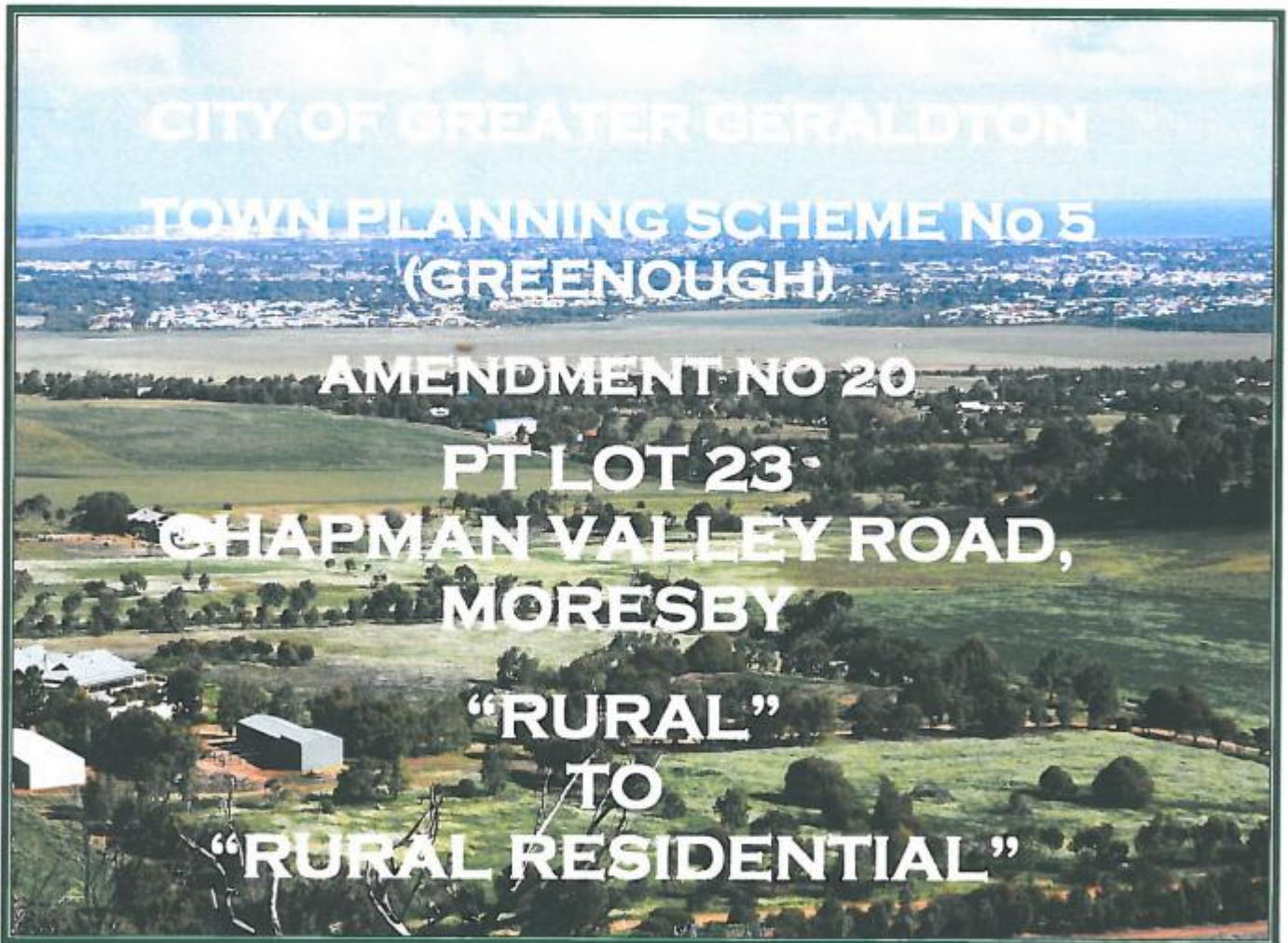




City of  
**Greater Geraldton**  
a vibrant future



**- JULY 2013 -**



**PLANNING AND DEVELOPMENT ACT 2005**

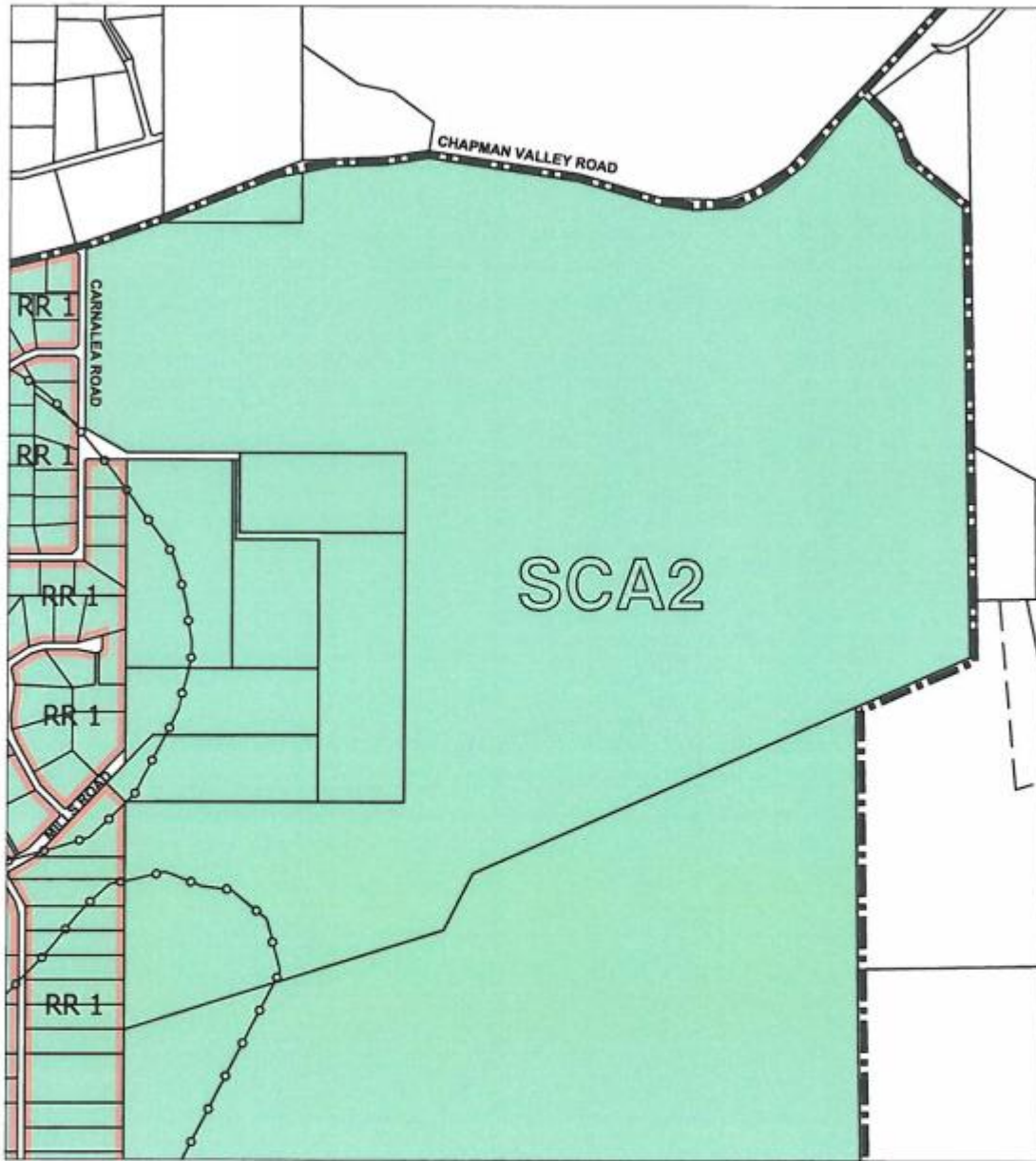
**CITY OF GREATER GERALDTON  
LOCAL PLANNING SCHEME NO. 5 (GREENOUGH)  
AMENDMENT NO. 20**

The City of Greater Geraldton under and by virtue of the powers conferred upon it in that behalf by the Planning and Development Act 2005 hereby amends the above local planning scheme by:




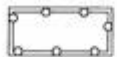
- a) Rezoning a portion of Lot 23 Chapman Valley Road, Moresby from 'Rural' to 'Rural Residential' (RR7);
- b) Amending the Scheme Maps accordingly; and
- c) Inserting the following into Schedule 11:


No.	Area	Additional Requirements for TPS No. 5
RR7	Portions of Lot 23 Chapman Valley Road, Moresby  shown on Scheme Map 3/12 as RR7	<ol style="list-style-type: none"> <li>1) Minimum lot sizes and subdivision within RR7 shall be in accordance with a structure plan endorsed by the Local Government and the Western Australian Planning Commission.</li> <li>2) Stocking rates shall not exceed Agriculture Western Australia's standards.</li> <li>3) As the zone comprises an area of high landscape value, at subdivision stage, a Detailed Area Plan shall be prepared for each proposed lot in accordance with an endorsed structure plan. The Detailed Area Plan shall address the following:               <ol style="list-style-type: none"> <li>(i) Identification of building envelopes and/or building exclusion areas;</li> <li>(ii) Siting, materials and finishes for development;</li> <li>(iii) Vegetation to provide for the visual screening of development; and</li> <li>(iv) Re-vegetation requirements.</li> </ol> </li> <li>4) A minimum of 3% of the lot area shall be re-vegetated, and thereafter maintained to the satisfaction of the Local Government, with a combination of trees, shrubs and ground covers consistent with the indigenous plant communities identified in the Geraldton Regional Flora and Vegetation Survey. The Local Government may accept a cash contribution in lieu of re-vegetation.</li> <li>5) No development or land use activity shall impede in any way the natural water flow along any creek line or water/drainage course.</li> </ol>

**CITY OF GREATER GERALDTON**  
**TOWN PLANNING SCHEME No. 5 (GREENOUGH)**  
**(DISTRICT SCHEME)**

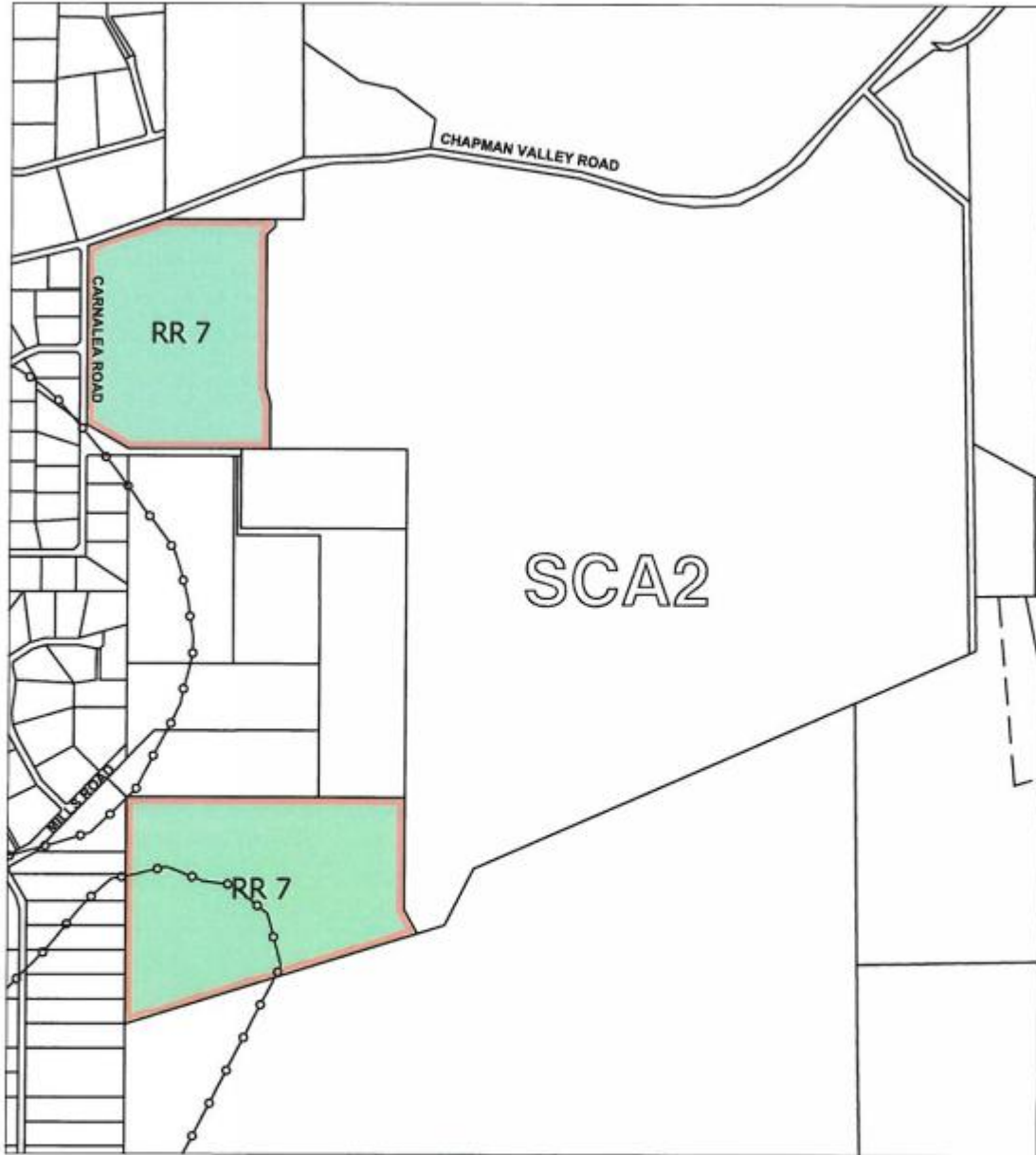


**LEGEND**

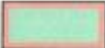

-  SCHEME BOUNDARY
-  RURAL
-  RURAL RESIDENTIAL
-  SCA2 - MORESBY RANGE LANDSCAPE  
(SEE SCHEME TEXT)


 <p>66 Chapman Road Geraldton WA 6530          PO BOX 1597 Geraldton WA 6531          Email : info@landwest.net.au          Phone : (08) 9965 0550          Fax : (08) 9965 0559</p>	CLIENT:	KEYWISE PTY LTD					
	TITLE:	EXISTING ZONING LOT 23 CHAPMAN VALLEY ROAD, MORESBY					
	CERTIFICATE OF TITLE:	DATE LAST MODIFIED:	25/07/2013	REV:	DATE:	DETAILS:	BY:
DESIGNED:	DRAWN:	SD	APPROVED:	SCALE:	1:20000	@A4	
* 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.						PLAN:	13110-EZ

**CITY OF GREATER GERALDTON**  
**TOWN PLANNING SCHEME No. 5 (GREENOUGH)**  
**(DISTRICT SCHEME)**



**LEGEND**

-  RURAL RESIDENTIAL
-  SCA2 - MORESBY RANGE LANDSCAPE  
(SEE SCHEME TEXT)

 <p>66 Chapman Road Geraldton WA 6530          PO BOX 1597 Geraldton WA 6531          Email : <a href="mailto:info@landwest.net.au">info@landwest.net.au</a>          Phone : (08) 9965 0550          Fax : (08) 9965 0559</p>	CLIENT:	KEYWISE PTY LTD							
	TITLE:	PROPOSED ZONING LOT 23 CHAPMAN VALLEY ROAD, MORESBY							
	CERTIFICATE OF TITLE:	DATE LAST MODIFIED:	25/07/2013		REV:	DATE:	DETAILS:	BY:	APPROVED:
	DESIGNED:	DRAWN:	SD	APPROVED:	SCALE:	1:20000		@ A4	
<small>* 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.</small>				PLAN:	13110-PZ				



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## 1.0 INTRODUCTION

This scheme amendment proposes to rezone two (2) portions of Lot 23 Chapman Valley Road, Moresby from the Rural zone to the Rural Residential zone, delineate an additional Rural Residential zone in Schedule 11 of City of Greater Geraldton Town Planning Scheme No 5, and apply specific provisions to the zone.

The amendment recognises the strategic planning environment in which the landholding is positioned, where it is identified as having increased development potential. The amendment will facilitate more intensive structure planning for the landholding, and the greater locality in which it is located, to ensure a co-ordinated approach to rural residential development.



## **2.0 THE LANDHOLDING**

### **2.1 Location**

The subject land, Lot 23 Chapman Valley Road, is located on the eastern periphery of the existing rural residential area in the locality of Moresby, approximately 6 km northeast of the Geraldton City Centre (See Figure 1).

The subject land is located in the Moresby Range and incorporates foot slopes, side slopes and flat top areas of the range. This Amendment relates only to the foot slopes on the western side of the Range, referred to in the report as the northern portion (adjoining Chapman Valley Road) and the southern portion (south east of Mills Road).

Lot 23 abuts the Shire of Chapman Valley along its eastern boundary, while along its northern boundary Chapman Valley Road also forms the boundary between the City of Greater Geraldton and Shire of Chapman Valley.

### **2.2 Legal Description**

The landholding is currently legally identified as Lot 23 on Plan 232393 and contained in Certificate of Title 2148/363. Certificate of Title is contained at Appendix 1.

The landholding will become known as Lot 302 on Deposited Plan 74691 when current boundary rationalisation proposal is finalised (see section 2.3). Deposited Plan 74691 is appended for reference.

The registered proprietor is Keywise Pty Ltd.

The northern boundary of the subject land is also the City of Greater-Geraldton local government boundary with Shire of Chapman Valley to the north.

### **2.3 Current proposal for boundary rationalisation**

Preliminary approval has been granted, and Deposited Plan 74691 prepared for a boundary rationalisation between Lot 23 and Lot 17 north of Chapman Valley Road. This will facilitate the excision of a lot of approximately 78ha containing the existing farmhouse and surrounding land in the eastern portion of the Lot 23, while ensuring that the balance portion of Lot 23 is incorporated into a lot of sufficient size to constitute a viable farming unit.

Final approval for the boundary rationalisation has not yet been sought.

This Amendment will facilitate rural residential subdivision of the small north-west and south-west portions of Lot 23 that are no longer used for agricultural purposes.



The possible incorporation of the balance portion of Lot 23 (excluding the proposed homestead lot and the land subject of this Amendment), along with land north of Chapman Valley Road, into a Moresby Range Regional Park is being investigated separately.

## **2.4 Adjoining Land Use and Development**

Land to the north and east of Lot 23 is located within the Moresby Range and is used for broad acre farming purposes. Landholdings further south of Lot 23 on the western side of the range are used for broad acre farming but have previously been rezoned to the 'Development' zone.

Along its western boundary, the subject land is adjacent to rural residential zone/s. Along the northern section, the western boundary abuts Carnalea Road and rural residential lots to 1ha minimum lot size. Along its southern section, the western boundary of the subject land directly abuts the rear of 'Rural Residential' lots down to a permitted 1ha minimum fronting Mills and Trant Roads.

Along its central section, the western boundary of the subject land abuts 'Rural' zoned lots of between 10 and 20 ha in size (Lots 56 to 59 between Mills and Carnalea Roads and Lot 55 Mills Road). The size and location of these lots renders them unsuitable for agricultural use. These lots are currently used for rural living use/s.

### 3.0 SITE DESCRIPTION

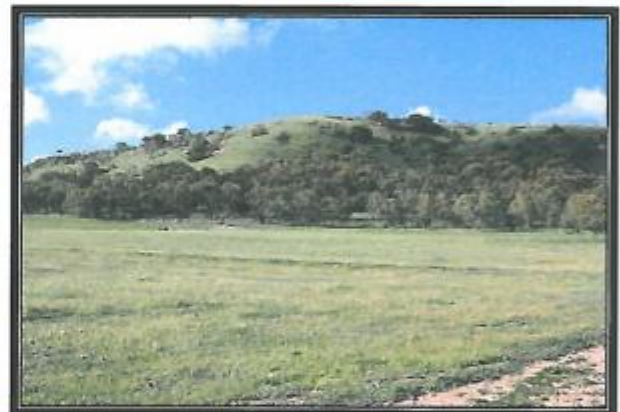
#### 3.1 Existing Land Use

The subject land has historically been used for broad acre farming purposes, a combination of cropping and grazing regimes. Agricultural use has been concentrated on the foot slopes and flat top areas of the land. Re-vegetation programs have been implemented on the side slopes.

More recently, the western foot slopes on the subject land, subject of this Amendment, have progressively been removed from agricultural use due to proximity to adjacent rural residential uses. This has been implemented to avoid land use conflicts between agricultural and rural residential uses, such as spray drift and straying animals.

The land contains no structures.

The aerial photograph at Figure 3 shows both portions of the subject land and adjoining lots.



*Re-vegetation programs on side slopes of the Moresby Range over Lot 23 and cleared foot slopes*

#### 3.2 Topography

The site sits within the Moresby Flat Topped Range foot slopes and comprises a number of low hills and rises. The land sits between approximately 92 metres and 125m AHD in the northern section of the subject land and between 85 and 120m AHD in the southern section. This represents a gentle incline of approximately 3.3 degrees west to east and 2.1 degrees southwest to west-north-west respectively. The contours are represented with the aerial photograph at Figure 3.

The soil type can be described generally as "sand plain" comprising yellow quartz sand and light brown soils over deeper limestone. In the south east corner of the southern section some sandy clay soils are evident.



Where extensive clearing has occurred historically, the sandier soils types generally present themselves as being capable for development, for both construction purposes and on-site effluent disposal.

Due to the natural incline, there is no expectation of substantial earthworks to cater for development other than for road alignments; however these are not expected to be substantial and there is not expected to be a significant net fill import.

Detailed geotechnical investigation will be required to adequately inform various matters at structure planning phase.



*Undulating Nature of  
Northern Portion of Pt Lot 23*

### 3.3 Vegetation

The land is fully cleared of all remnant vegetation as result of the previous agricultural land use. There are some plant communities along minor water courses. At the eastern boundary of the subject land, on the lower side slopes, there has been a comprehensive revegetation program implemented by the land owner.

The subject land was identified in the Geraldton Regional Flora and Vegetation Survey (March 2010) as having no plant communities due to being completely cleared.

The amendment provides the opportunity for revegetation initiatives at subdivision and development phases.



*Both northern and southern portions  
of Lot 23 are cleared of all  
remnant vegetation*

### 3.4 Water Resources

Due to soil type, most rainfall infiltrates the topsoil with minimal surface runoff occurring. Higher in the foot slopes, closer to the side slopes of the Moresby Range there is some runoff across the subject land where there are pockets of less permeable soils. These can be identified at Figure 3.

The topography lends itself to effective drainage, with natural grades of between 2 and 3.3%. It also reduces opportunity for runoff accumulation.

However, all stormwater will be required to be retained on site and the mechanisms to achieve this and detailed information on both groundwater resources and management of surface runoff will be considered in detail at structure planning phase via an appropriate Water Management Strategy and/or Management Plan.

### 3.5 Contamination – Agricultural/UXO/Acid Sulphate Soils

The land is not identified as having the potential for Acid Sulphate Soils. However where identified during detailed soil and geotechnical testing and reporting, appropriate management will be recommended.

Geotechnical investigation at structure planning phase will consider any potential soil contamination issues from historical agricultural activity, and recommendations for remediation, where there may be an impact on the proposed rural residential use. However there is low expectation of such contamination due to non-intensive form of agricultural production.

Historically land in the general vicinity of the subject was used by the Australian Defence forces for training and/or operational activities, and as a result there is a risk that surface or sub-surface may contain unexploded ordnance. At subdivision stage there may be a requirement for UXO Validation Survey to identify area/s for further investigation and /or action.



### **3.6 Service Infrastructure**

Existing service infrastructure is indicated at Figure 4. Aerial power infrastructure services traverse the subject land, and provide service to adjoining rural residential development. Significant upgrade and extension to the existing network capacity would be required to service additional rural residential development over the subject land. This may include additional infrastructure to the Waggrakine substation.

The subject land is not serviced with potable water, but reticulated mains are located at the periphery of the subject land in adjoining rural residential development. The Water Corporation advise that the provision of reticulated water to elevations higher than approximately 110mRL may require significant developer contribution to additional infrastructure and/or the provision of land for infrastructure. This may include (but is not limited to) a booster pump station and tank site of significant capacity. This would be determined at detailed structure planning phase in terms of location, and land requirements for same.

Telecommunications infrastructure is located both at local level in adjoining development areas, and at a regional level in Chapman Valley Road reserve (National Broadband Network). Installation of telecommunication infrastructure for the NBN to service new development can be readily achieved for the majority of the development area.

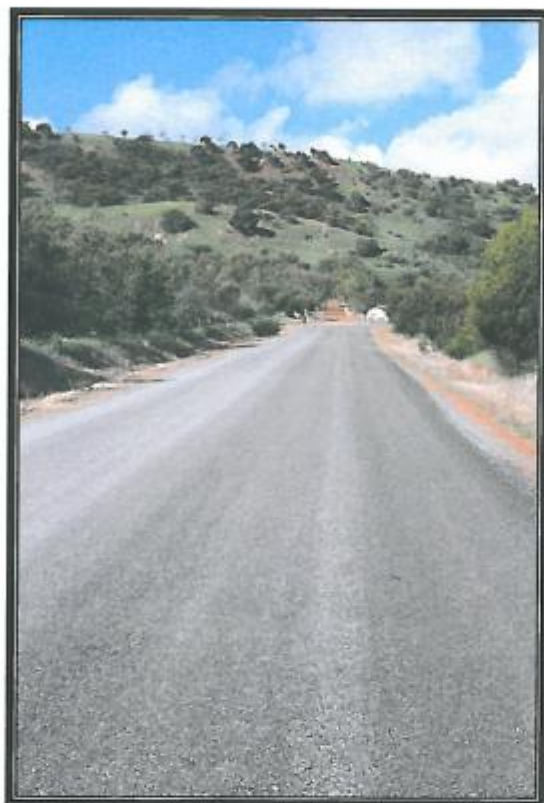
### **3.7 Existing Road Network**

The northern portion of the subject land abuts Carnalea Road, Hill Creek Road and Chapman Valley Road. Roads are sealed but unkerbed with drains as required. Restricted access to Chapman Valley Road is expected.

The southern section of the landholding does not have direct road frontage. The expectation is that connection to the existing road network can be achieved to Mills Road, subject to detailed structure planning and landowner agreement.

At structure planning stage, detailed traffic planning will be required to determine the width of all proposed road reserves according to expected road function and in some cases, multiple user groups, and whether the roads are defined as local and/or of regional significance. Traffic planning will also address the impact of and management of the proposed development on the existing road network, and potential for upgrading requirements.

Rural residential roads are expected to be similar standard to those existing in adjoining areas, with some traffic management implemented at intersections with the existing road network, for seamless transition.



*Carnalea  
Road  
Construction  
Sealed  
Standard*

### 3.8 Visual Amenity

The subject land is located in a unique physical setting, in the foot slopes of the Moresby Flat Topped Range. The Moresby Range forms a significant and important backdrop to the Greater Geraldton urban area. Sections of the foot slopes in which the subject land sits, are highly visible in the view of the ranges from a number of places. Other portions are only visible in their immediate vicinity.

Preservation of the visual amenity of the western foot slopes is an important consideration in design phase of development, especially for high visibility areas and their incorporation into strategic view corridors. A number of strategic documents assist in defining and managing this, including the Moresby Range Management Plan, and the Special Control Area contained in the local planning scheme, both of which are addressed in detail in section 4 of this report.



It should be noted that portions of the subject land are also afforded significant views to the Geraldton urban area, coast, and other sections of the Moresby Range. Access to views can have a significant impact on demand for development for more intensive rural-residential development.



*Portions of Lot 23  
are afforded  
views across  
the greater  
Geraldton urban  
area to the  
south west and  
north west.*



## 4.0 STATUTORY PLANNING CONSIDERATIONS

There are several state government planning policies and documents which guide rural land use planning in Western Australia in general and Greater Geraldton in particular.

### 4.1 State Planning Strategy

*The State Planning Strategy (1997)* is the overarching document guiding land use planning in Western Australia. It specifies a wide range of guiding principles, strategies and actions. These actions include:

- formalising the establishment and management of regional parks (Environmental Principle);
- ensuring that rural residential development is not permitted in areas of agricultural significance (Environmental Principle);
- considering landscape values when assessing proposed developments near national parks and other scenic areas (Environmental Principle);
- avoiding the fragmentation of land by ensuring that rural residential subdivision is restricted on land likely to be required for urban purposes within 30 years (Infrastructure Principle); and
- ensuring policies provide a presumption in favour of consolidating settlements (Infrastructure Principle).

This Amendment is consistent with the above actions, as it provides for rural residential subdivision of land in close proximity to the Geraldton urban area, which is not suitable for ongoing agricultural use and which is unlikely to be required for urban purposes within the longer term. The Amendment is cognisant of landscape values and avoids rezoning of the side slopes of the Moresby Range to protect visually prominent areas from subdivision and development.

### 4.2 State Planning Policies

#### 4.2.1 SPP No. 2 Environmental and Natural Resources Policy

State Planning Policy No. 2 is a broad policy addressing environmental and natural resource issues. The policy contains a wide range of policy measures across areas such as water resources, air quality, soil and land quality, biodiversity, agricultural land and landscapes. Those most relevant to consideration of this Amendment include:

- actively seeking opportunities for improved environmental outcomes including support for development which provides for environmental restoration or development;
- having regard to the capability of land to accommodate different land uses and developments, including erosion hazard, absorptive capacity of soils and slope stability;
- protecting and enhancing areas of agricultural significance; and
- identifying and safeguarding landscapes of aesthetic value to the community and in such areas, incorporating appropriate planning and building design and siting criteria



to ensure that new development is consistent and sensitive to the character and quality of the landscape.

This Amendment is consistent with the above requirements. As demonstrated in Part 3 and Section 6.3.5 of this report, the portions of the land proposed to be rezoned by this Amendment has good capability for rural residential subdivision and development. The area subject of the Amendment is not of agricultural significance. By limiting rural residential subdivision and development to the foot slopes of the Moresby Range, the Amendment will safeguard the landscape values of the area and is consistent with recommendations of the Moresby Range Management Strategy and Moresby Range Management Plan.

#### **4.2.2 SPP No. 2.5 Agriculture and Rural Land Use Policy**

Objectives of State Planning Policy 2.5 most relevant to consideration of this Amendment include:

- protecting agricultural land uses wherever possible by discouraging land uses unrelated to agriculture from locating on agricultural land;
- planning and providing for rural settlement where it can benefit and support existing communities and have access to appropriate community services and infrastructure;
- minimising the potential for land use conflict by providing adequate separation distance between potential conflicting land uses, and by avoiding locating new rural settlements in areas that are likely to create conflict with established or proposed agricultural priority areas; and
- carefully managing natural resources by discouraging development and/or subdivision that may result in land or environmental degradation.

This Amendment is similarly consistent with these policy objectives. The land subject of the Amendment is not suitable for agriculture and has been identified for rural residential use in the Moresby Range Management Plan. The land is well located, directly adjacent to existing rural residential areas and in close proximity to the services, facilities and employment opportunities of the Geraldton urban area. The side slopes of the Moresby Range will provide appropriate separation between the proposed rural residential development and agricultural use further east on the balance of the subject land. Further, this report demonstrates that the land has good capability for rural residential subdivision and development.

The policy also specifies a range of Scheme provisions that should apply to rural residential development, including:

- a lot size ranging from 1 to 4 ha depending on local conditions;
- mandatory provision of a reticulated potable water supply;
- requirement for a subdivisional guide plan;
- identification of land management controls and environmental repair requirements;



- identification of a building envelope or building exclusion area on each lot;
- control over the location of development so that it does not significantly detract from any scenic landscape and/or conservation attributes;
- road design to allow for safe egress in the event of an emergency; and
- preparation and implementation of bushfire management plans.

Where these requirements are not already addressed by provisions of Local Planning Scheme No. 5, the structure planning process (including structure plans and subsequent detailed area plans) provides the opportunity for applying specific requirements relating to the subject land. .

#### **4.2.3 SPP No. 3 Urban Growth and Settlement**

State Planning Policy No. 3 sets out policy measures and requirements to create sustainable communities. The policy notes that rural residential living is an important component of the settlement pattern in rural areas of the state and that rural residential development provides for lifestyle choice. It identifies the need to locate and design rural residential settlements in a sustainable way which is integrated with the overall pattern of settlement.

The policy indicates that planning for rural residential development should:

- avoid productive agricultural land, important natural resources and areas of high bush fire risk or environmental sensitivity;
- avoid future urban areas or areas particularly suitable for urban development in terms of their characteristics and proximity to urban services;
- give preference to locations near existing settlements with available services and facilities in order to support the local community and avoid locations where services are not available or costly extensions are necessary;
- minimise potential for conflict with incompatible activities associated with productive rural uses or natural resource management;
- only include locations which are suitable for this type of development, such as land which is topographically varied, visually attractive and with distinctive environmental attributes or otherwise has potential for lifestyle pursuits; and
- take a realistic approach by allocating land based on forecast estimates of demand for rural living, not on the speculative development of land.

This Amendment is consistent with these policy requirements. The land subject of the Amendment is not suitable for agriculture and the side slopes of the Moresby Range will provide appropriate separation between the proposed rural residential development and agricultural use further east on the balance of the subject land. The land will not be required for future urban use; rather it has been identified for rural residential use in the Moresby Range Management Plan. The land is located directly adjacent to an existing rural residential area and in close proximity to all the services, facilities and employment



opportunities of the Geraldton urban area. Enjoying excellent views of the Moresby Range, Geraldton and the coast, the land is ideally suited to a rural residential lifestyle.

#### **4.2.4 SPP No. 3.4 Natural Hazards and Disasters**

State Planning Policy No. 3.4 indicates that schemes, structure plans, subdivisions and development should have regard to natural elements that may combine to create hazard, including geology, soils, slopes, landforms, hydrology and vegetation cover.

With respect to landslides and other land movements, the policy indicates that if development is proposed in areas that may be at risk of landslide (generally, steep slopes of approximately 15% or greater), additional geotechnical investigations may be required, or specific measures taken in the construction of buildings. As this Amendment relates only to the western foot slopes of the Moresby Range, the land subject of this amendment does not include any land with a slope of 15% or greater.

### **4.3 Regional Planning**

#### **4.3.1 Draft Mid West Regional Planning & Infrastructure Framework**

The Draft Mid West Regional Planning & Infrastructure Framework was released in November 2011. The document sets out a regional planning approach for the Mid West region and identifies regional infrastructure requirements.

The document sets the following vision for the Mid West Region:

- to be a significant region in Western Australia in which to live, work and invest;
- to continue to support vibrant communities that will play a vital role in developing the region as an economic hub and protect its significant environmental attributes while enhancing liveability and promoting diverse employment opportunities; and
- to develop as a strategic region in the State through the collaborative efforts of its three sub-regions.

The document indicates that in 2009, the Gross Value of Regional Production in the Mid West was estimated at \$4.5 billion, of which the mining sector contributed 52%. The document notes that the Mid West region's role in the world's resources market is projected to increase significantly and that is therefore anticipated that the level of economic activity within the region will lead to an increase in population and commercial activity. The document also notes that the population growth rate is likely to vary depending on the level of economic investment and timeframe for the investment expenditure.

Overall, the document confirms the potential for significant population growth for Greater Geraldton over an extended period. This Amendment will assist in providing for this anticipated growth by the provision of well located rural residential land in close proximity to the Geraldton urban area.



#### **4.3.2 Mid-West Country Land Development Program Review 2006**

The Western Australian Planning Commission's Mid-West Country Land Development Program Review 2006 assessed development prospects and requirements as anticipated at that time. The report was published in June 2007.

At the time of writing of the report, a number of resource projects were either entering start up production phase or under consideration in the region. It was anticipated that Greater Geraldton would service a significant component of the worker and indirect populations generated by these developments.

November 2011 Australian Bureau of Statistics information indicates the rapid growth of Geraldton since 2007: the Estimated Resident Population for the (then) City of Geraldton – Greenough increased from 35 049 in 2006 to 38 508 in 2010. This represents a gain of almost 3500 people over four years, an average growth rate of 2.4% per annum (approximately twice the national average).

Although the report focussed primarily on residential land the amendment will assist in providing for anticipated population growth by the provision of rural residential land.

#### **4.3.3 Geraldton Region Plan**

The WAPC's Geraldton Region Plan (1999) is a regional plan guiding development throughout the wider Geraldton Region, from the Shire of Northampton in the north to the Shire of Irwin in the south. More detailed guidance for Geraldton and immediately surrounding areas was provided in the Greater Geraldton Structure Plan (1999), a component of the Geraldton Region Plan.

Although the lack of cadastre makes it uncertain, all or nearly all of the subject land was identified as Rural on the Greater Geraldton Structure Plan (1999), with land immediately to the west (possibly including a small portion of the subject land) identified as Rural Residential. This has been modified in the Greater Geraldton Structure Plan Update 2011 (see section 4.3.5 below).

The Greater Geraldton Structure Plan (1999) also identified most of the subject land as being within the Moresby Range.

#### **4.3.4 Greater Geraldton Structure Plan Update 2011**

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 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 western portion of the subject land is identified within a Development Investigation Area 3 on the Greater Geraldton Structure Plan 2011. The amendment generally follows the boundary in the Plan Update. An extract of the region plan update is included at Figure 5.

Development Investigation Area 3 comprises rural land west of the Moresby Range. The document indicates that it will be considered for future intensification, with the relative proximity of the southern portion (which includes the subject land) to Central Geraldton with good road networks being a significant consideration in determining the most appropriate level of intensification.

The document notes that general farming is the predominant land use in the Development Investigation Area and that most of the land is extensively cleared. It also notes that the surrounding area is of significant visual landscape value and it is essential that the interface between any future development and the Moresby Range is considered.

The document indicates that Scheme Amendments within the Development Investigation Area may be subject to environmental studies and plans, including the Geraldton Regional Flora and Vegetation Survey and Moresby Range Management Strategy, and that depending on the sensitivity of the proposed land use, an Amendment may require environmental assessment by the Environmental Protection Authority.

The Moresby Range Management Strategy and the Geraldton Regional Flora and Vegetation Survey are considered in Sections 4.3.5 and 4.3.7 of this Amendment Report respectively.

It is noteworthy that the document also indicates that the expense of servicing other areas identified as Rural Living or Future Rural Living may constrain their timely development. For example, the absence of a reticulated water supply is identified as a major issue for some other proposed rural living areas, with relatively low rainfall and uncertain groundwater supplies. The subject of this Amendment is not subject to such constraints given its location adjacent to existing rural residential development and the availability of infrastructure including reticulated water.

#### **4.3.5 Moresby Range Management Strategy**

The Western Australian Planning Commission's Moresby Range Management Strategy (August 2009), a recommendation of the 1999 Geraldton Region Plan, addresses land in and around the Moresby Range, from Isseka in the north and Nabawa in the east to the Geraldton – Mount Magnet Road in the south.

The objectives of the strategy are to:



- protect, conserve and enhance the natural values of the range;
- protect the indigenous and non-indigenous cultural values;
- improve public access and recreation opportunities;
- manage the risk of erosion and bushfires; and
- ensure a consistent and coordinated policy approach by local and state government to planning decisions.

The strategy contains a wide range of recommendations. Among those most relevant to consideration of this Amendment are:

- ensuring that land uses and infrastructure are sited and designed to complement the landscape qualities of the range and reduce their overall impact;
- ensuring that buildings, structures and public or private roads are sited and designed to have minimal impact on views of the range and reflect surrounding character, with reference to the manual Visual Landscape Planning in Western Australia;
- minimising more intensive land use and development on the flat tops and side slopes and in key view corridors that have the potential to be clearly seen and that would adversely affect the landscape values of the view;
- supporting land use and development proposals abutting areas of high landscape significance where it can be demonstrated that the land use and/or development will not adversely affect views of the range and that it enhances opportunities for people to enjoy views of or from the range, or experience the range in some other way;
- minimising development in key view corridors and travel route corridors and advocating the siting and design of buildings and structures to have minimum possible impact on key view corridors and from travel routes (with particular attention paid to location, orientation and screening of large sheds); and
- ensuring that future land use or development maintains the landscape value of the foreground when viewed from major travel routes, and that revegetation and landscaping along and near major travel routes does not affect views of the range from these routes.

The Strategy identifies a Detailed Investigation Area over the portion of the range nearest to Geraldton and subject to the greatest development pressure. The Detailed Investigation Area includes much of the subject land. However, the most south-western portion of Lot 23 is not within the Detailed Investigation Area and hence is not identified as being in the foot slopes of the Moresby Range.

A key recommendation of the strategy is the development of a management plan over this Detailed Investigation Area to more clearly define the objectives and recommendations of the strategy as they relate to that area. The resultant Moresby Range Management Plan is addressed in Section 4.3.6 of this Amendment report below.



Map 5 of the strategy identifies scattered remnant vegetation on a portion of Lot 23, but this is outside the area subject of this Amendment and is generally located on the side slopes of the Moresby Range.

Map 6 of the strategy identifies a key view corridor over the northern portion of the land subject of this Amendment, being a view south-southeast from Chapman Valley Road along the foot slopes of the Range. Map 6 also identifies the need for a trail link between the flat top area of Lot 23 and the Chapman River to the southwest, but this trail link is outside the portion of Lot 23 subject of this Amendment.

Map 7 of the strategy identifies Chapman Valley Road, abutting the subject land on the north, as a travel route corridor within the Moresby Range. Map 7 identifies the side slopes on Lot 23 as having natural landscape significance, while the portion of the lot subject of this Amendment is identified as having general character.

Map 8 of the strategy is a basic strategy plan for the Detailed Investigation Area. Map 8 identifies the portion of the subject land west of the side slopes of the range as having possible development potential subject to public access to the range. Most of the side slopes on Lot 23 are identified as a revegetation area. The map shows Lot 23 as being within a Moresby Range access and activity node. In addition to the trail link identified on Map 7, it also shows the need for a trail link across the northern portion of land subject of this Amendment between Chapman Valley Road and the flat top area in the centre of Lot 23. The flat top area and adjacent side slopes in the northern portion of Lot 23 nearest Chapman Valley Road is shown as a priority area for public recreation.

This Amendment is consistent with the abovementioned recommendations of the strategy, in that it avoids development on the side slopes of the range, which is the most prominent and visually sensitive part of Lot 23. Lot sizes, careful subdivision design and siting of building envelopes will minimise the visual impact of development in key view corridors and as seen from the Geraldton urban area and adjoining road network. Additional provisions may be imposed at structure plan stage or in detailed area plans to ensure that the form, style and materials of buildings are consistent with the rural character and do not detract from the landscape values of the site.

Structure planning for future rural residential subdivision can allow for the provision of public access to the side slopes and flat top area on Lot 23 shown as a priority recreation area in the strategy.

Moreover, as outlined in the following section, this Amendment is consistent with the more detailed Moresby Range Management Plan, prepared in accordance with a recommendation of the strategy.



#### 4.3.6 Moresby Range Management Plan

The Moresby Range Management Plan, prepared for the City of Greater Geraldton and the Shire of Chapman Valley, was endorsed in 2010. The Management Plan fulfils a recommendation of the Moresby Range Management Strategy and provides more detailed guidance over the portion of the Moresby Range nearest Geraldton, between the Buller and Chapman Rivers.

The Management Plan's vision for the Moresby Range is to create a park that is underpinned by the idea of people finding new ways to interact with the landscape.

The Management Plan identifies a Range Precinct, predominantly encompassing the flat tops and side slopes of the Moresby Range and notes a general consensus that in the long term the Range Precinct should be in public ownership to allow the landscape to be developed in various ways and provide for more access opportunities for a diverse range of activities. Much of the balance portion of Lot 23 east of the portion subject of this Amendment is included within the Range Precinct.

The document specifies the following visual management objective for urban areas west of the Range Precinct:

*There should be "best practice siting and design" with the specific objectives that the highly urbanised centre of the City should be "prominent", and that closer to the Range urban development should become "blended" with the physical environment. Measures to be implemented to achieve this may include:*

- *preventing development up the faces of the Range;*
- *limiting the density of urban development on the foothills; and*
- *making extensive provisions to improve the visual amenity of urban development in the foothills through planting of tree screens, revegetation of creek lines etc.*

Figure 4.1 of the Management Plan divides land west of the Range Precinct into a number of small precincts for the purpose of land use and subdivision recommendations. The northern portion of the land subject of this Amendment comprises Precinct 10, while the southern portion of the land subject of this Amendment, along with land to the north and south, is contained within Precinct 13. This Figure identifies Precincts 10 and 13 as a high visibility area with larger lots, typically 2ha to 4ha. However the report identifies that in the lower and western portions of these precincts, where there is limited or no visual concerns, there is opportunity to reduce the lot size to 1ha.

Figure 4.3 of the Management Plan indicates the degree of visibility from the city of areas of the Range and foothills. The degree of visibility varies across the land subject of this Amendment.



With respect to urban development west of the range, the Management Plan notes that this will generally range from 1 to 4 ha lot sizes. For areas of higher visibility (including Precincts 10 and 13), the document indicates that larger lots in the range of 2 to 4 ha should be developed, while in areas of lower visibility, smaller lots of 1 ha or above should be developed. Notwithstanding this, it should be noted that some portions of the land subject of this Amendment are shown on Figure 4.3 as having low visibility from the city.

The Management Plan identifies five broad objectives for managing the transition in urban form between the city and the Range:

- ensuring that the ecological dynamics of the landscape are protected and enhanced;
- placing larger lots closer to the Range Precinct and in areas of high visibility;
- ensuring that the transport network minimises trip distances, allows for walking, bicycling and other forms of transport, provides easy linkages to commonly used facilities and the Range, and provides the basis for strategic tree plantings and ecological linkages between the foothills and the Range;
- creating a visually smooth transition from the obvious dominance of buildings in the centre of the city to the bushy and green appearance of the range; and
- ensuring that buildings fit in with the landscape and create the overall impression that buildings become more sensitive and integrated into the landscape the closer the observer is to the Range.

More detailed recommendations indicate how each of these broad objectives may be met.

The Management Plan recommends that, to preserve the visual amenity of the foothills, improve access and facilitate development, it is proposed that a multiple use Foothills Road be constructed along the western foothills linking Woorree with Falls Park Estate. The Foothills Road generally follows the eastern boundary of the southern portion of land subject of this Amendment, then links to and includes Carnalea Road along the west of the northern portion of land subject of this Amendment. The Management Plan indicates that the Foothills Road will require a sufficiently sized reserve to accommodate vehicle traffic, a separate cycling/walking trail and a horse trail.

The Management Plan recommends that, as a condition of subdivision, that walk-trail links are provided from within the developments to the Foothills Road and then into appropriate locations within the Range Precinct. It also recommends a rest/staging area, for car parking and commencing/ending horse rides, to the northeast of the Foothills Road, adjacent to Precinct 10.

Table 4.1 of the Management Plan provides design guidelines for subdivision of land west of the range. These include:



- In urban areas close to the city and in adjoining existing development it is proposed that lots down to 1 ha will present roughly the same density of housing as is currently found in existing outer urban areas. Close to the Foothills Road and the possible Park, lots should typically be 2ha - 4ha in size decreasing to 1ha-2ha in size in the mid zone between the Foothills Road and the existing urban areas.
- Generally orientate the roads and blocks of future developments on the north/south contour line axis to create the opportunity for tree plantings along the boundaries and access roads. This will provide a staggered series of tree lines across the foothills which, from distant vantage points, will merge and create the appearance of extensive tree cover spreading across the foothills. Curvilinear suburb design is not supported because it creates visual gaps in tree screens due to the random alignment of the roads and the lots.
- Figure 4.1 provides a general summary of areas of high visibility compared to areas of lower visibility, based on the information shown in Figure 4.3. Areas shown as low visibility could typically have lots with a minimum size of 1 ha; those shown as high visibility would have lots starting at 2 ha and going up to 4 ha adjoining to the proposed Park boundary.
- Ensure there is at least 30% vegetation cover on lots with the plantings along boundaries, roads, building envelopes and high points in the landscape with the overall objective of creating the impression that the landscape is continuously well vegetated when viewed from distant locations
- Cluster buildings on larger lots within strategically located building envelopes situated as far as possible down the side slopes of the Range.
- Ensure buildings are low in the local landscape to minimise visual impact on skylines.
- Avoid siting buildings on or immediately adjacent to, unique landforms (e.g. rocky outcrops, stream lines, saddle points, ridge lines).

The Management Plan also recommends the preparation of design guidelines at time of subdivision and/or development.

With specific reference to Precinct 10 (the northern portion of the land subject of this Amendment), the Management Plan recommends provision for limited subdivision immediately south of Chapman Valley Road. It states that the area of lower visibility immediately on the southern side of Chapman Valley Road is appropriate for subdivision into lots ranging between 2 to 4 ha, with larger lots close to the Chapman Valley and Foothills Road and smaller lots closer to the existing urban development. It indicates that development of this area will require close attention to the landscaping so that it creates the appearance of presenting a well vegetated and a low key entrance to the pass through the Range along Chapman Valley Road.



This Amendment is consistent with the Moresby Range Management Plan, in that it proposes Rural Residential zoning over land identified in Precincts 10 and 13 of the Plan as having potential for subdivision for a range of lots sizes in accordance with the vision. The various recommendations of the Management Plan with respect to subdivision layout, siting of buildings and design guidelines can be implemented through the structure planning process, and detailed area plans if required.

#### **4.3.7 Geraldton Regional Flora and Vegetation Survey**

The Western Australian Planning Commission's Geraldton Regional Flora and Vegetation Survey (March 2010) aims to provide a regional context for land use planning and environmental impact assessment of proposals affecting native vegetation in the Geraldton region.

The majority of Lot 23 lies outside of the survey's study area. However, on that portion of the subject land within the study area, no plant communities are identified as the area was historically completely cleared for farming.

#### **4.4 City of Greater Geraldton Local Planning Scheme No. 5 (Greenough)**

The subject land is zoned Rural in the City's Local Planning Scheme No. 5 (Greenough). The majority of the land subject of this Amendment is also included in Special Control Area No. 2 (Moresby Range Landscape). Only the southernmost portion of the land subject of this Amendment lies outside of the Special Control Area.

##### **4.4.1 Scheme Aims**

The aims of the Scheme include:

- to assist the effective implementation of regional plans and policies including the State Planning Strategy;
- to ensure there is sufficient supply of serviced and suitable land for housing, employment, commercial activities, community facilities, recreation and open space;
- to provide for housing choice and variety with a community identity and high levels of amenity
- to promote the sustainable use of rural land for agricultural purposes whilst accommodating other rural activities;
- to protect and enhance the environmental values and natural resources of the Scheme area and to promote ecologically sustainable land use and development; and
- to safeguard and enhance the character and amenity of the built and natural environment of the Scheme area.

#### **4.4.2 Current zoning: Rural**

The objective of the Rural zone is to provide for extensive agricultural uses which contribute to the general wellbeing of the region and state and which are compatible with the capability of the land.

In considering applications for planning approval in the zone, the City is to have regard to the need to:

- protect the economic viability of the rural land use generally;
- preserve the rural character and a rural appearance of the area;
- ensure that the existing standard of roads, water and electricity supply and other services is sufficient for the additional demands that the proposed development would create; and
- consider the existence of basic raw materials and the impact of the proposal on existing and potential extractive operations in the area.

Only one dwelling per lot is allowed within the Rural zone.

For the reasons set out in Part 6 of this Amendment Report, it is contended that Rural Residential is a more appropriate zone for the western foot slopes of Lot 23.

#### **4.4.3 Moresby Range Landscape Special Control Area**

The purpose of the Special Control Area is to:

- conserve the landscape values of the Moresby Range;
- avoid development that would negatively impact on the landscape values and qualities of the area;
- ensure that landscape and aesthetic considerations are taken into account in preparing amendments to the Scheme and in assessing subdivision and development applications; and
- ensure that any development takes place in such a manner so as to conserve the visual qualities of the area.

All development, including construction of extension to a Single House requires planning approval.

The Scheme sets out relevant considerations that the City is to have when considering any rezoning request, subdivision or development application.



The first consideration is that there is a presumption against rezoning of land within the Moresby Range Special Control Area for more intensive land uses unless identified in strategic documents endorsed by the Council or the Western Australian Planning Commission. The Amendment is consistent with the Moresby Range Management Strategy and Moresby Range Management Plan which enables contemplation of the proposed scheme amendment.

Subdivision to create additional development/land use potential will generally be supported only where the land is appropriately zoned and in accordance with an approved structure plan.

The Scheme indicates that development applications within the Special Control Area should not be approved where the development may result in reduction of environmental and visual landscape quality. Strong vegetation clearing controls apply within the Special Control Area.

In determining applications for planning approval, the City may require modifications or impose conditions regarding:

- the siting, design and layout of development;
- materials and finishes used in development;
- protection of remnant native vegetation or revegetation;
- installation and maintenance of screening vegetation; and
- erosion control.

This Amendment will not alter the Special Control Area designation over the majority of the subject land. Many of the objectives and strategies will be replicated in specific scheme provisions.

#### **4.4.4 Proposed zoning: Rural Residential**

The objective of the Rural Residential zone is to provide for the use of the land for residential purposes in a rural setting for an alternative rural residential lifestyle while preserving the amenity of such areas, ensuring landscape protection and conservation, and controlling land use impacts.

In Clauses 5.14.1 to 5.14.19, the Scheme sets out specific provisions relating to all land within the Rural Residential zone. For each Rural Residential zoned area, Schedule 11 sets out requirements particular to that area, as well as any modification of other Scheme requirements.

The general requirements in Part 5 of the Scheme include provisions addressing stormwater management, effluent disposal, clearing controls, bushfire hazard and siting of development. The provisions indicate that lot sizes shall generally be between 1 ha and 4 ha or in accordance with the sizes indicated in Schedule 11.

Amendments to zone land Rural Residential will be considered in the context of the Local Planning Strategy and Local Rural Strategy and shall address:

- the protection of water resources as outlined in Clause 5.13 of the Scheme;
- the identification of management techniques to reduce existing or potential soil erosion problems; and
- preparation of a detailed fire protection strategy (in accordance with WAPC DC 3.7 and Planning for Bush Fire Protection) which makes provision for firebreaks, fuel reduced areas around buildings, fire vehicle access, fire hydrants or pipe stands and tanks, and adequate fire fighting equipment.

Land zoned Rural Residential is to be developed in accordance with an overall structure plan. Such a structure plan is a prerequisite to subdivision being supported. Connection to reticulated water is mandatory within the Rural Residential zone.

Only one dwelling per lot is allowed within the Rural Residential zone.

Detailed requirements for other specific Rural Residential zones in Schedule 11 address such matters as lot sizes, the siting of buildings, building heights, colours and materials, and stocking rates for cows, horses, sheep and goats. For one zone, various uses otherwise able to be considered in the Rural Residential zone are prohibited. In some instances a Detailed Area Plan is required at subdivision stage, showing building envelopes, vehicle access, native vegetation and strategic firebreaks.

A range of provisions are proposed by this amendment to guide all future subdivision and development matters.



## **5.0 HERITAGE**

### **5.1 Aboriginal Heritage**

A review of the Department of Indigenous Affairs' Aboriginal Heritage Inquiry System shows no recorded sites of Aboriginal heritage significance.

Two heritage surveys are recorded adjoining the site (refer Appendix 3); however these relate to existing adjoining road reserves and location of telecommunications infrastructure and do not apply to the subject land.

Map 6 of the Moresby Range Management Strategy shows registered Aboriginal Heritage sites and areas of interest to local Aboriginal groups in the greater Moresby Range; however these are not located on or near the subject land.

However there may be unidentified Aboriginal Heritage Values within the land.

### **5.2 European Heritage**

The subject land is not listed on any State or national heritage list or register, or the City of Greater Geraldton's municipal heritage inventory.

## **6.0 PROPOSED SCHEME AMENDMENT**

This section outlines the proposed Scheme Amendment, specifying and providing justification for the proposed Rural Residential zoning and the specific provisions proposed to be included in Schedule 11 of the Scheme.

### **6.1 Scheme Amendment Proposal**

The proposed Scheme Amendment will rezone the western portions of Lot 23 Chapman Valley Road, Moresby, as shown on the Scheme Amendment Map, from Rural to Rural Residential under the City's Local Planning Scheme No. 5. The portion of the lot subject of the Amendment is located on the foot slopes on the western side of the Moresby Range and is consistent with areas identified in the Moresby Range Management Strategy and the Moresby Range Management Plan.

The land subject of the rezoning comprises two non-contiguous sections. The northern section is bounded on the north by Chapman Valley Road and on the west and south by Carnalea Road [and Lot 59 Carnalea Road.

The southern section is bounded on the north by Lot 55 Mills Road, to the west by the rear of lots 109 and 210 Mills Road and lots 211, 223, 222, 1, 2 214 Trant Road. The eastern boundary of both sections is the balance portion of Lot 23 at the upper reaches of the western foot slopes.

The zone will constitute Rural Residential Zone No. 7 and provisions specific to this zone are proposed to be incorporated into Schedule 11 of the Scheme.

### **6.2 Purpose of Amendment**

The proposed Rural Residential zoning will enable comprehensive structure planning of the wider area to be undertaken and subsequent rural residential subdivision of the subject land to take place. The rural residential subdivision and development facilitated by the Amendment is in accordance with the recommendations of the Moresby Range Management Strategy and Moresby Range Management Plan. The subject land is not of agricultural significance but has good capability for rural residential use. Subdivision and development will be designed so as to avoid any adverse impact on the landscape values of the Moresby Range.

The Amendment also proposes to introduce provisions specific to this particular area, to be known as Rural Residential Zone No. 7, into Schedule 11 of the Scheme. These provisions will detail matters to be addressed in a local structure plan that will be required to be prepared and adopted prior to subdivision, and require the preparation of Detailed Area Plans as a condition of subdivision approval.



## **6.3 Justification**

### **6.3.1 Location**

The land is well located, directly adjacent to the existing rural residential area of Moresby and in close proximity to all the services, facilities and employment opportunities of the Geraldton urban area. The land is a 12 minute drive northeast of the Geraldton City Centre. Moreover, it is within 2 km of the Waggrakine Primary School and 3 km of the local centre at Sunset.

As the Woorree New Town development to the southwest proceeds in the future, the subject land will also enjoy more direct access to the Geraldton City Centre via Woorree and Strathalbyn, as well as good access to the Geraldton Airport and the employment areas of Webberton and Nangulu.

The location of the land allows it to provide for the growing demand for rural residential living in the Geraldton region, while minimising travel distances for residents. From this viewpoint, the subject land is an appropriate location for additional rural residential lots in the region. At the same time, the location offers excellent rural residential amenity, with views of the adjacent Moresby Range and, from most parts of the land, views over the city and the coast.

The land's location on the periphery of the existing development area provides ready access to services, which can be easily extended to follow the development front. The subject land represents a logical extension of the existing development front.

### **6.3.2 Access**

The northern section of the land subject of this Amendment abuts Chapman Valley Road and Carnalea Road. Should the adjacent land on the balance portion of Lot 23 be incorporated into a Moresby Range Regional Park, the northern section offers the opportunity for a trail link to the flat top portion of the Range to the east.

The southern section of the land does not have direct road access. Access alternatives will need to be investigated during detailed structure planning processes and in conjunction with the local authority and adjoining landowners. However a number of options can be contemplated.

The exiting road network will provide good connection to neighbourhood integrator roads.

### **6.3.3 Opportunity for comprehensive structure planning**

This Amendment will facilitate comprehensive structure planning of the area between the existing Moresby rural residential area and the side slopes of the Moresby Range. As the southern section of the land subject of the Amendment does not currently have direct road frontage, structure planning over adjacent lots will be required to identify road connections to the north and south. This Amendment therefore provides the ideal opportunity for structure planning that will facilitate implementation of the Moresby Range Management Strategy in the wider area.

Structure planning will be able to identify the road network through the greater area and to identify walking/cycling and horse trails, including potential links to a future Moresby Range Regional Park. The structure plan for the wider area can address infrastructure and servicing and bushfire management, as well as apportioning density and lot sizes and subdivision layout to ensure subdivision and development are sensitive to the landscape values of the area.

An indicative Local Structure Plan is outlined in Part 7 of this report below.

### **6.3.4 Absence of environmental constraints and land capability**

The subject land is not subject of any environmental constraints that would prevent rural residential subdivision. The subject land has long been cleared of native vegetation for agricultural use and is not vulnerable to acid sulphate soils. Minor water courses that traverse the land can be incorporated into detailed subdivision design and considered as a part of formal Urban Water Management Plan implementation.

The absence of environmental constraints makes the subject land suitable for rural residential subdivision and development.

Soil conditions and depth of water table result in good capability for rural residential development, including on-site effluent disposal.

### **6.3.5 Consistency with Moresby Range Management Strategy and Strategy Plan**

This Amendment is generally consistent with the Moresby Range Management Strategy and Moresby Range Management Plan and will assist in the implementation of these documents.

This Amendment acknowledges the recommendations of the Moresby Range Management Strategy, as it avoids development on the side slopes of the range, which is the most prominent and visually sensitive part of Lot 23. Proposed lot sizes, subdivision design and siting of buildings via building envelopes will minimise the visual impact of development in



the key view corridors identified in the Strategy and as seen from the Geraldton urban area. The Amendment also relates to land identified as a Detailed Investigation Area in the Strategy and hence subject of the more detailed Moresby Range Management Plan.

The Amendment pays regard to the provisions of the Moresby Range Management Plan. The land subject of this Amendment is identified as being, in part, in a high visibility area with larger lots suggested, typically 2 to 4 ha. The Rural Residential zoning proposed and the indicative lot size range indicated is commensurate with this. Areas of low visibility will have the potential for smaller lot sizes, which is also noted as being acceptable in the document. The Management Plan is quite broad in its recommendations, and it is suggested that more detailed planning for specific precincts may identify opportunity for smaller lots sizes when referenced against detailed visual landscape planning specifically for the subject land.

Consistent with objectives of the Management Plan for managing the transition in urban form between the city and the Range, the indicative Local Structure Plan shows larger lots in areas of higher visibility and along the interface with the side slopes of the Range and smaller lot sizes where not externally visible.

The Amendment provides for the creation of a portion of the Foothills Road identified in the Management Plan. The Amendment will also facilitate the creation of walking/cycling and horse riding trail links and possible staging areas for a future Moresby Range Regional Park, should this eventuate as recommended in the Management Plan.

Consistent with visual management objectives and design guidelines in the Management Plan, provisions relating to the siting, design, height, colours and materials of buildings will be required to be implemented as a part of detailed structure planning and endorsement of Detailed Area Plans.

An extract of the Moresby Range Management Plan is included at Figure 6.

### **6.3.6 Visual landscape**

The rural residential area facilitated by this Amendment will be designed and developed in a manner that protects and is consistent with the landscape values of the Moresby Range. Development will be consistent with the recommendations of the Moresby Range Management Strategy and Moresby Range Management Plan and in accordance with the requirements of the Moresby Range Landscape Special Control Area.

The eastern boundary of the proposed Rural Residential zone has been chosen based on the degree of visibility from the Geraldton urban area. Accordingly, it does not follow a single contour, but varies generally between 120 m and 140 m AHD. The proposed rezoning avoids development on the side slopes of the range, which is the most prominent and visually sensitive part of Lot 23.

Provisions to be incorporated into Schedule 11 will require a local structure plan to be prepared and adopted prior to subdivision, which will address matters such as the siting, materials and colours of buildings, and require the preparation of Detailed Area Plans as a condition of subdivision approval. These provisions, the structure plan and Detailed Area Plans will ensure that built development is sensitive to, and does not detract from, the landscape values of the Moresby Range and its foot slopes.

Conversely, the visual environment for residents of the proposed rural residential development will be highly desirable, with views of the nearby side slopes of the Moresby Range and, from many parts of the land, views to the Geraldton City Centre and the coast.

#### **6.3.7 Separation from agricultural activities on balance portion of land**

The amendment removes the potential for incompatible land uses on the subject land by precluding broad acre farming activity. The Amendment will achieve appropriate separation between agricultural activities and rural residential dwellings. At present, Lot 23 directly abuts rural and rural residential properties along much of its western boundary, and is only separated from rural residential properties by Carnalea Road along the balance. The western foot slopes of Lot 23, subject of this Amendment, have historically been used for agricultural (cropping and livestock) purposes. The proximity of this agricultural use to dwellings on adjacent rural residential land has the potential to generate land use conflicts due to issues such as spray drift, farm machinery noise and straying animals.

Recently, the owner of Lot 23 has chosen to remove the western foot slopes on the lot from agricultural use in order to avoid any such conflicts. However, it would be open to any subsequent owner of the land to reintroduce agricultural use on that portion of the land.

Significant separation to the continued agricultural activities on the eastern portions of Lot 23 will be achieved by virtue of the Moresby Range traversing Lot 23.



## 7.0 INDICATIVE LOCAL STRUCTURE PLAN

The proposed scheme provisions introduce the requirement for structure planning prior to consideration of subdivision and/or development within the zone. The indicative local structure plan has been prepared to broadly address the opportunities and constraints that may impact on more intensive development of the subject land, and to indicate how the land may be developed. It may form the basis for the more formal and comprehensive structure planning.

### 7.1 Area covered by Indicative Local Structure Plan

The indicative local structure plan references the land subject of the amendment, in addition to adjoining Lots 54 & 55 Mills Road and Lots 56, 57, 58 and 59 Carnalea Roads. The structure plan extent is indicated at Figure 7 – Indicative Local Structure Plan (ILPS).

The inclusion of these lots is in response to –

- All lots have further rezoning and development potential.
- The bisected nature of Lot 23 being rezoned where the southern portion of Lot 23 does not have direct road frontage.
- To ensure a co-ordinated approach to regional planning matters.
- To ensure coordinated delineation of the movement network and infrastructure provision.
- To ensure integrated urban water planning and management.

However it should be noted that inclusion of these lots in the structure plan does not require them to be rezoned; this can be undertaken at individual landowner's discretion.

### 7.2 Lot sizes and land use

The predominant land use prescribed by the indicative local structure plan accords with the proposed rezoning of portion of Lot 23 and the strategic direction envisioned for the precinct, being "Rural Residential".

A small portion of Lot 23 is identified as "Other Community Purpose", east of the proposed Foothills Road alignment. This area is identified as a possible staging area and/or other associated facilities for a proposed regional park in the higher reaches of the Moresby Range, and adjoins the proposed boundary of the future regional park, as identified by the Moresby Range Management Plan. This land use accords with recommendations contained in the Moresby Range Management Plan which identifies need for such an area south of Chapman Valley Road. Where a regional park does not eventuate in the format envisioned by the MRMP, the area identified may still have a public function where the use is compatible with the adjoining rural-residential land use.

Rural Residential indicative lot size/s are referenced on the plan. The lower reaches of the foot slopes can be developed more intensely where the visual impact of development will be negligible. The lot sizes delineated accord with those of the adjoining rural residential areas which have a minimum lot size of 1ha. These lots provide a transition zone to the existing rural residential zone and residential development in Development zones to the south.



Larger lot sizes are prescribed in the higher foot slopes where visual impact of development may be more significant. The larger sizes are based on objectives contained in the Moresby Range Management Plan which identifies the need for a transition between urban development and the rural presence of the Moresby Range. Lot sizes in the range 2ha are suggested, with a precinct of 4 ha lots at the base of the side slopes. Larger lots are also more able to retain minor creek lines which traverse the structure plan area, and contain building envelopes that promote clustering of buildings.

### **7.3 Movement network**

The movement network has been designed to ensure the efficient spread of traffic across the structure plan area, and to provide connection into the existing local road network via Mills Road and Carnalea Road.

Provision is made for Foothills Road in the east of the structure plan area as identified in the Moresby Range Management Plan. It follows the upper reaches of the foot slopes and provides connection to the greater locality to the south and forms part of the larger interconnected road network adjoining a future regional park. In part, Foothills Road will also incorporate existing road reserves, and battleaxe handles associated with access to a number of lots. The road reserve is indicated at 30 metres wide, however the final width will be determined at detailed structure planning phase.

Wherever possible, road reserves are aligned generally north-south and on the contour line axis. This alignment assists with detailed engineering design and construction, and facilitates planting along road reserve boundaries which helps screen the view of development from the lower reaches and beyond the development area. This also assists with the creation of a visual transition between urban and rural precincts. Curvilinear design and the use of cul-de-sacs have been avoided, in accordance with current planning principles.

The width of other road reserves will be determined at structure planning phase and have regard for road function and classification and where there is the expectation of multiple user/s e.g. motor vehicles, pedestrians and cyclists.

Wherever possible, the design of the road network facilitates independent subdivision of landholdings.

At present, the southern portion of Lot 23 does not have direct road frontage; provision is made for a road reserve over adjoining Lot 55. It has been indicated wholly over Lot 55 as this lot also has further rezoning and development potential and to ensure it would be contained wholly within a structure plan area (adjoining Lot 109 Mills Road is already zoned Rural Residential and is contained in Moresby Rural Residential Structure Plan Area and access to a subdivisional road on its eastern boundary would not be necessary).



#### **7.4 Infrastructure and servicing**

All services can be extended and upgraded as required to provide a level of service expected for rural residential development.

However, it is expected that provision of reticulated water to elevations higher than approximately 110mRL may require significant developer contribution to additional infrastructure and/or the provision of land for infrastructure. This may include (but is not limited to) a booster pump station and tank site of significant capacity. This would be determined at detailed structure planning phase in terms of location, and land requirements for same. Water Corporation expects to be addressing detailed planning for the precinct in the 2014\_2015 year.

#### **7.5 Fire risk management**

All future structure plans and subdivision proposals will be required to demonstrate compliance with the provisions of the Western Australian Planning Commission and FESA *Planning for Bush Fire Protection Guidelines*. A FMP would be incorporated in a structure plan and would need to determine fire risk level, and bush fire protection measures.

Road design, minimal use of battleaxe lots, provision of reticulated water with associated fire hydrants, and strategic firebreaks will all form part of incorporating fire protection into a fire management plan.

#### **7.6 Water management**

An Urban Water Management Plan will inform the detailed structure planning phase. This may incorporate recommendation and mechanisms to retain natural drainage line/s where possible within proposed road reserve/s or adjacent to the boundary of larger lots provides for more site responsive water management options. This would include detailed information on both groundwater resources and management of all surface runoff as a result of introduction of non-impervious surfaces within development.

#### **7.7 Landscape and visual amenity protection**

The protection of view corridors to the Range from the Geraldton urban area, and the appearance of seamless transition between urban and rural areas are paramount to preservation of visual amenity. There are a number of methods employed to assist with achieving this which have been considered with this indicative plan for future development. Generally, they include (but are not limited to) as–

- Restricting development to the lower foot slopes.
- Delineation of density commensurate with maintaining visual amenity by placing larger lots in areas of higher visibility.

- Design of the movement network to have roads and lots aligned along contours and avoidance of curvilinear road design.
- Significant re-vegetation programs on both public and private landholdings.
- Siting and design of development on individual lots introduced via design guidelines.

Detailed structure planning and subdivision design will incorporate the recommendations of the Moresby Range Management Plan and Scheme provisions related to the Special Control Area 2.

A detailed visual landscape plan incorporating evaluation and preparation of guidelines for location, siting and detailed design will need to be prepared in order to inform the preparation of the local structure plan and subdivision design.

### **7.8 Detailed Area Plan requirements**

Scheme provisions are to be introduced with this amendment which requires the preparation of detailed area plan/s for each proposed lot at subdivision stage. The area plan shall include (but not be limited to) –

- Building envelopes/building exclusion zones;
- Siting, materials and finishes for development;
- Vegetation to provide for the visual screening of development; and
- Areas of revegetation

The DAP's shall essentially incorporate a range of mechanisms which will assist in protection and enhancement of the high landscape value of the precinct.

### **7.9 Implementation**

Following the rezoning of the subject land, a structure plan will be required to be prepared which incorporates the provisions introduced by this amendment. The format, content and implementation of a structure plans will comply with the provisions of the City of Greater Geraldton Town Planning Scheme No 5 and Western Australian Planning Commission policy guidelines. Endorsement of a structure plan for the greater precinct will be required prior to contemplation of subdivision for any lot.



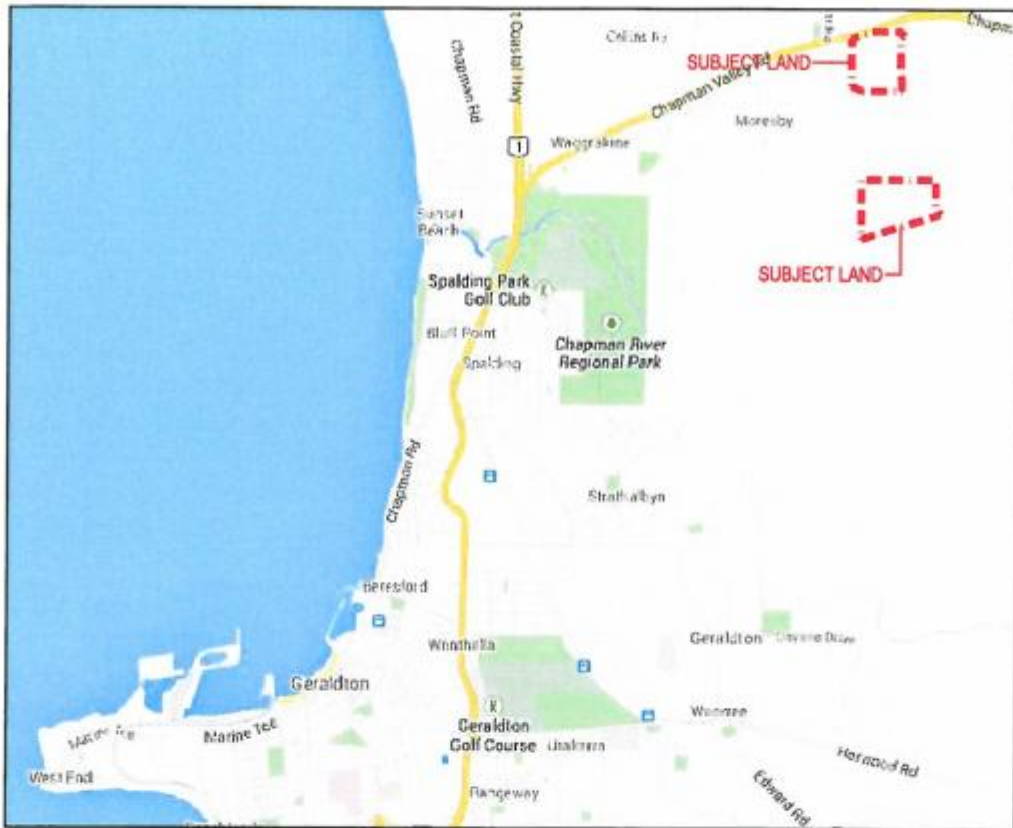
## 8.0 CONCLUSION

The comprehensive amendment application demonstrates the proposal is compliant with the strategic vision for the landholding identified in a number of planning documents. The application indicates how the amendment can incorporate provisions which assist with the recommendations of the Moresby Range Management Plan and how detailed structure planning will implement these.

Whilst the portions of the landholding subject to the amendment present a number of encumbrances, with comprehensive structure planning to address these following the rezoning process, the sites location and physical attributes demonstrate its capability for rural residential development whilst protecting and enhancing the high landscape amenity value of the Moresby Range.

## **Figure 1 Locality Plan**





**LARGE AREA LOCALITY PLAN - NTS**  
(SOURCE - GOOGLE MAPS)



**LOCATION PLAN - NTS**  
(SOURCE - LANGATE)



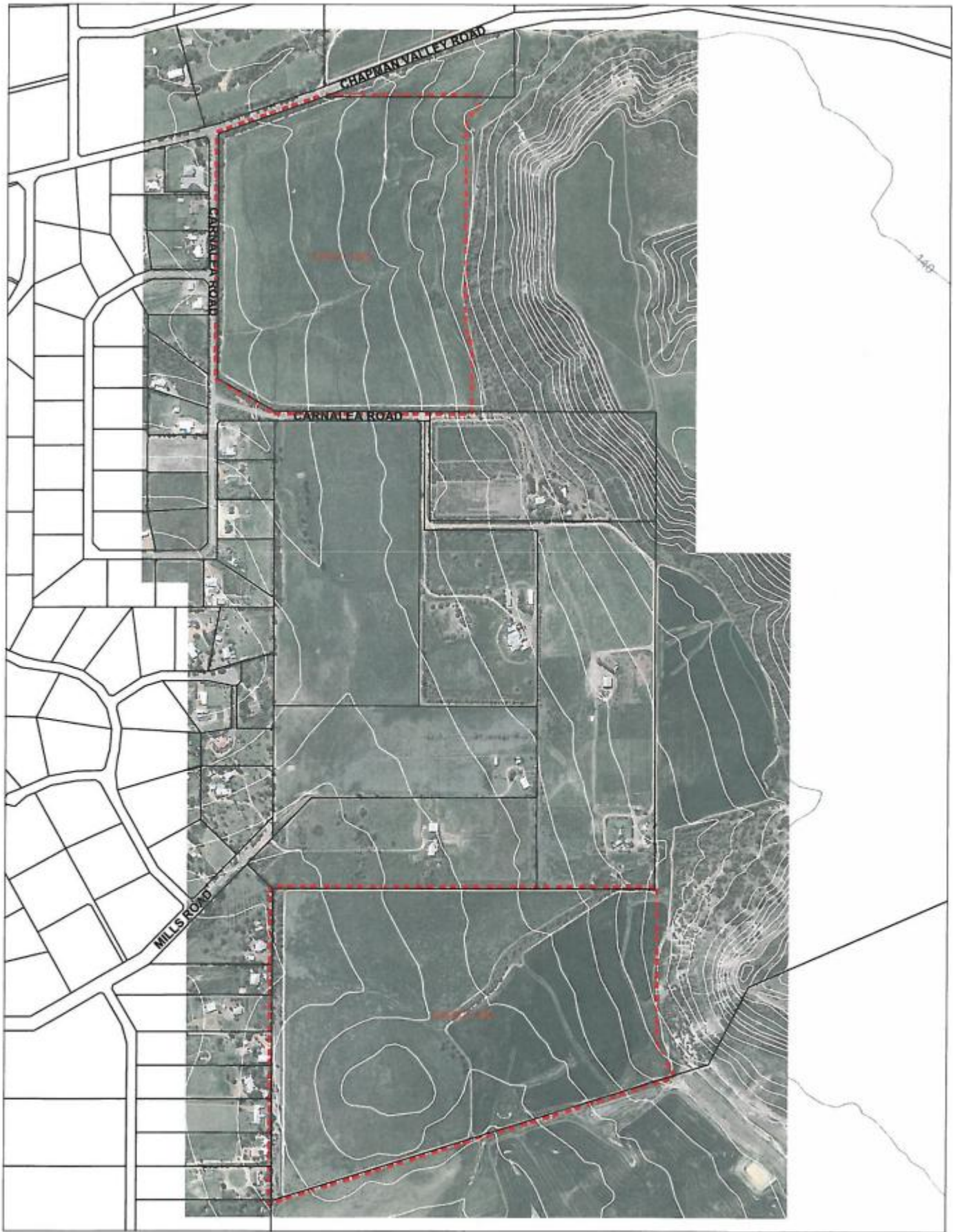
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CLIENT:	KEYWISE PTY LTD						
TITLE:	LOCALITY PLAN LOT 23 CHAPMAN VALLEY ROAD, MORESBY						
CERTIFICATE OF TITLE:	DATE LAST MODIFIED:	25/07/2013	REV:	DATE:	DETAILS:	BY:	APPROVED:
DESIGNED:	DRAWN:	SD	APPROVED:		SCALE:	N.T.S.	@A4

\* 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.

**Figure 3**  
**Aerial Photograph Extract**  
**with Contours**





  
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CLIENT: KEYWISE PTY LTD

TITLE:  
**AERIAL PHOTOGRAPHY EXTRACT  
 LOT 23 CHAPMAN VALLEY ROAD  
 MORESBY**

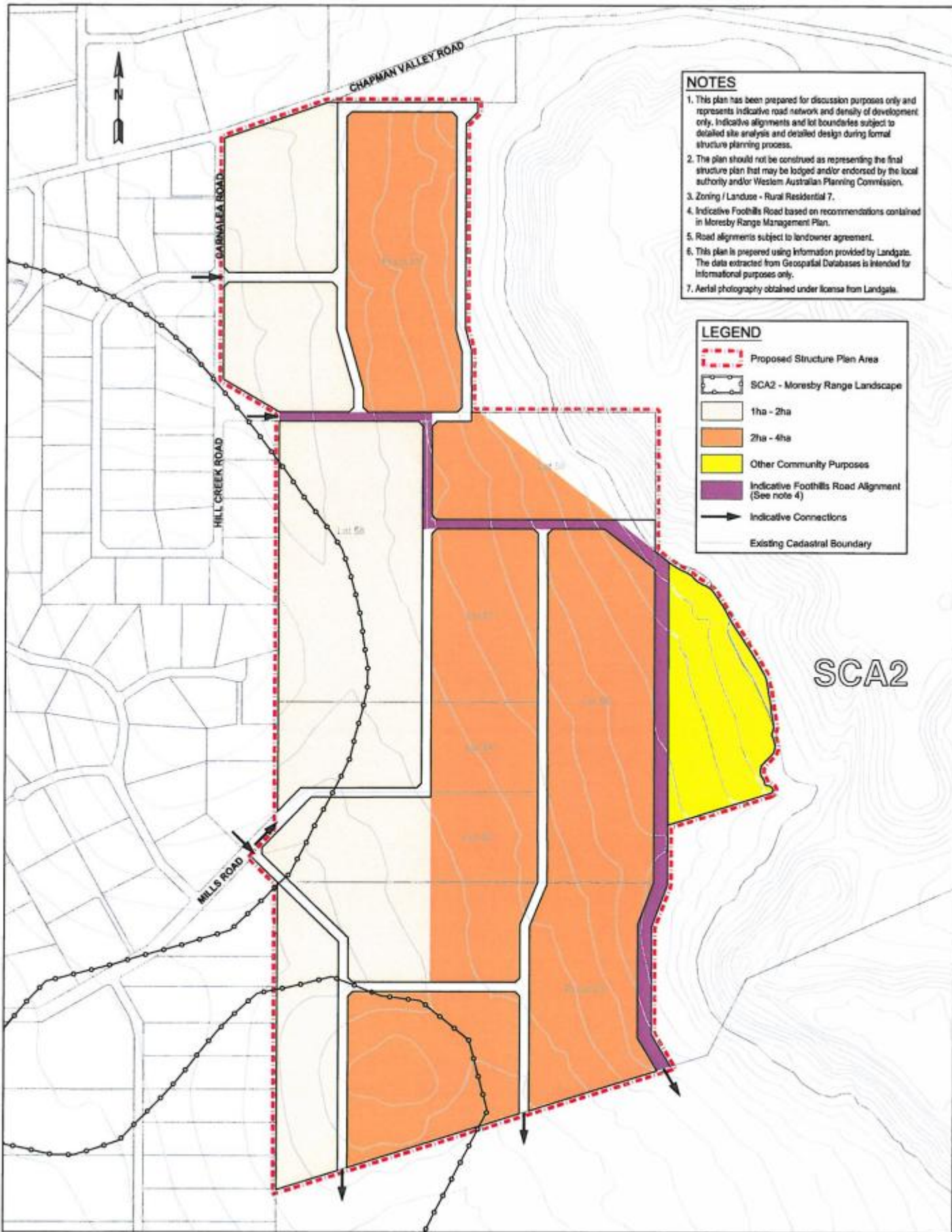
CERTIFICATE OF TITLE: DATE LAST MODIFIED: 25/07/2013

REV:	DATE:	DETAILS:	BY:	APPROVED:
APPROVED:				
PLAN:			BY:	
DESIGNED: GMB			DRAWN: SD	

**FIGURE 3**

**Figure 7**  
**Indicative Only**  
**Local Structure Plan**





**NOTES**

1. This plan has been prepared for discussion purposes only and represents indicative road network and density of development only. Indicative alignments and lot boundaries subject to detailed site analysis and detailed design during formal structure planning process.
2. The plan should not be construed as representing the final structure plan that may be lodged and/or endorsed by the local authority and/or Western Australian Planning Commission.
3. Zoning / Landuse - Rural Residential 7.
4. Indicative Foothills Road based on recommendations contained in Moresby Range Management Plan.
5. Road alignments subject to landowner agreement.
6. This plan is prepared using information provided by Landgate. The data extracted from Geospatial Databases is intended for informational purposes only.
7. Aerial photography obtained under license from Landgate.

**LEGEND**

- Proposed Structure Plan Area
- SCA2 - Moresby Range Landscape
- 1ha - 2ha
- 2ha - 4ha
- Other Community Purposes
- Indicative Foothills Road Alignment (See note 4)
- Indicative Connections
- Existing Cadastral Boundary

SCA2

<p><b>LANDWEST</b> URBAN AND RURAL PLANNING CONSULTANTS</p>	<p>66 Chapman Road Geraldton WA 6530 PO BOX 1597 Geraldton WA 6531 Email : info@landwest.net.au Phone : (08) 9965 0550 Fax : (08) 9965 0559</p>	<p>CLIENT: KEYWISE PTY LTD</p>	<p>REV:    DATE:    DETAILS:    BY:    APPROVED:</p>
	<p>TITLE: INDICATIVE LOCAL STRUCTURE PLAN PI LOT 23, LOTS 54, 55, 56, 57, 58 &amp; 59 CHAPMAN VALLEY ROAD &amp; MILLS ROAD, MORESBY</p>	<p>CERTIFICATE OF TITLE:    DATE LAST MODIFIED: 05/08/2013</p>	<p>SCALE: 1:7500 @A3</p>

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