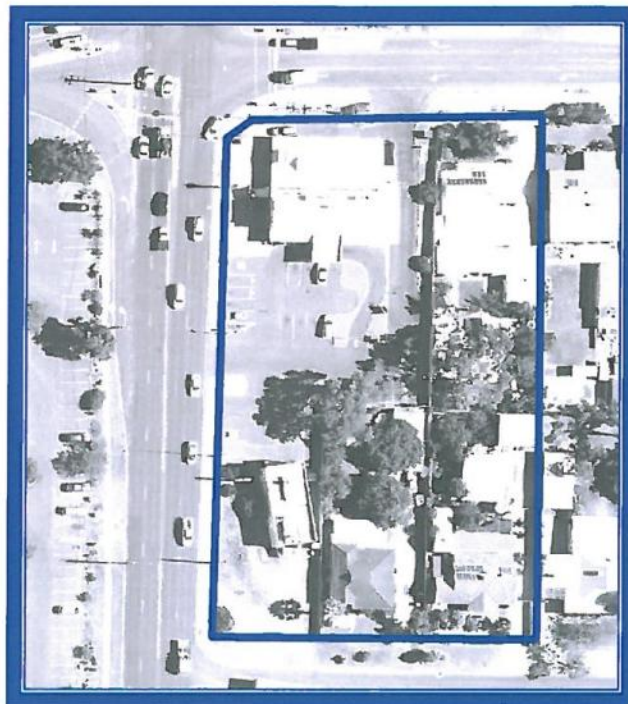




**CITY OF GREATER GERALDTON
TOWN PLANNING SCHEME NO.3 (GERALDTON)
AMENDMENT NO. 72**

**REZONING LOT 64 NORTH WEST COASTAL HIGHWAY,
LOTS 61, 60 & 59 FIRST STREET,
AND
LOT 3 PLACE ROAD,
WONTHELLA**

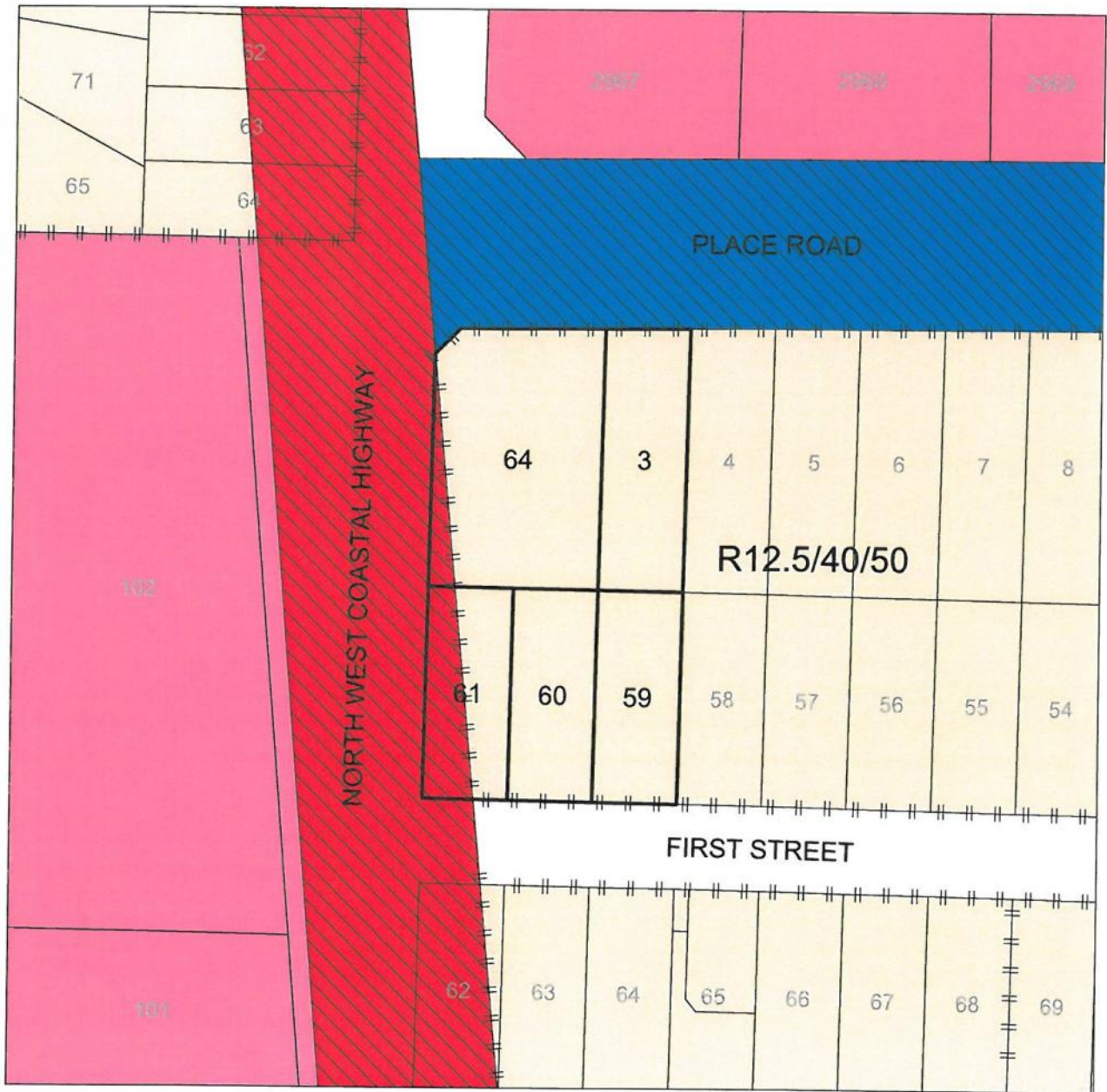
**---
"RESIDENTIAL" & "PRIMARY DISTRIBUTOR ROAD"
TO
"HIGHWAY COMMERCIAL" & "PRIMARY DISTRIBUTOR ROAD"**



CITY OF GREATER GERALDTON

TOWN PLANNING SCHEME No. 3 (GERALDTON)

(DISTRICT SCHEME)



LEGEND

- PRIMARY DISTRIBUTOR ROAD
- DISTRICT DISTRIBUTOR ROAD
- RESIDENTIAL
- INDUSTRY - LIGHT
- R CODES



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 Phone : (08) 9965 0550
 Fax : (08) 9965 0559

CLIENT: CHANTICA MIDWEST PTY LTD					
TITLE: EXISTING ZONING LOTS 3, 59, 60, 61 & 64 PLACE ROAD, FIRST STREET & NORTH WEST COASTAL HIGHWAY, WONHELLA					
CERTIFICATE OF TITLE: VARIOUS		DATE LAST MODIFIED: 25/06/2014		REV: DATE: DETAILS:	
DESIGNED: GMB	DRAWN: SD	APPROVED:	SCALE: 1:1500	BY: APPROVED: @A4	
PLAN: 14119-EZ					

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CITY OF GREATER GERALDTON
TOWN PLANNING SCHEME No. 3 (GERALDTON)
(DISTRICT SCHEME)



LEGEND



HIGHWAY COMMERCIAL



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CLIENT: CHANTICA MIDWEST PTY LTD					
TITLE: PROPOSED ZONING LOTS 3, 59, 60, 61 & 64 PLACE ROAD, FIRST STREET & NORTH WEST COASTAL HIGHWAY, WONHELLA					
CERTIFICATE OF TITLE: VARIOUS	DATE LAST MODIFIED: 25/06/2014	REV:	DATE:	DETAILS:	BY: APPROVED:
DESIGNED: GMB	DRAWN: SD	APPROVED:	SCALE: 1:1000	@A4	

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PLAN: 14119-PZ

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1.0 INTRODUCTION

This amendment proposes to include the subject landholdings in the Highway Commercial zone in the City of Greater Geraldton Town Planning Scheme No 3. 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 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 Chantica Midwest Pty Ltd.

2.0 BACKGROUND

2.1 The Landholdings

The landholdings subject of the amendment comprises five (5) lots in a block between Place Road, North West Coastal Highway and First Street. The inclusion of additional lots in the amendment is at the request of the local authority.

A locality plan and aerial photograph are included at **Figure 1** and **Figure 2**.

The subject lots are -

- Lot 64 – CT 1530/596
- Lot 61 – CT 1183/883
- Lot 60 – CT 118/109A
- Lot 59 – CT 19/73A
- Lot 3 – CT 1659/796

The landholdings vary in lot sizes from 1012m² to 2460m² in area, are all developed and derive their primary frontage to North West Coastal Highway, First Street and Place Road respectively.

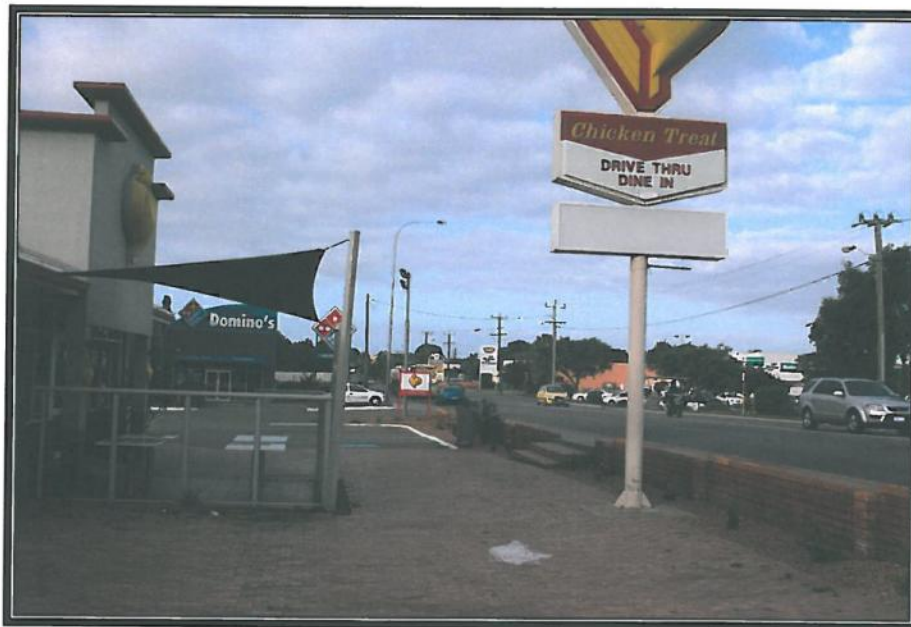
2.2 Locational Context

The subject land comprises multiple land uses which have all previously been approved under the provisions of the current Residential zoning. Lots 61 and 64 are developed for a range of commercial properties with tenants including fast food outlets/restaurants. Lots 59, 60 and 3 all contain single dwellings. There are a range of non-residential uses adjacent to the subject area along the highway alignment in Wonthella.

Directly opposite the subject land is a zone of light industry uses including service station, warehouse and showroom development, trade displays and other service industry uses. There are a range of non-residential uses both further north and south of the subject land. A zoning extract is attached at **Figure 3 TPS Extract**.

These uses are all commensurate with the intended strategic direction for the greater highway commercial precinct. Outside the subject land, First

Street is predominantly residential in character, both single and grouped housing development. There is residential development on the southern side of Place Road and service industry on the north side of Place Road.



***Existing Development Lots 61 and 64 and
North West Coastal Highway frontage***



***West side of North West Coastal Highway
(opposite subject land)
Developed for a range of commercial and service industry uses***



***North side Place Road (opposite subject land)
Developed for a range of commercial and service industry uses***

Lots directly adjoining the subject land are 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.



***First Street Residential Use
Including Lots 59 & 60 inc in subject land***

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**).

Lots 61 and 64 derive frontage to North West Coastal Highway. They share a single crossover which was subject to previous planning approvals and endorsed by Main Roads WA at development stage. Lots 3, 59 and 60 all have independent access to Place Road and First Street respectively.

In relation to future highway widening and upgrading requirements, indicative design 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.

Additional crossovers to North West Coastal Highway from individual lots will not be supported.

A development access plan has been prepared and included as an appendix to this application, to address future access arrangements. However, as the MRWA design for the future Highway alignment including any road widening and upgrading requirements in this precinct is in the planning phase only, definitive requirements cannot be documented fully as they may be subject to change during detailed design phase/s. The proposed scheme amendment will not jeopardise the planning phase currently in progress, or future detailed design phase.

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 Commercial Activity Centres Strategy by the City of

Greater Geraldton and Western Australian Planning Commission. 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 Greater Geraldton.

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 Greater Geraldton Commercial Activity Centres Strategy

The City of Greater Geraldton has prepared and adopted the 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 Commercial Activity Centres Strategy Extract** which includes the subject lot.

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

The subject properties are currently zoned Residential R12.5/40/50 in the town planning scheme. Portion of lot 61 and a minor portion of Lot 64 are also zoned District Distributor Roads, recognising possible future road widening requirements. However the final extent of road widening requirements and the impact on both lot/s is unknown at this time.

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

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 Commercial Activity Centres Strategy, provides further justification by clarification 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 as represented in the Commercial Activity Centres Strategy. This is to ensure consistency in development provisions for end uses.

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 shall accord with that plan.

An access plan has been included in this amendment application; however it will need to be updated at the time any additional detailed design work is undertaken by MRWA to inform road widening and upgrading requirements for the Highway.

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 Commercial Activity Centres Strategy, which more precisely defines the extent of the highway commercial precinct.

The proposed zone and accompanying provisions recognise the existing service commercial land use, and 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 North West Coastal Highway in the Wonthella locality.

Initiation of the scheme amendment is recommended.

FIGURE 1
LOCALITY PLAN



LOCALITY PLAN - Not to scale
SOURCE - GOOGLE MAPS



LOCATION PLAN - Not to scale
SOURCE - GOOGLE MAPS



LANDWEST
URBAN AND RURAL PLANNING CONSULTANTS

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CLIENT: CHANTICA MIDWEST PTY LTD				
TITLE: LOCATION PLAN LOTS 3, 59, 60, 61 & 64 PLACE ROAD, FIRST STREET & NORTH WEST COASTAL HIGHWAY, WONTHELLA				
CERTIFICATE OF TITLE: VARIOUS	DATE LAST MODIFIED: 25/06/2014	REV: DATE:	DETAILS:	BY: APPROVED:
DESIGNED: GMB	DRAWN: SD	APPROVED:	SCALE: NTS	@A4

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PLAN: **FIGURE 1**

City of Greater Geraldton Town Planning Scheme No 3 Amendment No 72
Prepared for Chantica Midwest Pty Ltd Project 14119
v1 June 2014

FIGURE 2
AERIAL PHOTOGRAPHY



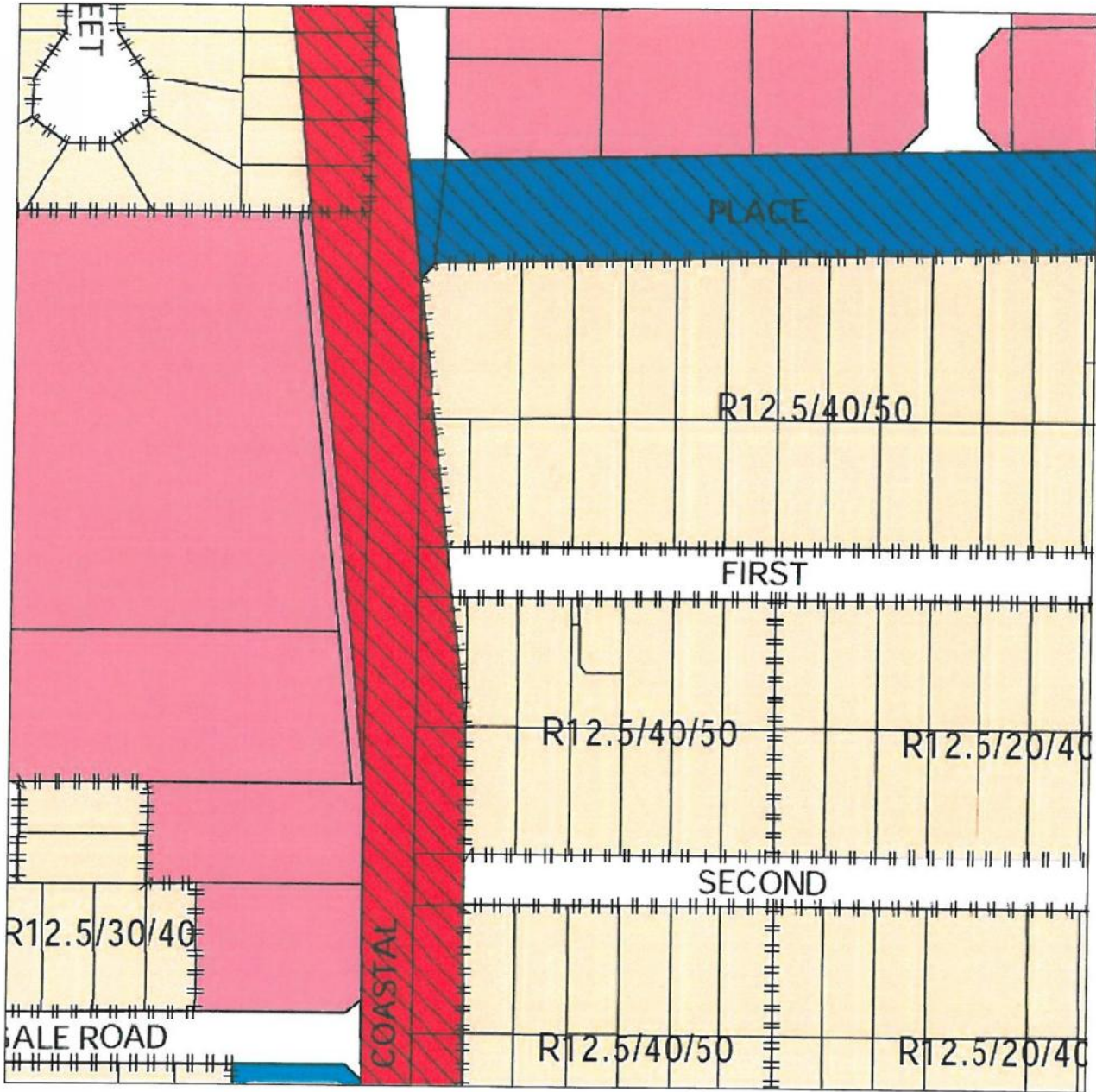
AERIAL PHOTOGRAPHY - Not to scale
SOURCE - LANDGATE 2013



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CLIENT: CHANTICA MIDWEST PTY LTD					
TITLE: AERIAL PHOTOGRAPHY PLAN LOTS 3, 59, 60, 61 & 63 PLACE ROAD, FIRST STREET NORTH WEST COASTAL HIGHWAY, WONTHELLA					
CERTIFICATE OF TITLE: VARIOUS	DATE LAST MODIFIED: 25/06/2014	REV:	DATE:	DETAILS:	BY:
DESIGNED: GMB	DRAWN: SD	APPROVED:	SCALE: NTS	@A4	
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FIGURE 3
CITY OF GERALDTON-GREENOUGH
TPS NO 3 (GERALDTON) EXTRACT



CITY OF GREATER GERALDTON
TOWN PLANNING SCHEME NO. 3
(DISTRICT SCHEME)

LEGEND

LOCAL SCHEME RESERVES

- COMMUNITY AND PUBLIC PURPOSES
- COMMUNITY AND PUBLIC PURPOSES IDENTIFIED AS FOLLOWS:
 - C CHURCH
 - M MEMORIAL
 - R RAILWAY
 - S SCHOOL
 - WC WATER CORPORATION
- DISTRICT DISTRIBUTOR ROAD
- LANDSCAPE AND COASTAL PROTECTION
- PRIMARY DISTRIBUTOR ROAD
- RECREATION

ZONES

- DEVELOPMENT
- RESIDENTIAL
- RESIDENTIAL DEVELOPMENT
- WEST END
- CENTRAL GERALDTON
- CITY CENTRE
- HIGHWAY COMMERCIAL
- LOCAL CENTRE
- MARINA
- MARINA
- SPECIAL USE

- SPECIAL USE (CONTAINS FOLLOWING):
 - CCP CARAVAN AND CHALLOTT PARK
 - CP CARAVAN PARK
 - CPORP CARAVAN PARK CHALLOTTS PARK HOME PARK
 - LV LITTLE YALGA
 - M MUSEUM
 - AN/CCP NEEDLEWOOD CARAVAN & DISCOTHECA
 - ER SUNSHINE STRAVER
 - V VAPOR
- INDUSTRY - GENERAL
- INDUSTRY - LIGHT
- INDUSTRY - PORT
- INDUSTRY - ELECTRONIC
- PORT

OTHER

- R20 R CODES
- ADDITIONAL USES
- RESTRICTED USES
- SCHEME BOUNDARY
- LOCAL GOVERNMENT BOUNDARY
- 1:1000000 - 1:100000
- SPECIAL DESIGN PRECINCTS



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CLIENT:	CHANTICA MIDWEST PTY LTD						
TITLE:	CITY OF GREATER GERALDTON TOWN PLANNING SCHEME No. 3 (DISTRICT SCHEME)						
CERTIFICATE OF TITLE:	VARIOUS	DATE LAST MODIFIED:	25/06/2014	REV:	DATE:	DETAILS:	BY:
DESIGNED:	GMB	DRAWN:	SD	APPROVED:		SCALE:	NTS @A4
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City of Greater Geraldton Town Planning Scheme No 3 Amendment No 72
Prepared for Chantica Midwest Pty Ltd Project 14119
v1 June 2014

FIGURE 4
EXISTING SERVICES PLAN



- - - - - - SUBJECT LAND
- W — W — - WATER MAIN
- S — S — - SEWER MAIN
- G — G — - GAS MAIN
- E — E — - UNDERGROUND POWER
- — — — — - OVERHEAD POWER
- - POWER POLE

Notes:
 1. All service information provided by relevant agencies and subject to on-site survey.

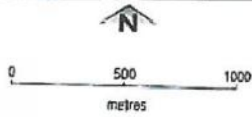


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CLIENT: CHANTICA MIDWEST PTY LTD							
TITLE: EXISTING SERVICES LOTS 3, 59, 60, 61 & 64 PLACE ROAD, FIRST STREET & NORTH WEST COASTAL HIGHWAY, WONTHELLA							
CERTIFICATE OF TITLE: VARIOUS	DATE LAST MODIFIED: 25/06/2014	REV:	DATE:	DETAILS:	BY:	APPROVED:	
DESIGNED: GMB	DRAWN: SD	APPROVED:		SCALE: 1:1000	@A4		
PLAN: FIGURE 3							

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FIGURE 5
GERALDTON REGIONAL CENTRE
STRATEGY EXTRACT.



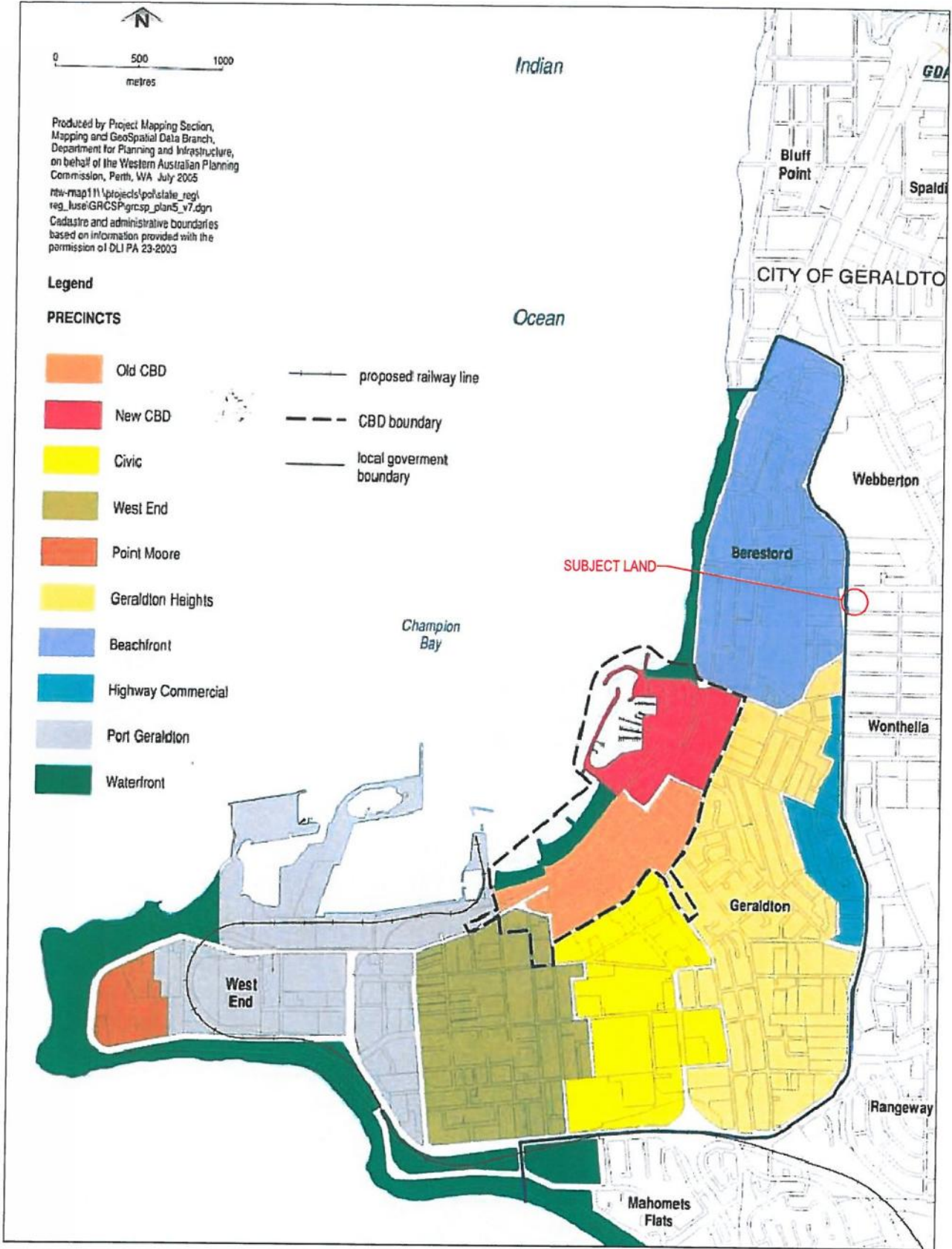
Produced by Project Mapping Section,
Mapping and GeoSpatial Data Branch,
Department for Planning and Infrastructure,
on behalf of the Western Australian Planning
Commission, Perth, WA July 2005
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reg_luse\GACSP\grcsp_plan5_v7.dgn
Cadastral and administrative boundaries
based on information provided with the
permission of DLI PA 23-2003

Legend

PRECINCTS

- Old CBD
- New CBD
- Civic
- West End
- Point Moore
- Geraldton Heights
- Beachfront
- Highway Commercial
- Port Geraldton
- Waterfront

- proposed railway line
- CBD boundary
- local government boundary

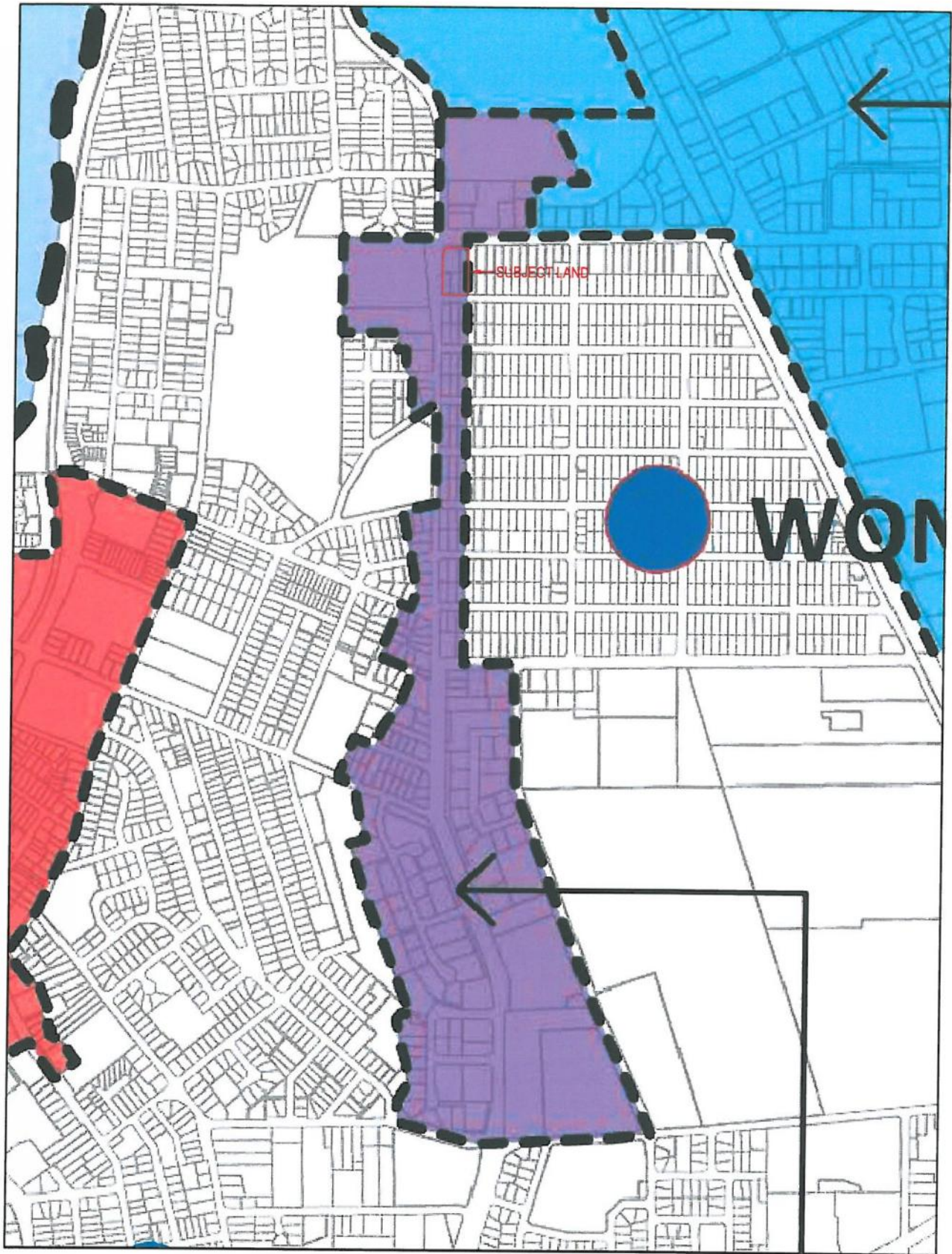


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CLIENT:	CHANTICA MIDWEST PTY LTD			REV:	DATE:	DETAILS:	BY:	APPROVED:
TITLE:	GERALDTON REGIONAL CENTRE STRATEGY EXTRACT							
CERTIFICATE OF TITLE:	N/A	DATE LAST MODIFIED:	25/06/2014					
DESIGNED:	GMB	DRAWN:	SD	APPROVED:		SCALE:	NTS	@A4
PLAN:							FIGURE 5	

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FIGURE 6
CITY OF GREATER GERALDTON
COMMERCIAL CENTRES STRATEGY EXTRACT



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CLIENT: CHANTICA MIDWEST PTY LTD					
TITLE: CITY OF GREATER GERALDTON COMMERCIAL CENTRES STRATEGY					
CERTIFICATE OF TITLE: N/A	DATE LAST MODIFIED: 25/06/2014	REV:	DATE:	DETAILS:	BY: APPROVED:
DESIGNED: GMB	DRAWN: SD	APPROVED:	SCALE: NTS	@A4	

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PLAN: FIGURE 6

FIGURE 7
ACCESS PLAN
(LANDWEST PLAN 14119-01; 270614)

64

MAX ANTRILL DRIVE

PLACE ROAD

EXISTING CROSSOVER LEFT IN /-
LEFT OUT ONLY TO BE MAINTAINED

EXISTING DEVELOPMENT

64

EXISTING CROSSOVER TO BE MAINTAINED.
FUTURE MOVEMENTS SUBJECT TO MRWA
ASSESSMENT AND KNOWN DESIGN
REQUIREMENTS AT THAT TIME

NORTH WEST COASTAL HIGHWAY

EXISTING
DEVELOPMENT

61

60

NO ADDITIONAL CROSSOVER TO
NORTH WEST COASTAL HIGHWAY
SUPPORTED OVER LOT 61.

FUTURE ROAD WIDENING
REQUIREMENTS SUBJECT TO MRWA
DESIGN WHEN FINAL DESIGN
REQUIREMENTS KNOWN (SEE NOTE 2)

EXISTING CROSSOVER TO FIRST
STREET. FUTURE MOVEMENTS
SUBJECT TO MRWA ASSESSMENT
AND KNOWN DESIGN REQUIREMENTS
AT THAT TIME (SEE NOTE 2)

FIRST STREET

4

3



NOTES

- Existing developments and carparking derived from aerial photography and existing development plan availability (limited).
- Information to inform preparation of access plan derived from MRWA Plan 201201-0014-C and consultation with MRWA Geraldton Regional Office June 2014. Plan use is indicative only. MRWA cannot confirm that current plans will represent final design or represent final upgrading/road widening requirements relevant to sections of the highway and/or individual lots.
- Any future development/redevelopment on lots subject to further detailed assessment at that time by MRWA, on referral from the local authority.



AERIAL PHOTOGRAPHY - Landgate 2013



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 Phone : (08) 9965 0550
 Fax : (08) 9965 0559

CLIENT: CHANTICA MIDWEST PTY LTD
 TITLE: DEVELOPMENT ACCESS PLAN
 LOTS 61 & 64 NORTH WEST COASTAL HIGHWAY
 WONTHELLA

CERTIFICATE OF TITLE: VARIOUS
 DATE LAST MODIFIED: 27/06/2014

REV: DATE: DETAILS: BY: APPROVED:

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SCALE: 1:500 @ A3

DESIGNED: GMB DRAWN: SD

PLAN: 14119-01