special Use (Service Station)

The Residential Additional Use (Service Industry) zoning allows for only a limited range of uses, in accordance with the service industry definition in the town planning scheme.

Previously, the Highway Commercial zone has been introduced into the TPS. The objective of the proposed Highway Commercial zone is:

"...to ensure the provision of service commercial activities, including bulky goods retailing with regard for relevant strategies and policies adopted by Council.

The Scheme sets the following policies for the Highway Commercial zone:

- *permit under the zone a wide range of uses appropriate to achieving the objective; and*
- *encourage development along the North West Coastal Highway in locations with regard for relevant strategies and policies adopted by Council.*

The Highway Commercial zone will allow for a wider range of commercial uses, although most remain at the discretion of the Council after due consideration. Uses that are discretionary under the Highway Commercial zone, but not permitted under the current residential additional use zoning include (but are not limited to) - Office, Shop, Showroom, Funeral Parlour, Health Studio, Hire Service, Liquor Store, Motor Vehicle Sales/Service, Plant Nursery, Trade Display and Veterinary Hospital.

Scheme provisions relating to the Highway Commercial zone, including clauses 4.17.2 to 4.17.6, address amenity and traffic circulation issues by setting requirements relating to matters such as boundary setbacks, car parking, landscaping and the scale, bulk and height of buildings.

The proposed amendment is consistent with the scheme's objective for the Highway Commercial zone.

4.0 JUSTIFICATION FOR AMENDMENT

4.1 Regional Planning Context

The regional planning framework has recognised the need for commercial expansion in Geraldton to supply the needs of a growing population and vibrant economy.

The Greater Geraldton Structure Plan 2011 identifies the subject landholdings for future industrial and service commercial land uses. This is consistent with the Geraldton Regional Centre Strategy which advocated the introduction and expansion of the highway commercial zone into the town planning scheme, in a co-ordinated and consistent manner.

The City's Interim Commercial Activity Centres Strategy, provides further justification by the identification of the extent of the highway commercial zone and land use. The subject landholdings are identified in the strategy to be included in the highway commercial precinct along either side of North West Coastal Highway.

This amendment proposes to rezone all landholdings within the street block that are presently used for service/commercial uses. This is to ensure consistency in development provisions for end uses (as advised by the local authority). The amendment excludes those lots within the street block that are currently zoned and used for residential purposes.

4.2 Land Use Controls

The provisions of Clauses 4.17.2 to 4.17.6 of the Scheme will ensure orderly and appropriate use and redevelopment of the subject land.

Clause 4.17.2 stipulates maximum plot ratio and minimum boundary setbacks within the Highway Commercial zone. Clause 4.17.3 encourages the use of shared car parking where practical.

Clause 4.17.4 of the Scheme requires that, prior to any application for planning approval being considered, a development plan must be prepared to the satisfaction of Main Roads WA for each street block in the zone, detailing ultimate and approved vehicle access arrangements to North West

Coastal Highway for that street block. Once such a development plan is approved, all development is to be in accordance with that plan.

The preparation of an access development plan will occur in conjunction with Main Roads WA at development application stage, having regard for land requirement for future road widening and the use and placement of traffic management devices.

Clause 4.17.5 ensures that the scale of the use and any associated built form within land zoned Highway Commercial will not adversely impact on the local amenity of adjoining residential areas. Clause 4.17.6 requires building setbacks to be adequately landscaped.

The proposed zoning and accompanying development provisions will ensure the amenity of the adjoining residential uses are protected at development application stage for land use change and/or redevelopment of lots.

5.0 CONCLUSION

The proposed amendment 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. In addition, it is consistent with the specific direction prescribed in the City of Greater Geraldton Interim Commercial Activity Centres Strategy, which more precisely defines the extent of the highway commercial precinct.

The proposed zone and accompanying provisions are a more effective mechanism for ensuring any future change of use or redevelopment occurs in an appropriate manner. Development will be required to be of standard and presentation that enhances the amenity of the commercial precinct and does not jeopardise the amenity of more sensitive land uses adjoining. These provisions address density of development, scale of development to protect amenity, landscaping standards, access and parking requirements and traffic management. They are all required to be addressed at planning application stage for change of use and/or redevelopment of sites.

These provisions will also ensure the integrity of North West Coastal Highway as a Primary Distributor Road is not compromised.

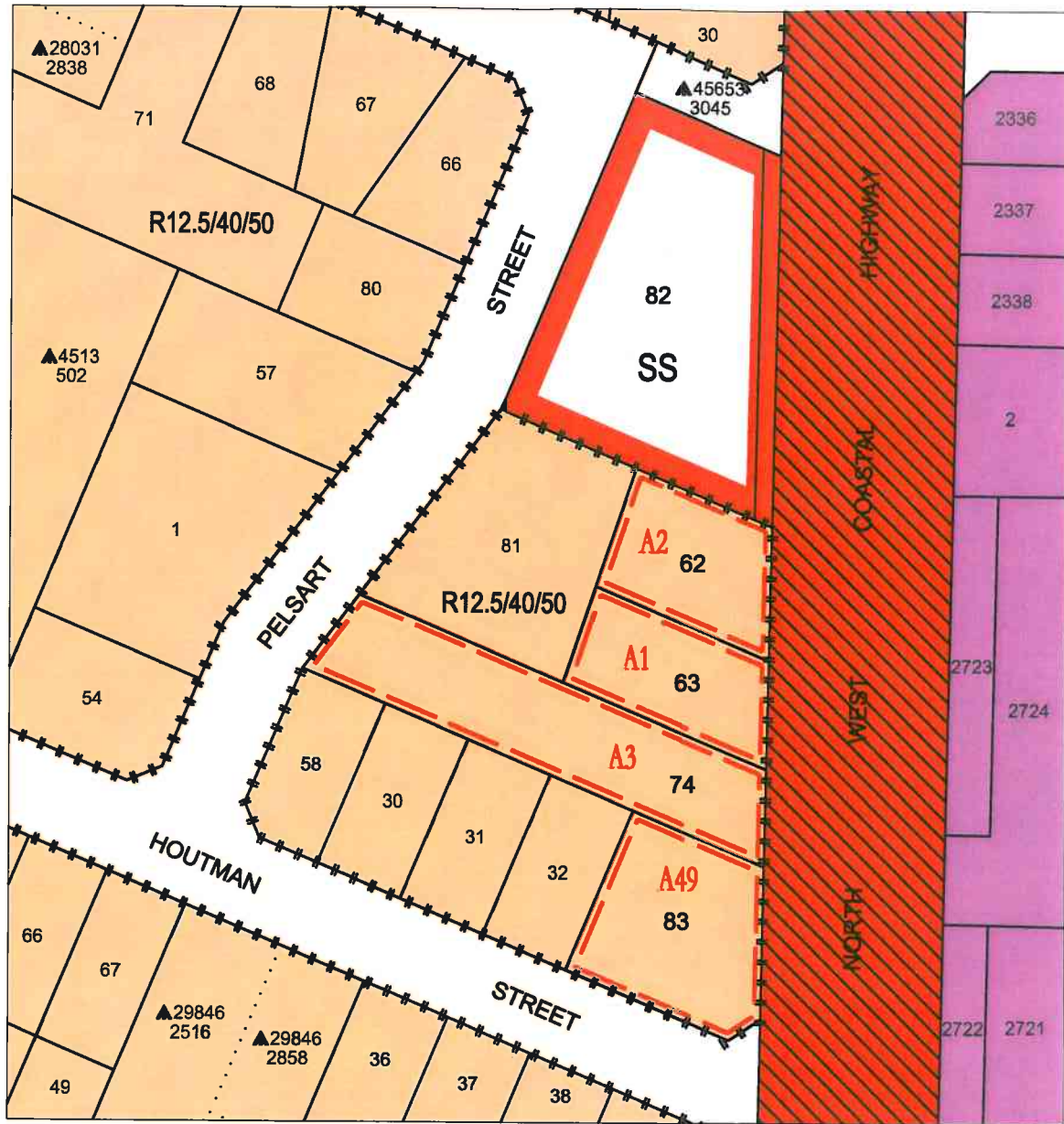
The zoning proposed by this amendment represents a logical extension of commercial and non-residential development on the western side of North West Coastal Highway in the Wonthella locality.

Initiation of the scheme amendment is recommended.

CITY OF GREATER GERALDTON

TOWN PLANNING SCHEME No. 3 (GERALDTON)

(DISTRICT SCHEME)



LEGEND

- | | |
|---|--|
| <ul style="list-style-type: none"> PRIMARY DISTRIBUTOR ROAD RESIDENTIAL ADDITIONAL USE
DENOTED AS FOLLOWS:
A1 SERVICE INDUSTRY
A2 SERVICE INDUSTRY
A3 SERVICE INDUSTRY
A49 SERVICE INDUSTRY | <ul style="list-style-type: none"> INDUSTRY - LIGHT R CODES SPECIAL USE
DENOTED AS FOLLOWS:
SS SERVICE STATION |
|---|--|

LANDWEST <small>URBAN AND RURAL PLANNING CONSULTANTS</small>	Suits 1 & 2 Geraldton Central 65 Chapman Road Geraldton WA 6530 PO BOX 1597 Geraldton WA 6531 Email : info@landwest.net.au Phone : (08) 9965 0550 Fax : (08) 9965 0559	CLIENT: MAJOR HOLDINGS PTY LTD & EASTCOTT NOMINEES PTY LTD				
	TITLE: EXISTING ZONING LOTS 62, 63, 74, 82 & 83 NORTH WEST COASTAL HIGHWAY, WONTHELLA					
	CERTIFICATE OF TITLE: VARIOUS		DATE LAST MODIFIED: 29/08/2011		REV: DATE: DETAILS:	
	DESIGNED: GMB		DRAWN: SD		APPROVED:	
* This plan remains the property of Landwest and must not be used for any purpose other than which it was prepared for, in relation to the land duly described, Landwest accepts no responsibility for any losses or damages caused to any person/s who may use the information for a purpose for which it was not intended.				SCALE: 1 : 1500		
				PLAN: 11040-EZ		

CITY OF GREATER GERALDTON

TOWN PLANNING SCHEME No. 3 (GERALDTON)

(DISTRICT SCHEME)



LEGEND

HIGHWAY COMMERCIAL

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	CERTIFICATE OF TITLE: VARIOUS	DATE LAST MODIFIED: 29/08/2011	REV: DATE: DETAILS:
DESIGNED: GMB	DRAWN: SD	APPROVED:	SCALE: 1 : 1500 @A4
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