



City of  
**Greater Geraldton**  
a vibrant future



**CITY OF GREATER GERALDTON**

**Local Planning Scheme No. 1**

**Amendment No. 12**

Omnibus Amendment (standard)

***Planning and Development Act 2005***

**RESOLUTION TO PREPARE AMENDMENT TO LOCAL PLANNING  
SCHEME**

**City of Greater Geraldton  
Local Planning Scheme No. 1**

**Amendment No. 12**

RESOLVED that the local government pursuant to section 75 of the *Planning and Development Act 2005*, amend the above Local Planning Scheme by:

1. Replacing Clause 1.9 so that it reads as follows:
  - a) *Encourage growing towards a regional city with the capacity to sustain a population of 80,000 – 100,000.*
  - b) *Facilitate our sense of community, our small town feel and the lifestyle opportunities of our coastal location and bushland.*
  - c) *Provide for our cultural heritage and our creative community.*
  - d) *Promote our natural and built environment and live sustainably; in balance with nature.*
  - e) *Foster a healthy thriving economy that provides diverse employment opportunities while protecting the environment and enhancing social and cultural outcomes.*
  - f) *Support an open and trusting relationship between the community, Local Government and other decision makers.*
  
2. Inserting a 'Note' following Clause 1.3 as follows  
  
*Clause 1.3(a) - the remaining portion of the Shire of Greenough Town Planning Scheme No. 1A was revoked on 5 March 2019 (gazettal date).*
  
3. Replacing Clause 1.11 so that it reads as follows:  
  
*There are no other local planning schemes of the City of Greater Geraldton which apply to the Scheme area*
  
4. Amending Clause 3.10.2.5 to delete 'and subject to completion of a local development plan in accordance with clause 3.10.2.4' so that clause 3.10.2.5 reads as follows:  
  
*At development stage, the local government may apply a condition of development approval requiring revegetation in accordance with an approved local development plan.*

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

1. The amendment is consistent with a local planning strategy for the scheme that has been endorsed by the Commission; and
2. The amendment does not result in any significant environmental, social, economic or governance impacts on land in the scheme area.

Dated this    day of                    , 2019.

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(Chief Executive Officer)

# SCHEME AMENDMENT REPORT

## 1. INTRODUCTION

The City of Greater Geraldton Local Planning No. 1 was gazetted on 11 December 2015. Amendment No. 12 proposes a number of updates to the scheme in order to reflect the repeal of Town Planning Scheme No. 1A (Greenough River Resort) and the updated Community Strategic Plan 2017-2027 and clarify Clause 3.10.2.5.

## 2. JUSTIFICATION FOR PROPOSED MODIFICATIONS

### 2.1. Repeal of Town Planning Scheme No. 1A (Greenough River Resort)

In March 2019 the Minister for Planning approved the revocation of Town Planning Scheme No. 1A (Greenough River Resort) and the concurrent transfer of the subject area and its zoning over to Local Planning Scheme No. 1.

However, a number of references to Town Planning Scheme No. 1A still exist within the Local Planning Scheme No. 1 and are required to be updated. Therefore, the scheme amendment proposes to:

- Insert a note following Clause 1.3 as follows:

*Clause 1.3(a) - the remaining portion of the Shire of Greenough Town Planning Scheme No. 1A was revoked on 5 March 2019 (gazettal date).*

- Replace Clause 1.11 so that it reads as follows:

There are no other local planning schemes of the City of Greater Geraldton which apply to the Scheme area.

### 2.2. Community Strategic Plan 2017-2027

The *Strategic Community Plan 2017-2027* is a blueprint for the future direction of the City and its community members. It represents a shared community vision and sets out long term strategies designed to strengthen and build on Greater Geraldton's unique assets across four major areas being, community, environment, economy and governance.

The local planning scheme is an effective tool to assist in the implementation of these key community aspirations through the planning and development framework and therefore it is important for the two documents to align.

As Local Planning Scheme No. 1 was gazetted in 2015, the current aims within Clause 1.9 reflect the previous *Community Strategic Plan 2012-2022*. It is now opportune to amend Clause 1.9 of the Local Planning Scheme align with the updated *Community Strategic Plan 2017-2027*.

The following table demonstrates how the aims of Local Planning Scheme No. 1 have been created to reflect the major goals of the *Community Strategic Plan 2017-2027*.

<b>Community Strategic Plan 2017 – 2027:</b>	
<b>“Major Goals”</b>	<b>Proposed Aims of the Scheme</b>
COMMUNITY – While growing towards a regional city with the capacity to sustain a population of 80,000 – 100,000 we value our sense of community, our small town feel and the lifestyle opportunities of our coastal location and bushland. We value our cultural heritage and our creative community.	a) Encourage growing towards a regional city with the capacity to sustain a population of 80,000 – 100,000. b) Facilitate our sense of community, our small town feel and the lifestyle opportunities of our coastal location and bushland. c) Provide for our cultural heritage and our creative community.
ENVIRONMENT – We value our natural and built environment and live sustainably; in balance with nature.	d) Promote our natural and built environment and live sustainably; in balance with nature.
ECONOMY – We value a healthy thriving economy that provides diverse employment opportunities while protecting the environment and enhancing social and cultural outcomes.	e) Foster a healthy thriving economy that provides diverse employment opportunities while protecting the environment and enhancing social and cultural outcomes.
GOVERNANCE – We value an open and trusting relationship between the community, Local Government and other decision makers.	f) Support an open and trusting relationship between the community, Local Government and other decision makers.

The amendment proposes to replace Clause 1.9 so that it reads as follows:

- a) Encourage growing towards a regional city with the capacity to sustain a population of 80,000 – 100,000.
- b) Facilitate our sense of community, our small town feel and the lifestyle opportunities of our coastal location and bushland.
- c) Provide for our cultural heritage and our creative community.
- d) Promote our natural and built environment and live sustainably; in balance with nature.
- e) Foster a healthy thriving economy that provides diverse employment opportunities while protecting the environment and enhancing social and cultural outcomes.
- f) Support an open and trusting relationship between the community, Local Government and other decision makers.

### **2.3. Clause 3.10.2.5**

In November 2013, the City adopted the Local Biodiversity Strategy (LBS). The LBS was developed on the basis of detailed spatial and technical information contained within the *Geraldton Regional Flora and Vegetation Survey* and the *Geraldton Regional Conservation Report*, together with significant community consultation and agency input. The LBS provides a prioritised list of natural areas for conservation action and highlights the need for innovative planning outcomes, greater private land owner conservation and increased community involvement.

Local Planning Scheme No. 1 has the specific objective for the Rural Residential zone to improve environmental and biodiversity outcomes through the protection and enhancement of remnant vegetation. It also has specific clauses requiring revegetation in the Rural Residential zone.

Clause 3.10.2.5 of Local Planning Scheme No. 1 outlines the site and development requirements for the rural residential zone which includes the provision for applying a condition for revegetation, as follows:

*At development stage, and subject to completion of a local development plan in accordance with clause 3.10.2.4, the local government may apply a condition of development approval requiring revegetation in accordance with an approved local development plan.*

The inclusion of the statement “*and subject to completion of a local development plan in accordance with clause 3.10.2.4*” prevents the City from applying a condition for revegetation where a prior subdivision has not occurred. However, there are instances where revegetation of the site in association with the development of land would be considered appropriate.

For example, the City may receive an application for development approval for a proposed ‘Winery’ on a lot within the Waggrakine Rural Residential Structure Plan area which is also located within a strategic biodiversity link specified in the Local Biodiversity Strategy. In this instance, it would be considered advantageous to apply a condition requiring revegetation given that land management plans and works in association with the development would already be required.

The scheme amendment proposes to amend Clause 3.10.2.5 by deleting ‘and subject to completion of a local development plan in accordance with clause 3.10.2.4’ so that clause 3.10.2.5 reads as follows:

*At development stage, the local government may apply a condition of development approval requiring revegetation in accordance with an approved local development plan.*

The modification to the wording of Clause 3.10.2.5 would allow the City to exercise discretion with regard to requesting revegetation conditions as part of applications for development approval where revegetation of the site is considered strategically important in accordance with the Local Biodiversity Strategy.

### **3. CONCLUSION**

It is considered that the scheme amendment is well justified and should be supported given that the modifications are to update Local Planning Scheme No. 1 to reflect the repeal of Town Planning Scheme No. 1A (Greenough River Resort) and the updated *Community Strategic Plan 2017-2027*, and to clarify Clause 3.10.2.5.

***Planning and Development Act 2005***

**RESOLUTION TO AMEND LOCAL PLANNING SCHEME**

**City of Greater Geraldton  
Local Planning Scheme No. 1**

**Amendment No. 12**

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1. Replacing Clause 1.9 so that it reads as follows:
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  - i) *Provide for our cultural heritage and our creative community.*
  - j) *Promote our natural and built environment and live sustainably; in balance with nature.*
  - k) *Foster a healthy thriving economy that provides diverse employment opportunities while protecting the environment and enhancing social and cultural outcomes.*
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*At development stage, the local government may apply a condition of development approval requiring revegetation in accordance with an approved local development plan.*

**COUNCIL ADOPTION**

This **standard** Amendment was adopted by resolution of the Council of the City of Greater Geraldton at the Ordinary Meeting of the Council held on the \_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
(Mayor)

\_\_\_\_\_  
(Chief Executive Officer)



**COUNCIL RECOMMENDATION**

This Amendment is recommended for **support** by resolution of the City of Greater Geraldton at the Ordinary Meeting of the Council held on the \_\_\_ day of \_\_\_\_\_, 20\_\_ and the Common Seal of the City of Greater Geraldton was hereunto affixed by the authority of a resolution of the Council in the presence of:



\_\_\_\_\_  
(Mayor)

\_\_\_\_\_  
(Chief Executive Officer)

**WAPC ENDORSEMENT (r.63)**

\_\_\_\_\_  
DELEGATED UNDER S.16  
OF THE P&D ACT 2005

\_\_\_\_\_  
DATE

**APPROVAL GRANTED**

\_\_\_\_\_  
MINISTER FOR PLANNING

\_\_\_\_\_  
DATE