

**City of Greater Geraldton – Town Planning Scheme No. 3 (Geraldton)
Amendment No. 73 – Schedule of Submissions**

Number & Date	Submitter	Nature of Submission	Comment	Recommendation
1 (17/09/2014)	Private Landholder	Support. The street is more designed for business than residential and will create work for locals and improve the economy of the town.		Note submission.
2 (18/09/2014)	Department of Education	No objection.		Note submission.
3 (30/09/2014)	Department of Aboriginal Affairs	There are no known registered Aboriginal sites or Other Heritage Places within proposed amendment area.		Note submission.
4 (30/09/2014)	Affected Landholder	Support.		Note submission.
5 (14/10/2014)	Water Corporation	The lots do not yet have a wastewater/sewer connection available. There is a wastewater/sewer pressure main that runs along the front boundaries but cannot be connected into. An extension to the Corporations existing wastewater network in the area is possible; however, this will need to be funded, designed and delivered by consulting engineer appointed by owner/developer of the lots.	The comments of the Water Corporation are more applicable to the subdivision and development stages. The onus will be on the developer to ascertain infrastructure requirements for any particular subdivision or development.	Note submission.
6 (15/10/14)	Private Landholder	Support Would like my own property Lot 30 (No. 7) Duke Street, Wonthella to be included in the rezoning in accordance with the Commercial Activity Centres Strategy. I hereby understand the restrictions of non-conforming units and the six month vacancy rules.	The City's Commercial Activity Centres Strategy identifies Lot 30 (No. 7) Duke Street, Wonthella as 'Highway Commercial'. Including Lot 30 within the rezoning would ensure that all blocks fronting the Highway from Phelps Street to Houtman Street are zoned 'Highway Commercial'. Clause 4.18.4 of Town Planning Scheme No.3 (Geraldton) requires that an access plan be provided for each street block for all lots fronting the Highway. The proposed access plan submitted as part of the scheme amendment report will need to be updated to include Lot 30.	Uphold submission. Modify the scheme amendment report and maps to include Lot 30 (No. 7) Duke Street, Wonthella as part of the 'Highway Commercial' zone. Update the access plan following further consultation with Main Roads WA.

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7 (23/10/2014)	Main Roads WA	<p>No objection.</p> <p>The access plan submitted is accepted for the rezoning. We agree that at such time as the lots are amalgamated and redeveloped that a southern 'left in only' crossover and a 'left out only' crossover at the boundary of lots 6 and 7 would be acceptable.</p> <p>If only lots 7 and 8 come forward initially, then lot 6 would be permitted to retain its residential crossover. At such time as lot 6 is amalgamated with lots 7, 8 or Lot 5, it would not be permitted an independent commercial crossover.</p> <p>Request to be consulted on any proposal and would recommend that any prospective proponent contacts Main Roads to discuss design arrangements.</p> <p>Would expect a traffic impact assessment to be submitted to support any planning application addressing likely impacts on the network.</p>	<p>The City recognises that maintaining safe and effective access to these lots from the Highway is a priority. The Highway Access Plans prepared as part of the amendment report attempt to provide a basic outline of current access arrangements, however it is expected that as the area is redeveloped new arrangements will be required.</p> <p>The City will continue to refer any applications for development fronting the Highway to Main Roads WA for their comment and will suggest applicants arrange to liaise directly with Main Roads WA at the preliminary design stage.</p>	Note submission.