

City of Greater Geraldton

LOCAL PLANNING SCHEME NO 1 – AMENDMENT NO. 6



PLANNING AND DEVELOPMENT ACT 2005
RESOLUTION DECIDING TO AMEND A LOCAL PLANNING SCHEME
CITY OF GREATER GERALDTON
LOCAL PLANNING SCHEME NO 1
AMENDMENT NO 6

Resolved that the local government, in pursuance of Section 75 of the *Planning and Development Act, 2005* amend the above Local Planning Scheme by:

1. Re-classifying Lot 2349 North West Coastal Highway, Sunset Beach (known as Reserve 27953) from Local Scheme Reserve 'Public Open Space' to an 'Urban Development' zone as depicted on the Scheme Amendment map.

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

- the amendment would have minimal impact on land in the scheme area that is not the subject of the amendment; and
- the amendment is consistent with a local planning strategy for the scheme that has been endorsed by the Commission; and
- the amendment does not result in any significant environmental, social, economic or governance impacts in the scheme area.

Dated this.....day of.....2018

.....
CHIEF EXECUTIVE OFFICER

PROPOSAL TO AMEND A LOCAL PLANNING SCHEME

LOCAL GOVERNMENT		CITY OF GREATER GERALDTON
DESCRIPTION OF TOWN PLANNING SCHEME		CITY OF GREATER GERALDTON LOCAL PLANNING SCHEME NO. 1
TYPE OF SCHEME		LOCAL PLANNING SCHEME
SERIAL NO. OF AMENDMENT		6
PROPOSAL	1.	Re-classifying Lot 2349 North West Coastal Highway, Sunset Beach (known as Reserve 27953) from Local Scheme Reserve 'Public Open Space' to an 'Urban Development' zone as depicted on the Scheme Amendment map.
TYPE OF AMENDMENT		STANDARD

SCHEME AMENDMENT REPORT

1. INTRODUCTION

The subject land is identified as Lot 2349 on Deposited Plan 213800, being Crown Reserve 27953 and located on the North West Coastal Highway, Sunset Beach in the City of Greater Geraldton. The asset is vacant land, currently reserved 'public open space' under the City of Great Geraldton Local Planning Scheme No 1 ('the Scheme').

The lot, known as Reserve 27953, was identified as surplus to the City of Greater Geraldton's ('City') requirements. The highest and best use for the surplus asset was subsequently considered by the Department of Planning Lands and Heritage's (DPLH) land divestment function, in the context of the adjoining landuses.

The most appropriate use for the land was consequently identified as disposal for the purpose of future residential development. Accordingly, in order to achieve the identified highest and best use for the land, the existing 'Public Open Space' reservation over the site is no longer suitable.

The purpose of this Scheme Amendment is to establish a suitable zoning over the land, to ensure adequate development, subdivision and land use controls are in place prior to the land being offered for sale.

2. SITE DESCRIPTION

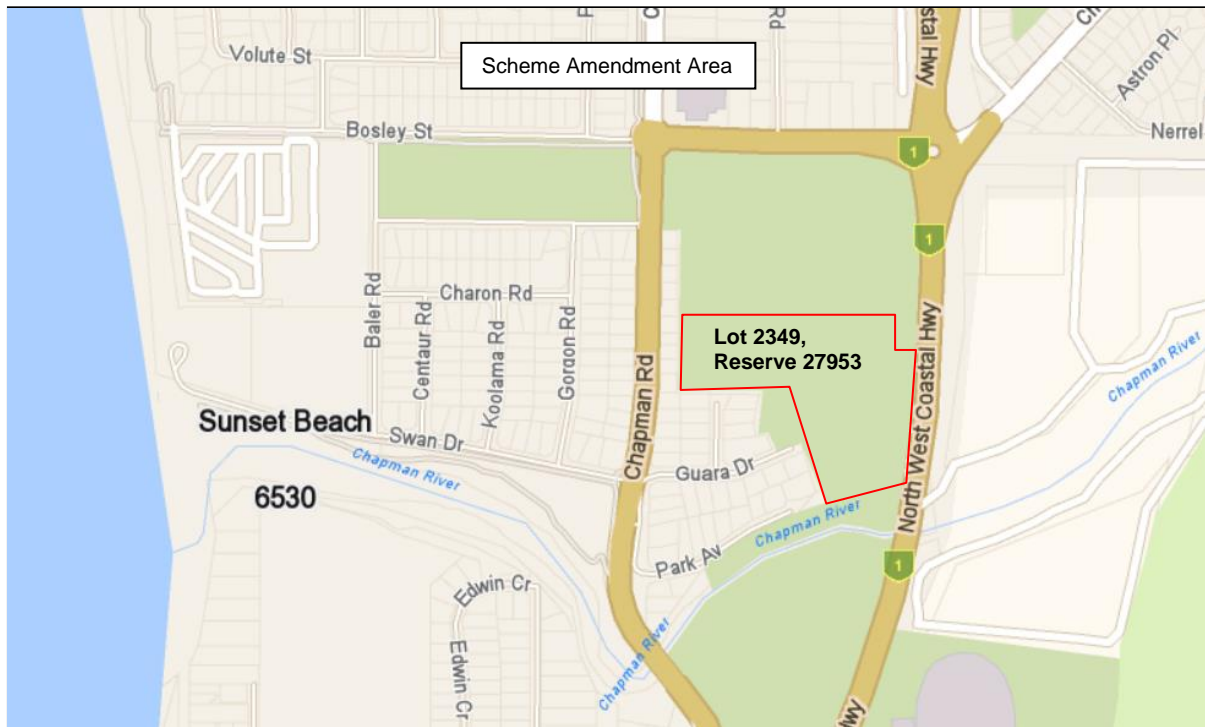
2.1 Legal Description

The legal description of the lot is listed below.

Lot Number	Reserve Number	Certificate of Title Volume / Folio	Plan No	Area
2349	27953	LR3038/422	P213800	45761m ²

2.2 Location

Sunset Beach forms part of the main Geraldton urban area just north of Bluff Point.



Location Plan – Scheme Amendment area highlighted in red

Geraldton is located 424 kilometres north of Perth with a population of over 40,000. Geraldton is widely recognised as a regional centre in Western Australia.

The economy is supported by a variety of successful industries including mining, fishing, manufacturing, construction, retail and tourism.

Geraldton is well known for its coastal living lifestyle. The Geraldton coastline is a tourist attraction in addition to the iconic lighthouse, the HMAS Sydney Memorial and the Houtman Abrolhos Islands located off the coast of Geraldton.

Greater Geraldton also incorporates the town of Mullewa which lies 98kms north east of the city and the Greenough settlement located 24kms south of Geraldton on the Brand Highway.

3.0 RELEVANT STATE PLANNING DOCUMENTS

3.1 State Planning Plans

The Western Australian Planning Commission has published several plans relevant to planning in Greater Geraldton including the Geraldton Region Plan (1999) and associated Greater Geraldton Structure Plan.

The Geraldton Region Plan was adopted by the Western Australian Planning Commission in 1999 to provide a regional framework to guide strategic planning and development decisions within the region. The Plan recognises that the Greater

Geraldton area is the focus of commercial and administrative activity for the Mid-West Region and, as such, aims to provide a framework for coordinating development and managing growth of the regional centre.

The Greater Geraldton Structure Plan 2011 is an update to the Greater Geraldton Structure Plan (1999), which forms Part 3 of the Geraldton Region Plan (1999) document.

The structure plan focuses on urban areas and areas likely to experience pressure for development within the City of Greater Geraldton. It provides guidance for scheme amendments.

The Greater Geraldton Structure Plan 2011 reflects a number of land use changes that occurred since the release of the previous structure plan in 1999.

The Structure Plan simply recognises Lot 2349 as existing open space. At the time of its development, some seven years ago, the land had not been identified as surplus to the City's requirements.

The City has successfully progressed a number of important strategic planning documents since the Greater Geraldton Structure Plan was updated in 2011. Whilst the 2011 Structure Plan does not identify Lot 2349 as future residential, rezoning of the land is consistent with the City's more updated local strategic planning documents including the Local Planning Strategy, Public Open Space Strategy, and Sunset Beach Local Planning Policy.

3.2 Mid West Regional Planning and Infrastructure Framework

Finalised in 2015, the Mid West Regional Planning and Infrastructure Framework was prepared for the Western Australian Planning Commission by the Department of Planning to provide an overall strategic regional context for land-use planning within the Mid West region.

The Mid West region has 17 local governments including the City of Greater Geraldton.

The Mid West Regional Planning and Infrastructure Framework considered previous planning strategies applicable to the Mid West region include the Geraldton Region Plan prepared in 1999, and an infrastructure analysis prepared for the region in 2008.

It identifies a number of priority initiatives required to facilitate comprehensive regional planning in order to guide sub-regional and local planning processes.

It identifies Geraldton as the mid west regional city. It acknowledges that Geraldton offers the most diverse set of activities within the region.

Greater Geraldton has a large and growing population, a wide range of comparative retail and is the cultural and entertainment hub for the region. Geraldton also plays a significant role in developing much of the region's industry and employment.

Geraldton provides civic administration through its role as the seat of the region's most populous local government; and also contains regional and branch offices of several government departments.

From an economic and employment perspective, regionally significant precincts and infrastructure within the Geraldton activity centre include the Geraldton City Centre (which includes a regional health and education precinct), existing Geraldton Port, Geraldton Airport and the Narngulu industrial area.

The framework notes that there has been ongoing debate on the potential population for the Mid West region. It expects that the majority of the Mid West's future population growth will continue to occur in the City of Greater Geraldton.

3.3 State Planning Policies

State planning policies provide the foundation for land use planning. The following are the most relevant to this scheme amendment.

3.3.1 Development Control Policy DC 1.1 Subdivision of Land General principles

This policy sets out the general principles, which will be used by the WAPC in determining applications for the subdivision of land. It indicates the WAPC's basic requirements for the creation of new lots as well as the procedures it will follow in processing subdivision applications.

3.3.2 Development Control Policy DC 1.1 Subdivision of Residential land

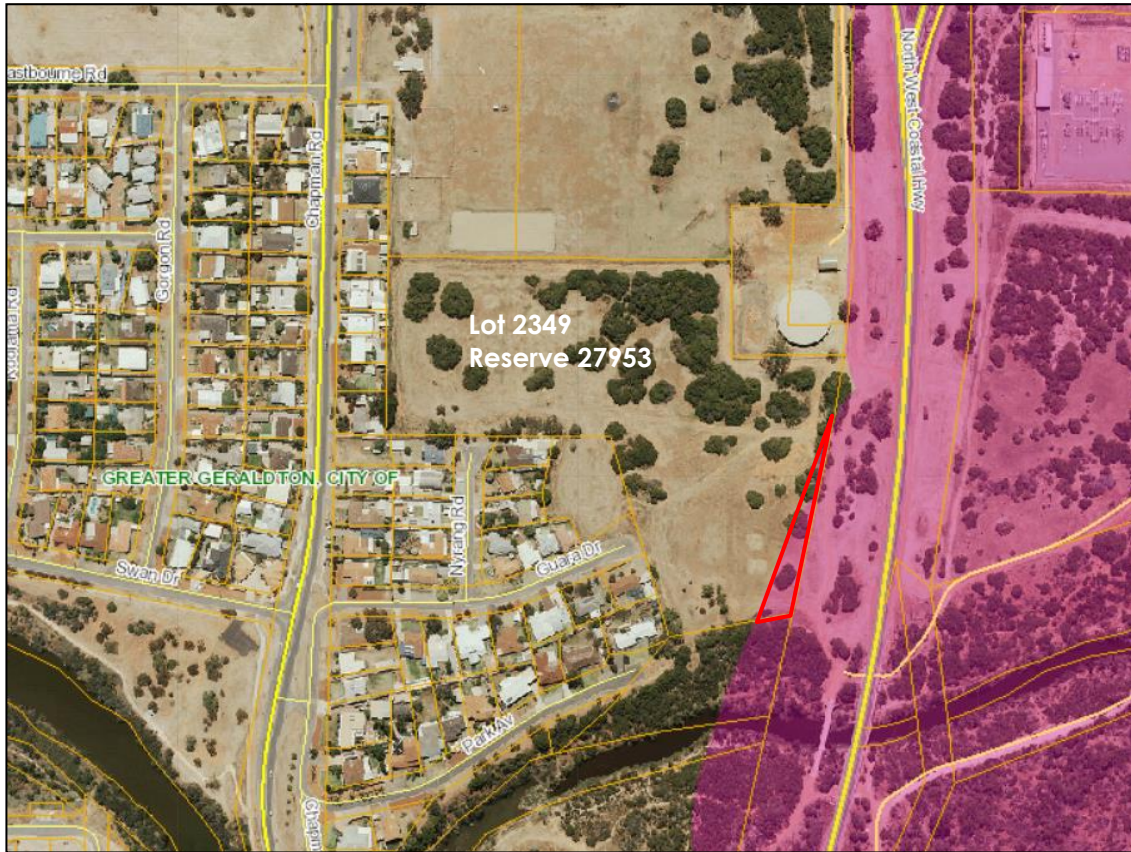
This policy sets out the WAPC's requirements for landowners intending to subdivide residential land. It assists to create a diversity of lot and housing types throughout the State.

3.3.3 State Planning Policy 3.7 and associated Bushfire Guidelines

The Western Australian Planning Commission released SPP3.7 and associated Guidelines for Planning in Bushfire Prone Areas ('the Guidelines') in December 2015. These documents apply to all land identified as Bushfire Prone.

Mapping identifying Bushfire Prone Areas is available through the Department of Fire and Emergency Services website. A small eastern portion of Lot 2349 is within the declared bushfire prone area (pink area).

A Bushfire Attack Level assessment is not provided as part of the amendment as a Bushfire Management Plan will need to be prepared as part of the separate Structure Plan process. Future development and subdivision will be guided by a comprehensive Structure Plan and a Bushfire Management Plan will inform the design and road layout.



Map of declared Bushfire Prone Areas (in pink)
 Source: Department of Fire and Emergency Services website

3.3.4 State Planning Policy 5.4 Road and Rail transport noise and freight considerations in land use planning

This policy aims to promote a system in which sustainable land use and transport are mutually compatible.

The objectives of this policy include protecting people from unreasonable levels of transport noise by establishing a standardised set of criteria to be used in the assessment of proposals. It encourages best-practice design and construction standards for new development proposals.

It should be noted that the policy and these guidelines apply to proposals for new noise-sensitive developments. It is relevant to Lot 2349 due to the proximity to the North West Coastal Highway to the east.

4.0 RELEVANT LOCAL PLANNING PLANNING DOCUMENTS

The City has a broad range of statutory and strategic planning documents. The documents that are most applicable to this amendment are detailed below.

4.1 City of Greater Geraldton Local Planning Scheme No 1

Lot 2349 is reserved 'Public Open Space' under the City of Greater Geraldton Local Planning Scheme No. 1 ('the Scheme').

In accordance with Clause 2.2.3 of the Scheme the objective of a Public Open Space reserve is 'to set aside areas for public open space and provide for a range of active and passive recreational uses'.

It is not in the interest of orderly and proper planning for a local scheme reservation to remain in place when the land will be disposed of onto the open market in the future.

This Amendment proposes to introduce an 'Urban Development zone' over Lot 2349.

Under Clause 13.3.1 of the Scheme the objectives of the Urban Development are to:

- (a) identify areas that require comprehensive planning in order to provide for the coordination of subdivision, land use and development.
- (b) provide a basis for more detailed structure planning in accordance with the provisions of this Scheme.'

A Structure Plan will need to be prepared to guide any future subdivision or development of Lot 2349 if re-zoned to 'Urban Development' zone.

4.2 City of Greater Geraldton Residential Development Strategy (2013)

The strategy looks at three population growth scenarios as a basis of future demand projections for commercial activity, employment and residential development. The scenarios provide triggers for preferred staging of residential and commercial expansion when the population reaches a certain level.

Sunset Beach was included as a priority 1 for increased residential density depending on population triggers.

Development Type	Population Scenario			
	Develop now	Between now and 50,000 residents	Between 50,000-70,000 residents	Beyond 100,000 residents
	Priority 1	Priority 2	Priority 3	Priority 4
Activity Centres Residential density to be increased using the total population scenarios as a trigger.	<ul style="list-style-type: none"> • Geraldton CBD • Bluff Point • Rangeway • Sunset Beach • Wonthella 	<ul style="list-style-type: none"> • Beachlands • Geraldton 	<ul style="list-style-type: none"> • Mt. Tarcoola • Utakarra 	<ul style="list-style-type: none"> • Drummond Cove • Mahomets Flats
Future Residential Areas Population scenarios to be used as guide for optimal development timing.	<ul style="list-style-type: none"> • Glenfield Beach • Woorree New Town • Karloo 	<ul style="list-style-type: none"> • Waggrakine / Moresby • Greenough River South 	<ul style="list-style-type: none"> • Moresby • Rudds Gully 	<ul style="list-style-type: none"> • West End • Southgates • Waggrakine
Regional Towns	<ul style="list-style-type: none"> • Mullewa 	<ul style="list-style-type: none"> • Walkaway 		<ul style="list-style-type: none"> • Central Greenough

The Strategy identifies that substantial residential intensification needs to focus around activity centres to provide a more sustainable urban form.

4.3 City of Greater Geraldton Commercial Activities Centres Strategy (September 2013)

The City of Greater Geraldton Commercial Activity Centres Strategy provides a strategic framework for managing future growth in commercial activity by providing performance-based criteria for commercial centres based on eight guiding principles.

The principles are:

1. Efficient, intense and compact centres;
2. Optimise the frequency and quality of transactions within the City;
3. Support the maturation of Geraldton CBD into a diverse, intense and highly connected activity centre;
4. Optimise access to and within centres for residents, workers and visitors;
5. Place identity, amenity and integrity;
6. Place equity;
7. Meet the needs of future as well as current users; and
8. Appropriate configuration of land inside and outside of activity centres.

The Strategy provides details on the hierarchy of the activity centre network, its rationale and its performance expectations.

It identifies that Sunset Beach is serviced by a Neighbourhood Centre. Neighbourhood Centres have a greater focus on servicing the daily and weekly household shopping needs of residents and providing community facilities and a small range of other convenience services.

4.4 City of Greater Geraldton Local Planning Strategy (October 2015)

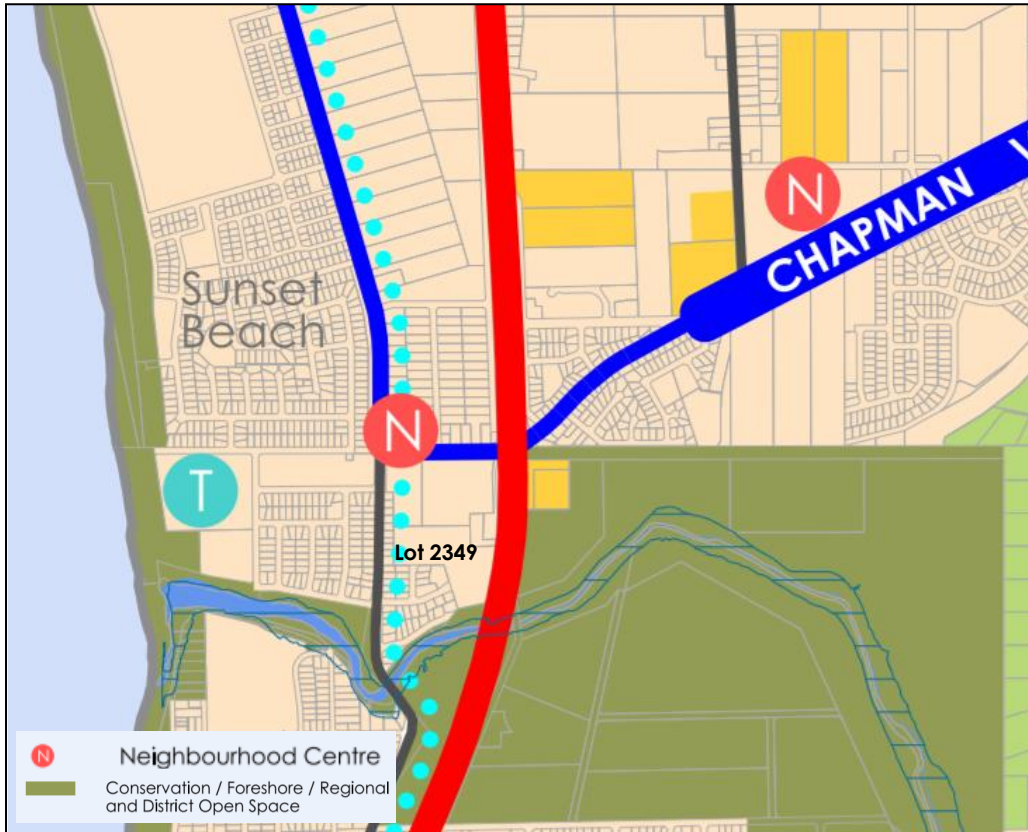
The City of Greater Geraldton has an endorsed Local Planning Strategy (LPS) that will guide future land use and decision-making for many years.

The document includes a number of strategies for residential development including to:

- Consolidate housing activity by encouraging development in existing (residential) areas.
- Ensure residential densities support activity centres to optimise use of existing and planned facilities and services and more sustainable transport modes.

The Strategy identifies a neighbourhood centre in Sunset Beach to the north west of Lot 2349, and recognises that existing neighbourhood local centres are important local community focal points that help provide for main daily to weekly household shopping and community needs.

The Strategy states that *'these are the areas where priority should be given for more intensification and increased residential densities as they are in close proximity to existing and planned facilities and services. Generally, residential development at the upper end of the medium density coding should be provided within the activity centre's walkable catchment.'*



Extract of City of Greater Geraldton Local Planning Strategy

4.5 City of Greater Geraldton Public Open Space Strategy (2015)

The City has experienced increasing pressures in terms of use and provision of its parks, beaches and foreshore reserves.

The City of Greater Geraldton therefore developed a comprehensive Public Open Space Strategy with a strategic vision and framework to assess community needs and to guide future public open space provision.

The City's strategic approach to open space provision maximises its potential to provide appropriate multi-functional open space that reflects the community needs.

The Public Open Space Strategy was adopted by the City in November 2014 and endorsed by the Western Australian Planning Commission in May 2015. It provides strategic planning for open space provision in the City for the next 20 years and beyond.

As part of the Strategy preparation an audit was undertaken in order to provide a 'snapshot' of the current provision of public open space in each locality to identify; over or under supply of spaces, their distribution, role and servicing. This audit found that the provision of public open space within the Geraldton urban area and townsites represents 9.82% of the total net area (in 2014).

There was a high level of community input into the Public Open Space Strategy. The City conducted an extensive community survey to ascertain which spaces are actually used and for which activities.

Key findings that emerged from community consultation that informed the Strategy included that:

- Quality and well maintained facilities are the overriding factors that affect respondents' use and perceptions of accessibility to recreational space, and
- A clear indication that the public spend most time visiting the foreshore which functions as an area of open space.
- The Strategy adopts a 5 tiered hierarchy system of open space and takes advantage of the ability to create regional variations. These variations involve;
- Increasing the percentage of restricted use public open space for the preservation of native vegetation,
- Requests for provision of cash-in-lieu in subdivisions and strata subdivisions of 3 or more lots; and
- Extending of the maintenance period of public open space to 5 years. The Strategy also provides guidance with regard to design, construction and maintenance of public open spaces.

The Strategy provides guidance with regard to design, construction and maintenance of public open spaces.

Locality specific objectives, rationale and actions are included in the Strategy, along with locality maps.

For Sunset Beach the Strategy included objectives to:

- Minimise inefficiencies from unsuitable public open space provision.
- Secure appropriate public open space contributions through future land development.
- Bring existing public open space areas in line with their hierarchy and service level.
- Recognise and support conservation opportunities within the locality.
- Support the progressive improvements to Eastbourne Reserve as part of the development of the Sunset Beach Activity Centre.

The Public Open Space Strategy identifies residual open space in Sunset Beach which includes Lot 2349. An overall Public Open Space provision of 9.82% is achieved for Sunset Beach after removing the residual open space from the calculations. Sunset Beach is serviced by a combination of local, neighbourhood and regional open spaces.

The Strategy notes that *'the existing developed area of the locality is adequately covered by walkable catchments to existing facilities.'*

The Strategy actions include to implement the relevant components of the 'Sunset Beach Precinct Plan' and to dispose of residual public open space areas.

4.6 Precinct Plan – Sunset Beach Local Planning Policy

The Sunset Beach Local Planning Policy recognises that Sunset Beach is a precinct that will play an important role in the growth of Greater Geraldton.

A precinct plan has been developed as a first step to highlight where improvements may occur. The Policy clearly considers that Sunset Beach needs planning and urban design input to guide the improvements required for it to attract urban renewal investment.

The Precinct is substantially based on a 400 metre walking pedshed around the Sunset Beach neighbourhood centre, and includes Lot 2349.

Three scenarios were examined and the policy identifies Scenario 3 as the preferred precinct plan, with some additions.



Preferred Precinct Plan – Sunset Beach Local Planning Policy

Lot 2349 is shown as having potential for new residential lots and quality open space.

The Policy also identifies a north south road and pedestrian links through the reserve with quality tree lined streetscapes.

The overall layout aims to achieve improved pedestrian access to both the river and the coast.

Most importantly, the Policy aims to achieve a more diverse housing mix and different forms of housing types.

The Policy pinpoints that there is a lack of smaller and more affordable housing types for both younger and older people in Sunset Beach.

5.0 PROPOSED REZONING & JUSTIFICATION FOR THE AMENDMENT

The subject amendment proposes to re-classify the subject land as it has been identified as surplus to the City's and Government's requirements.

This report examines the existing and surrounding zoning, site characteristics, the City's strategic planning documents and provides justification for the amendment.

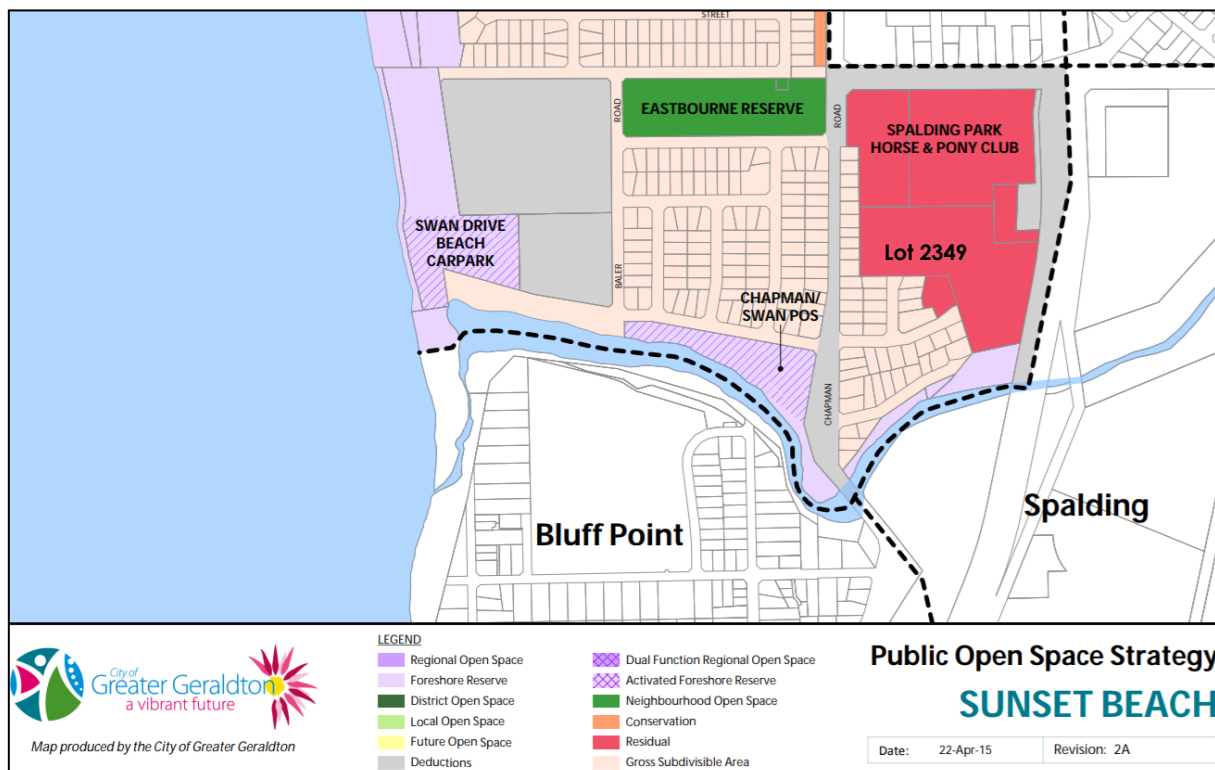
Justification for the amendment is included below.

5.1 Historic Use and Open Space provision

The subject land is vacant land and has historically been used as undeveloped passive open space.

The City's Public Open Space Strategy clearly identifies that Sunset Beach has adequate open space provision (even after disposal of Lot 2349). Further, the asset was declared surplus to requirements by the City and it is accordingly considered that the land is not required to meet future local public open space deliverables.

This Amendment is consistent with the City's Public Open Space Strategy which identifies the land as residual and suitable for disposal.



Extract of City of Greater Geraldton Public Open Space Strategy

The Western Australian Planning Commission's normal requirement in residential areas is that 10 percent of the net subdivisible area be given up free of cost by the subdivider and vested in the Crown under the provisions of Section 152 of the Planning and Development Act 2005 (as amended) as a Reserve for Recreation in accordance with Policy No DC 2.3.

Public open space provision for any future subdivision will need to be addressed as part of the separate Structure Plan process.

It should be noted that the City's Open Space Strategy identifies that Sunset Beach will have just under 10% Open Space provision even after residual space is deducted from calculations.

5.2 Future disposal and strategic planning for Sunset Beach

Consideration of assets under DPLH's land divestment function is based on identifying the potential highest and best use for an asset and ensuring this land use can be delivered in conjunction with the local planning scheme and broader government planning objectives.

The land has been identified as surplus to the City's and Government's requirements and the potential highest and best use was identified as disposal via the open market for future residential development.

It is in the interest of orderly and proper planning that the land be re-zoned prior to being sold, centrally to ensure the proposed land use can be achieved. Further, the proposed rezoning will provide the City adequate oversight and control of any future development outcomes and/or land use changes.

The existing 'Public Open Space' reservation does not provide adequate land use controls and is not suitable to retain where the land is no longer required for public use.

The site offers unique future development opportunities in the heart of Sunset Beach and a Structure Plan will assist in achieving the revitalisation of this area.

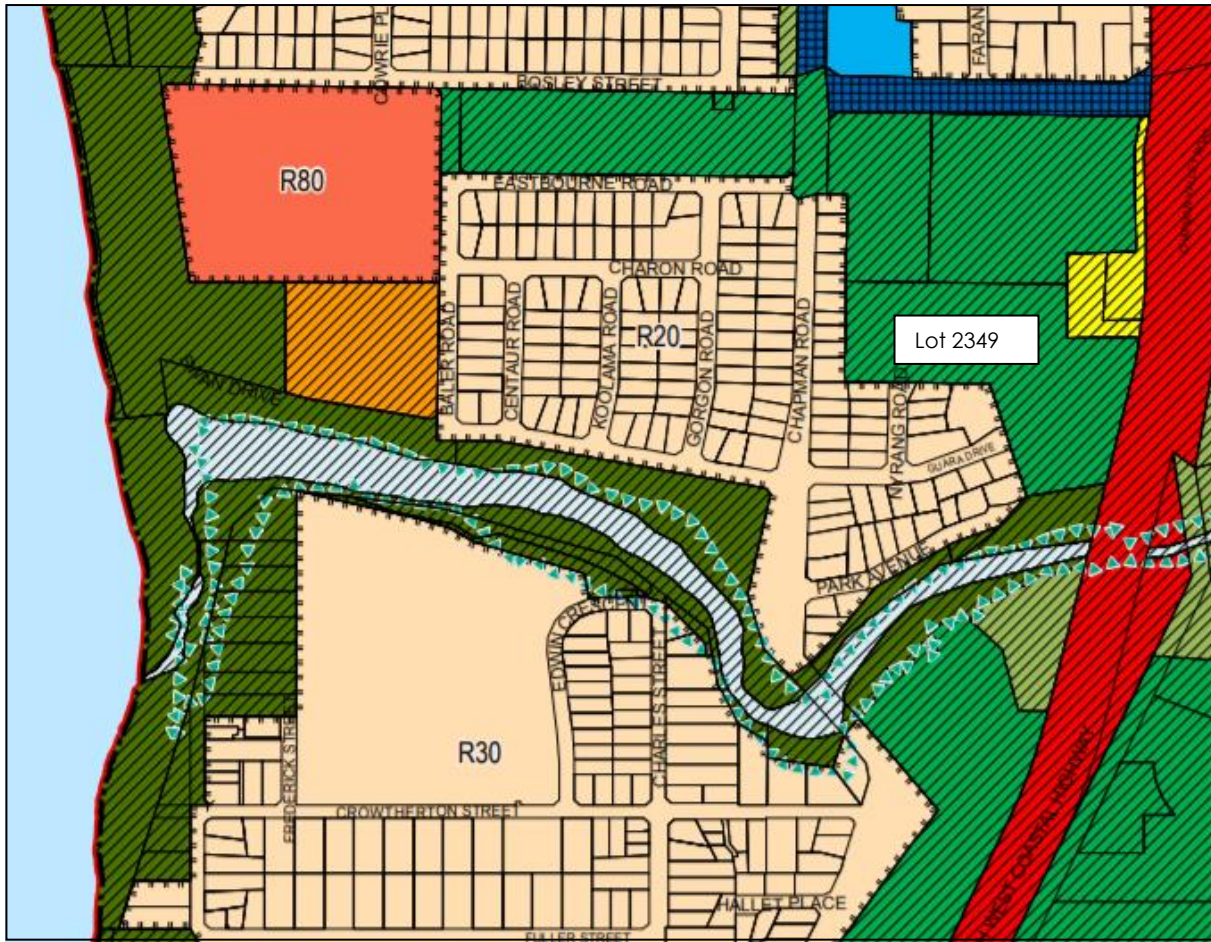
The proposed Urban Development is consistent with the Shires strategic planning for the locality, including the City of Greater Geraldton Local Planning Strategy, Public Open Space Strategy and Sunset Beach Local Planning Policy.

5.3 Surrounding and Proposed Zoning

The land to the immediate west is zoned 'Residential R20' under the City's Scheme. It is therefore reasonable and rational to plan for an extension of the existing residential area into Lot 2349. This is consistent with the City's preferred precinct plan under the Sunset Beach Local Planning Policy.

An 'Urban Development' zone is being pursued as the City supports development of a Structure Plan to guide future subdivision, and to provide flexibility for a range of future densities.

The proposed 'Urban Development' zone is considered the most suitable and appropriate option under this scheme amendment as it will ensure that a Structure Plan is required to address matters such as bushfire management, transport noise, water management and an appropriate interface to the Chapman River foreshore.



City of Greater Geraldton Local Planning Scheme No 1

The requirement for a Structure Plan to be prepared will ensure any future residential subdivision and development achieves a good quality outcome as envisaged by the City's strategic planning for Sunset Beach.

Any Structure Plan for Lot 2349 will be processed by the City and will require approval by the Western Australian Planning Commission. The City will have a high level of input into the Structure Plan design.

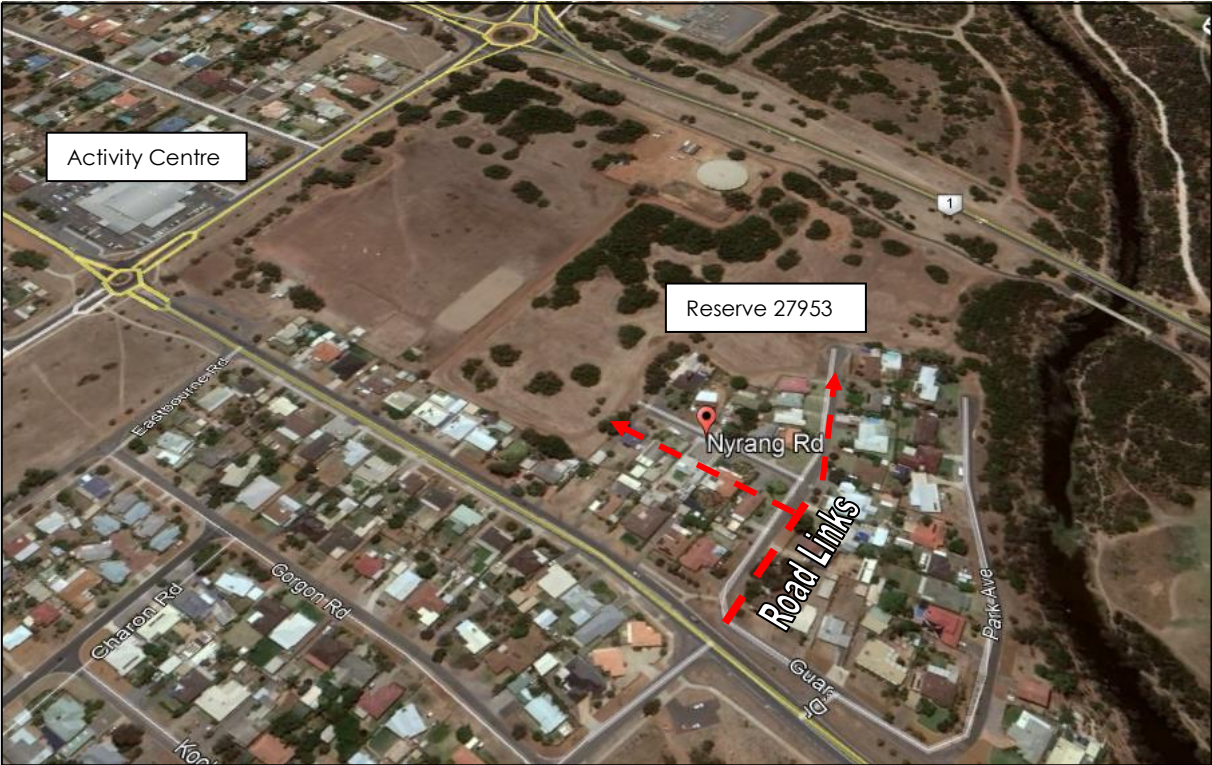
The City, local community, key stakeholders and service authorities will have a separate opportunity to have input into a future Structure Plan as it will be advertised for separate public comment.

5.4 Surrounding Subdivision pattern and future densities

The established residential subdivision pattern already provides two road links to the boundary of this land via Nyrang Road and Guara Drive.

The proposed 'Urban Development' zone will facilitate flexibility for densities to be guided by a comprehensive Structure Plan, with appropriate interfaces to existing residential areas.

This amendment provides opportunities for a greater range of densities to be provided within walking distance of the local activity centre, compatible with the strategic direction identified by the City's Sunset Beach Local Planning Policy.



Existing established Residential area and roads

5.5 Proximity to Services and infrastructure

The subject land is located close to the Sunset Beach Activity Centre, and has access to all the established infrastructure, services and businesses within the Greater Geraldton town site.

It has excellent access to the Chapman River which forms part of the larger Chapman River Regional Park. It is approximately 730 metres from the western coastline.

The subject land is in a prime location with excellent locational advantages, and prime access to major transport routes.

5.6 Region Plans

The lot is not identified for future investigation or urban purposes under the Geraldton Region Plan (1999) and associated Greater Geraldton Structure Plan (2011).

Having regard for the age of the documents, changing demographics, and the ongoing nature of the governments role in identifying and selling land that is not being used or held for its highest and best purpose, lack of identification of Lot 2349 for future urban under the Region Plan and Structure Plan are not considered an impediment to this Scheme Amendment.

The amendment is consistent with the City's more recently developed strategic planning documents including the Local Planning Strategy and Open Space Strategy, both of which have been endorsed by the Western Australian Planning Commission.

5.7 Conclusion – Overall Planning Benefits

Lot 2349 offers a prime location, is in close proximity to the Sunset Beach Activity Centre, has potential for a mix of density and housing types, has excellent road access and is within walking distance of the Chapman River.

The unique location of this land lends itself to exceptional new opportunities consistent with the City's strategic vision for the area, the City's Residential Development Strategy, and Sunset Beach Local Planning Policy.

This Amendment proposes to maximise flexibility for Council to have discretion to consider a wide range of land uses for any future development, including mixed use and a range of housing types, subject to meeting specific planning requirements. A range of increased densities within walking distance of the Sunset Beach Activity Centre would provide a more sustainable urban form, consistent with the recommendations of the City's Residential Development Strategy.

The proposed zoning will require a Structure Plan and through this the City is provided an opportunity to ensure the future subdivision delivers outcomes for the betterment of the community. The proposed development could be used to deliver tree lined streets, pedestrian links, a variety of built form, high amenity open space, and assist to promote revitalisation of the area.

A Structure Plan will ensure any future developer has a suitable mechanism to address and respond to site specific planning considerations including; the Shires strategic documents, bushfire requirements, water management, density range, and open space. This will allow the City to ensure good planning principles are implemented as part of the development and facilitate the delivery of a development that engages with the City's strategic vision.

The Sunset Beach Local Planning Policy entailed community-wide consultation, and identified that a key message from the local community and the precinct planning process was the need for a greater diversity of housing. It recognised that the conventional family house is well represented in the Sunset Beach area, however there is a lack of smaller and more affordable housing types for both younger and older people.

This amendment will facilitate the future sale of this land into private ownership, and a separate Structure Plan provides the City with advantages to ensure any future subdivision achieves diverse housing stock and a quality built form outcome.

The rezoning provides a framework to deliver the identified highest and best use for the surplus and underutilised land. This will be achieved while ensuring the appropriate landuse and development controls are in place prior to the land being sold, and is consistent with strategic planning for the locality.

PLANNING AND DEVELOPMENT ACT 2005

CITY OF GREATER GERALDTON

LOCAL PLANNING SCHEME NO. 1

AMENDMENT NO 6

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

1. Re-classifying Lot 2349 North West Coastal Highway, Sunset Beach (known as Reserve 27953) from Local Scheme Reserve 'Public Open Space' to a 'Urban Development' zone as depicted on the Scheme Amendment map.

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

- the amendment would have minimal impact on land in the scheme area that is not the subject of the amendment; and
- the amendment is consistent with a local planning strategy for the scheme that has been endorsed by the Commission; and
- the amendment does not result in any significant environmental, social, economic or governance impacts in the scheme area.

ADOPTION

Adopted by resolution of the City of Greater Geraldton Council at the Ordinary Meeting held on the ____ day of _____, 2018.

.....
MAYOR

.....
CHIEF EXECUTIVE OFFICER

FINAL APPROVAL

Adopted by Resolution of the City of Greater Geraldton Council at the Ordinary meeting held on the ___ day of _____ 201__, and pursuant to that Resolution the Seal of the Municipality was hereunto affixed in the presence of:



.....
MAYOR

.....
CHIEF EXECUTIVE OFFICER

RECOMMENDED/SUBMITTED FOR FINAL APPROVAL

.....
DELEGATED UNDER S.17 OF THE
PLANNING AND DEVELOPMENT ACT 2005

Date.....

FINAL APPROVAL GRANTED

.....
MINISTER FOR PLANNING

Date.....