



City of
Greater Geraldton
a vibrant future



CITY OF GREATER GERALDTON

Local Planning Scheme No. 1

Amendment No.7

'Residential R60' to 'Commercial'

Lot 380 (No. 240) Fifth Street, Wonthella

PLANNING AND DEVELOPMENT ACT 2005

RESOLUTION TO ADOPT AMENDMENT TO LOCAL PLANNING SCHEME

**CITY OF GREATER GERALDTON
LOCAL PLANNING SCHEME No. 1**

AMENDMENT No.7

RESOLVED that the City of Greater Geraldton pursuant to Section 75 of the *Planning and Development Act 2005*, amend the above Local Planning Scheme by:

1. Rezoning Lot 380 (No. 240) Fifth Street, Wonthella from 'Residential R60' to 'Commercial'; and
2. Modify the Scheme Map accordingly.

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

1. The amendment is consistent with a local planning strategy for the scheme area that has been endorsed by the Commission; and
2. The amendment has minimal impact on land in the scheme area that is not the subject of the amendment.

Dated this _____ day of _____ 2018.

CHIEF EXECUTIVE OFFICER



SCHEME AMENDMENT REPORT

CITY OF GREATER GERALDTON
LOCAL PLANNING SCHEME NO.1 (GREATER GERALDTON)



Scheme Amendment No.7



Lot 380 Fifth Street, Wonthella



June 2018 Version 2

Revision History

Version	Date	Author	Reviewed	Description of Change
1	June 2018	Kathryn Jackson	Client/BC	Preliminary Scheme Report for review
2	June 2018	Kathryn Jackson	BC	Submission to Local Government

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SCHEME AMENDMENT REPORT

LOCAL GOVERNMENT:	CITY OF GREATER GERALDTON
TYPE OF SCHEME:	DISTRICT ZONING SCHEME
TOWN PLANNING SCHEME:	LOCAL PLANNING SCHEME NO.1
AMENDMENT NO:	7
PROPOSAL:	REZONE LOT 380 FIFTH STREET, WONTHELLA FROM 'RESIDENTIAL R60' TO 'COMMERCIAL'
TYPE:	STANDARD

1 PROPOSED SCHEME AMENDMENT

This scheme amendment report has been prepared to support modifications to the City of Greater Geraldton Local Planning Scheme No. 1 (the 'Scheme'). The proposal seeks to amend the Scheme by rezoning Lot 380 (No. 240) Fifth Street, Wonthella from 'Residential R60' to 'Commercial'.

The proposal seeks to amend the zoning of the land, and in doing so, facilitate opportunities for the development of the subject area. The proposed rezoning will allow for the redevelopment of the site for commercial purposes in line with the land uses designated by the zoning table of the City's Local Planning Scheme.

The current landowner is seeking the rezoning of this lot to 'commercial' to enable the property to be used in conjunction with (and ultimately amalgamated into) their adjoining Lot 6 which is currently used as the main commercial centre for Wonthella having an existing supermarket, newsagency, bakery & liquor store. The rezoning would allow for the demolition of the existing residential dwelling and one outbuilding to be replaced by a new commercial premise which would include the development of a pharmacy. The remaining outbuilding would be used for storage purposes only.

This report sets out the strategic planning context for the Scheme Amendment and is considered to adequately demonstrate the suitability and capability of the site for rezoning.

2 SITE LOCATION AND CONTEXT

2.1 REGIONAL LOCATION

The amendment is located in the municipality of the City of Greater Geraldton within the Mid-West region of Western Australia.

2.2 LOCAL LOCATION

The amendment area is located 2.5km from the Geraldton Central Business District (CBD). It is situated to the south of Fifth Street, directly adjoining the existing commercial centre known locally as 'IGA Supermarket' or 'Fifth Street Supermarket'. The supermarket is zoned 'Commercial' under the Scheme and is part of a complex recognised as a Neighbourhood Centre within the City of Greater Geraldton Commercial Activity Centres Strategy.

Surrounding the Scheme Amendment area is predominately established residential land. Lots to the west are zoned 'Residential R30' and lots to the north and south are zoned 'Residential R60' under the Scheme. Many of these lots only contain a single residence and therefore have the ability to be developed with grouped dwellings or be subdivided to realise their full density potential. The neighbourhood centre is located centrally in the suburb of Wonthella making it easy to access to undertake daily shopping needs and with the increase in potential population within the catchment area there is a need to extend the commercial floor area available and provide opportunity for further commercial shops and services to become part of this complex.

The main sporting hub of the region is located 450m to the south on Eighth Street and includes facilities such as football, cricket, squash, hockey, bowling, golf, basketball, netball, athletics, soccer & badminton.

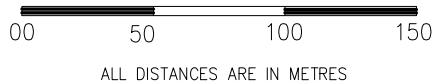
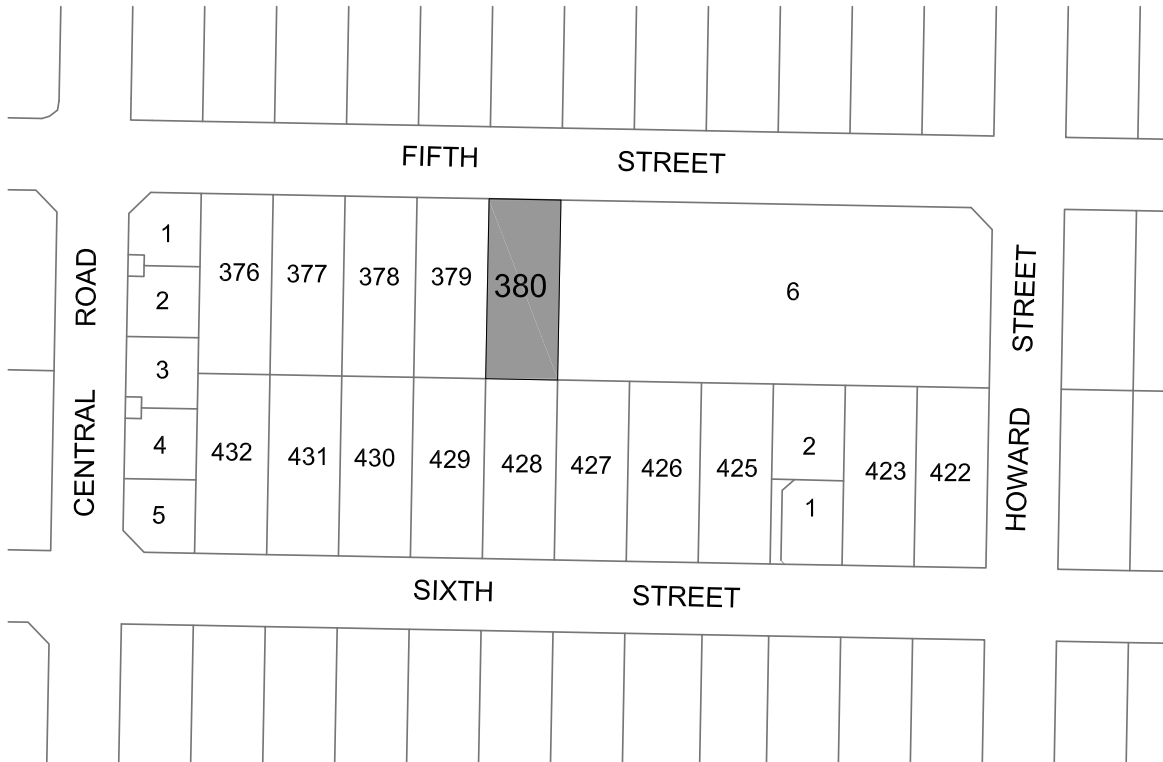
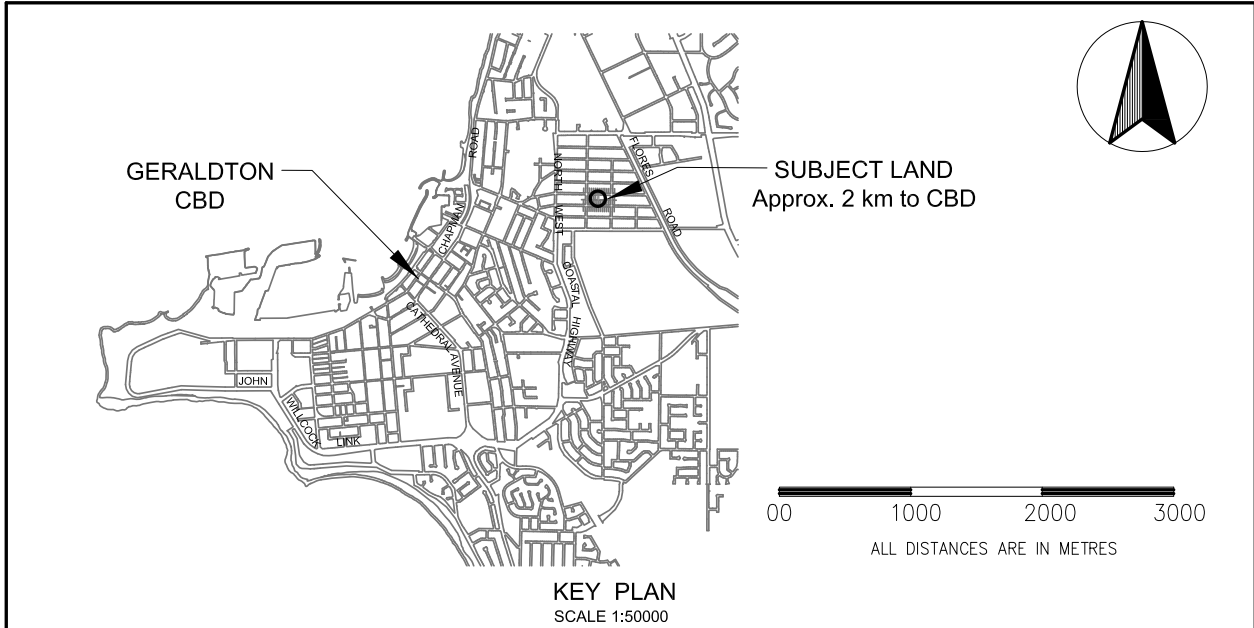
The main industrial area of the region is located 1km to the North of the site with service/industrial/commercial businesses offering a vast array of goods and services. The Wonthella Neighbourhood Centre is the closest developed commercial area to the industrial area.

Refer to **Plan 1 – Location Plan**

Figures 1 & 2: Images of existing shopping centre



Plan 1: Location Plan



REVISIONS

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DES:		AREA FILE : 1211
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APP:	21/05/18	FIELD Bk :

HTD
SURVEYORS & PLANNERS
HILLE, THOMPSON & DELFOS
PO Box 820, GERALDTON WA 6531
PHONE: (08) 9921 3111 FAX: (08) 9921 8072

CLIENT: JOHN RIGTER
LOT 380 on P 1487
LOCATION PLAN
FIFTH STREET, WONTHELLA - CITY OF GREATER GERALDTON
SEE PLAN Drawing No: 04218MS1-1-0



ISO 9001
FS 520743

2.3 EXISTING IMPROVEMENTS & ACCESS

The subject lot contains an existing residential dwelling and two outbuildings to the rear. The subject land is generally flat, and the site does not contain any significant or protected vegetation, only existing low-key landscaping.

Access to this lot is currently via the Fifth Street road alignment. With the rezoning and common ownership of Lot 380 and adjoining Lot 6 this would allow the site to potentially be reconfigured to prevent access from Fifth Street and provide vehicle access from the existing carpark upon adjoining Lot 6.

Figures 3-6: Existing improvements



Figure 7: Aerial photo



2.4 CADASTRAL INFORMATION

The subject site comprises of one Land Title being:

- Lot 380 on Plan 1487 on Certificate of Title Volume 1601, Folio 833.

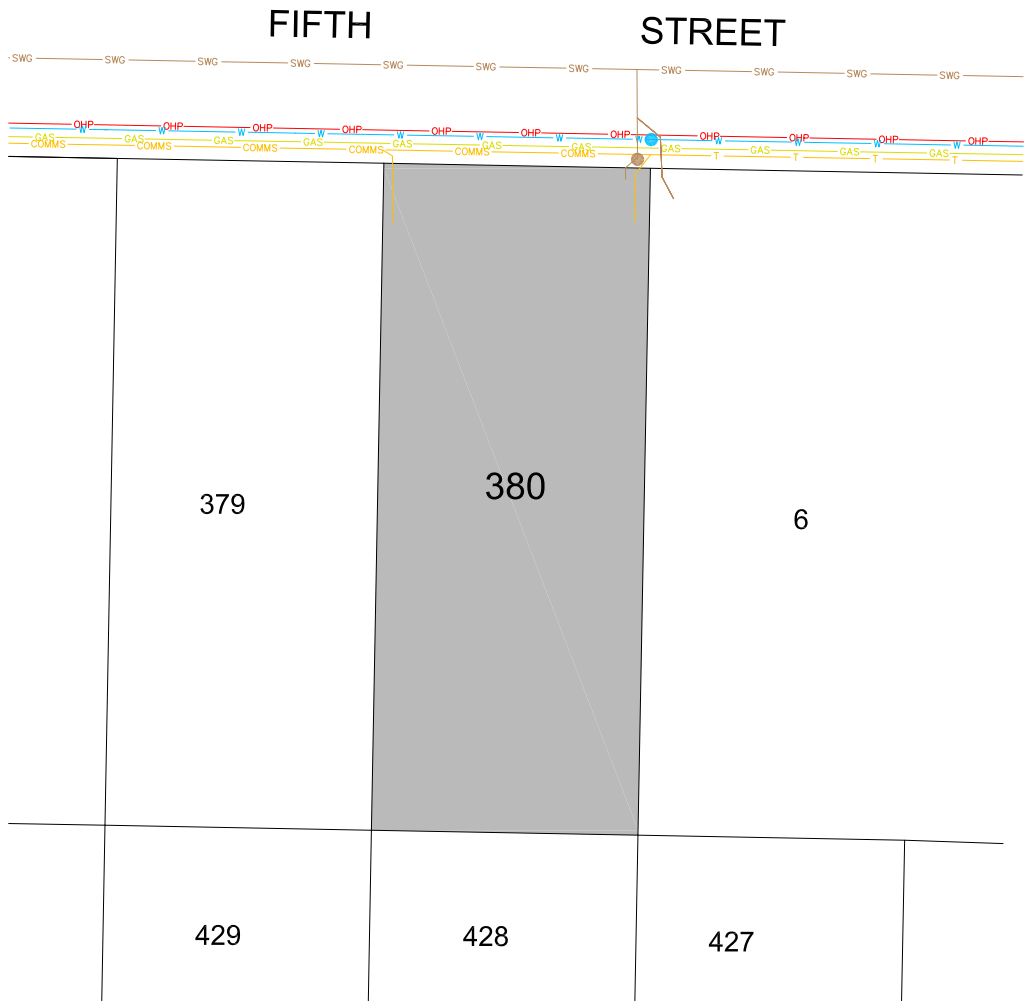
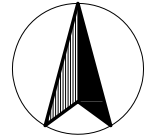
The subject lot is owned by Dunmarra Pty Ltd and is 1,012m² in area with a 20.12m frontage to Fifth Street, Wonthella. The lot is 50.2m deep and contains an existing residential dwelling and two outbuildings. The lot is fenced on its side and rear property boundaries.

2.5 INFRASTRUCTURE AND SERVICING

The subject lot has access to reticulated scheme water and sewer system, mains power, gas connection and telecommunication network. The proposed scheme amendment does not propose any changes to the servicing of this property.

Refer to **Plan 2 – Existing Services Plan**

Plan 2: Existing Services Plan



EXPLANATORY NOTE

SERVICES HAVE BEEN PLOTTED FROM THE RECORDS OF RELEVANT AUTHORITIES WHERE AVAILABLE AND HAVE BEEN NOTED ACCORDINGLY ON THIS PLAN.

PRIOR TO ANY DEMOLITION, EXCAVATION OR CONSTRUCTION ON THE SITE, THE RELEVANT AUTHORITY SHOULD BE CONTACTED FOR POSSIBLE LOCATION OF FURTHER UNDERGROUND SERVICES AND DETAILED LOCATIONS OF ALL SERVICES.

LEGEND

- OHP — OVERHEAD POWER (SOURCED FROM DBYD)
- W — WATER (SOURCED FROM ESINET)
- COMMS — TELSTRA & NBN (SOURCED FROM DBYD)
- GAS — GAS (SOURCED FROM DBYD)
- SWG — SEWER GRAVITY (SOURCED FROM ESINET)



ALL DISTANCES ARE IN METRES

REVISIONS

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PO Box 820, GERALDTON WA 6531
PHONE: (08) 9921 3111 FAX: (08) 9921 8072



CLIENT:	JOHN RIGTER
LOT 380 on P 1487	
EXISTING SERVICES PLAN	
FIFTH STREET, WONTHELLA - CITY OF GREATER GERALDTON	
SCALE 1:500	Drawing No: 04218MS2-1-0

3 PROPOSED CONCEPT DEVELOPMENT APPLICATION

The landowner seeks to rezone Lot 380 for the purpose of developing the site in conjunction with their adjoining Lot 6 which currently contains the main commercial premises that comprise the Wonthella Neighbourhood centre such as the supermarket, bakery, hairdresser, liquor store and newsagency. Please note that upon completion of the scheme amendment it is proposed that Lot 380 would be amalgamated with Lot 6.

The proposed rezoning would allow for the demolition of the existing residential dwelling and one outbuilding, and redevelopment of the site with the construction of a commercial premise with a shared parking facility with Lot 6. The remaining outbuilding would be used for storage purposes only.

The new premise would have facades to both Fifth Street and also facing east into the carpark of adjoining Lot 6 to merge this lot into the overall development plan for the area. It is intended that the proposed commercial premises would have three (3) tenantable areas with one area designated for the development of a pharmacy and the existing outbuilding would be used for storage. The proposed development is proposed to be a total of 366m² as follows:

• Commercial premises 1	120m ²
• Commercial premises 2	60m ²
• Commercial premises 3	60m ²
• Storage shed	126m ²
TOTAL	366m²

Under the Scheme carparking is to be provided at 1 bay per 20m² of floor area which equates to 19 car parking bays (based on floor area of 366m²). The provided site plan demonstrates that this proposal would provide an additional 25 carparking bays if designed in conjunction with the existing carparking upon Lot 6.

This approach would provide the greatest potential for integrated development and is a unique opportunity while Lot 380 and Lot 6 are under common ownership and control. Integrated development would support a shared carparking arrangement, provide greater legibility of access for customers and continue to co-locate goods/services within an area identified as a neighbourhood centre without the need for customers to walk large distances or drive to a separate location. This would also allow for development to be consistent with the street treatment of the existing shopping centre with the installation of street trees, paving and concrete footpath to match existing development and themes.

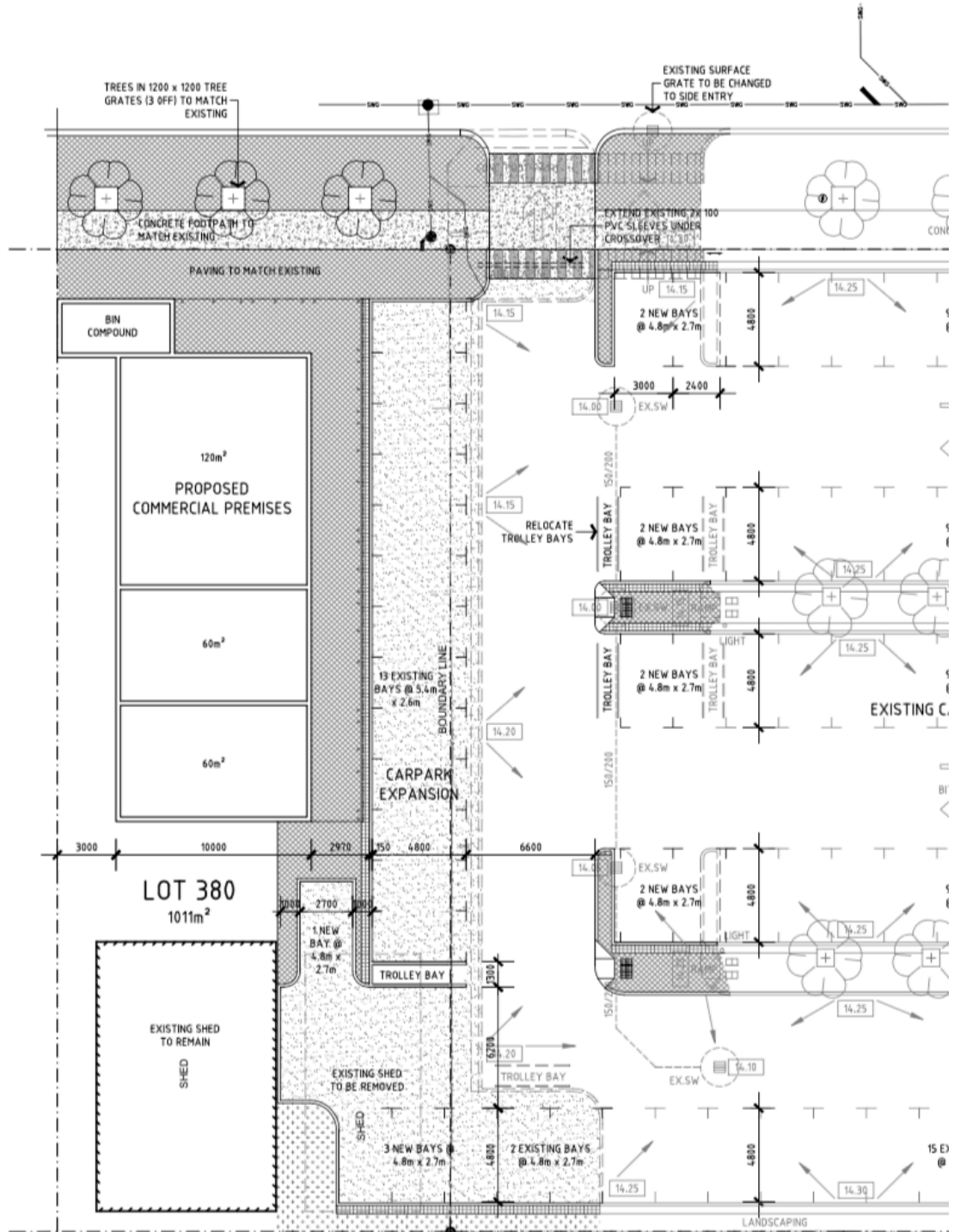
A Concept Development Plan for Lot 380 has been provided as **Attachment 1** to this report that demonstrates how the site could be developed in conjunction with Lot 6. An extract of this plan has been included as **Plan 3** below.

Refer Plan 3 – Extract of Concept Development Plan

Refer Attachment 1 – Concept Development Plan

Plan 3: Extract of Concept Development Plan

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LEGEND

-  BITUMINOUS CONCRETE PAVING
-  PEDESTRIAN PAVING
-  GARDEN BED LANDSCAPING
-  CONCRETE PAVING

NOTE: FINAL LOCATION & EXTENT OF CONTROL JOINTS TO CONCRETE PAVING TO BE DETERMINED ON SITE WITH ARCHITECT & CITY OF GREATER Geraldton



4 PLANNING FRAMEWORK

4.1 STATE PLANNING STRATEGY 2050

The State Planning Strategy's vision for the future planning of Western Australia is:

“By 2050, Western Australia will have a diverse range of interconnected and vibrant local communities and regional centres. The people in these communities will be healthy, resilient, active, prosperous, respectful of cultural difference and participate in the public domain. Standards of living will continue to be amongst the highest in the world. Improved connections and smarter technologies will enhance the State's ability to attract global and domestic investment capital where and when it is most needed. A ‘can do’ attitude will prevail, inspiring new ways of thinking and working, which will deliver optimal outcomes for the economy and communities of Western Australia (2014).”

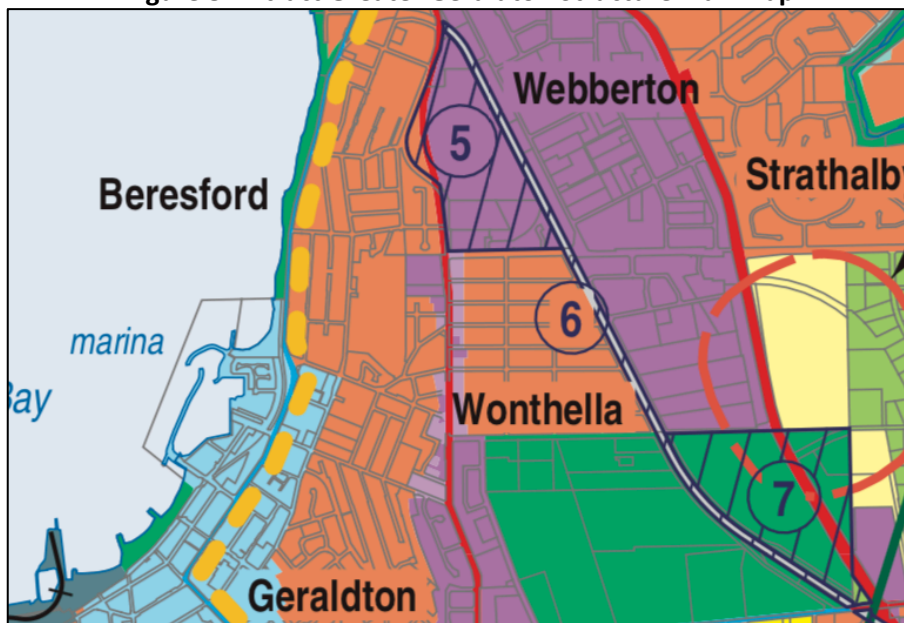
The strategy has been designed to, among other things, plan for a growing population in urban settlements which are more responsive to community needs.

4.2 GERALDTON REGION PLAN & GREATER GERALDTON STRUCTURE PLAN 2011

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 Geraldton Region Plan incorporated a detailed Greater Geraldton Structure Plan. 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 Structure Plan relating to this document was reviewed and updated in 2011 and is to be read in conjunction with the Greater Geraldton Structure Plan 1999.

The plan identifies the property within an ‘urban’ area and there are no specific provisions in relation to the potential development of Lot 380.

Figure 8: Extract Greater Geraldton Structure Plan Map



4.3 COMMERCIAL ACTIVITY CENTRES STRATEGY (2013)

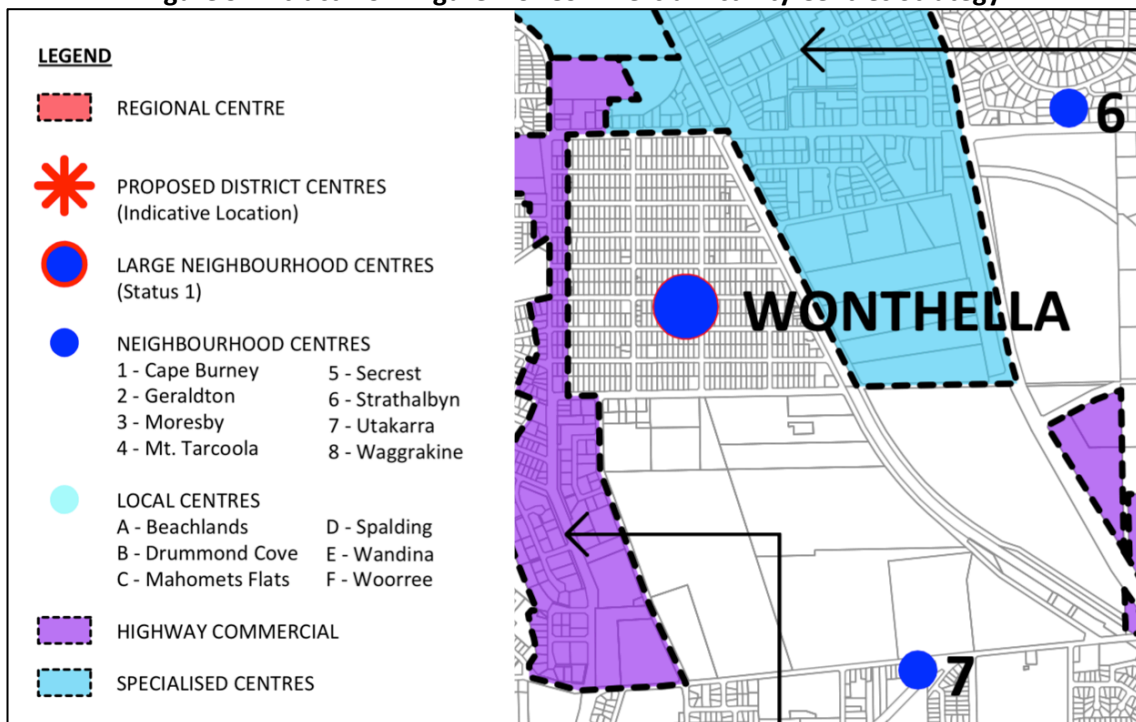
The purpose of this strategy is to provide a framework for the location and development of shopping and activity centres in the City of Greater Geraldton region. Under the Strategy’s hierarchy of commercial centres, the subject area is classified as a ‘Large Neighbourhood Centre (Status 1)’ meaning “Active intervention by the City to encourage additional development.”

The strategy identifies the role and function of ‘Neighbourhood Centres’ as:

“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. Their relatively small scale and catchment enables them to have a greater local community focus and provide services, facilities and job opportunities that reflect the particular needs of their catchment. Local centres provide for primarily daily household shopping needs and small range of other convenience services.

These centres can provide much of the local amenity that defines a local community, and also perform an important economic function in providing for the local convenience retail needs of residents. On occasion neighbourhood and local centres can also develop specific niche economic functions based around agglomerations of small business activities.”

Figure 9: Extract from Figure 1 of Commercial Activity Centres Strategy



The objectives of the Strategy that relate to this proposal are:

- “1. Identify the amount of additional shopping floorspace required to service anticipated population growth (inclusive of the wider Mid-West catchment) and indicate where this expansion will be most beneficial to the community;

2. *Establish a clear hierarchical structure to guide sizing and location of major commercial activity centres, identify requisites for growth of major activity centres to cater for existing populations and future population growth;*
3. *Identify and promote development of centres and nodes that provide a wide mix of activities, services and other uses that are complimentary to their retail function and that promote use of the centres by local communities and consolidate complementary activities within centres;*
4. *Identify strategies to ensure activity centres develop in an integrated fashion;*
8. *Ensure that retail activities that occur away from the town centre involve an aggregation of uses at appropriate locations, and that such development contributes to the net community benefit and does not undermine commercial activity in the central area."*

The eight guiding principles outlined in Section 3 of the Strategy are assessed against the proposal in the Table below and also serve to demonstrate how the rezoning meets with the objectives of the Strategy as listed above.

Table 1 – Assessment against guiding principles of the Commercial Activity Centres Strategy

PRINCIPLE	JUSTIFICATION
<p><i>Principle 1: Efficient, intense and compact centres</i></p> <p><u><i>Desired Outcomes:</i></u></p> <ul style="list-style-type: none"> • <i>Delivery of efficient, intensive and compact centres.</i> • <i>A network of centres that facilitate multiple purpose trips.</i> • <i>Encouragement of land use synergies which create useful spaces and character areas.</i> • <i>Maximisation of the hours of activation of centres.</i> • <i>Delivery of centres that are adaptable and well-staged without adverse impact on the efficiency and intensity.</i> 	<p>Lot 380 adjoins an existing commercial facility within a designated neighbourhood centre. The potential redevelopment of the site for additional shops, including a pharmacy to the existing neighbourhood centre offers further secondary activities to the existing supermarket which allows customers to fulfil multiple errands at the one location.</p> <p>The indicative development plan provided has been designed to utilise the existing access to the commercial premises on Lot 6, which offers a destination for multi-purpose trips, with no adverse effects on the existing commercial facilities or surrounding residential area. Lot 380 being located directly adjoining the existing commercial premise also ensures that there is a continuance of commercial use and no 'dead spaces' or mixed residential/commercial areas in between.</p>
<p><i>Principle 2: Optimise the frequency and quality of transactions within the City</i></p> <p><u><i>Desired Outcomes:</i></u></p> <ul style="list-style-type: none"> • <i>Recognition and prioritisation of activities in centres that maximise the performance of the centre according to its purpose and user mix.</i> 	<p>Commercial activity and where they are located is mostly driven by demand and therefore it is a reasonable assumption that any potential shop fronts would be taken up by businesses that recognise that their goods/services are required and desired by the people within the Wonthella catchment area.</p>

	<p>The addition of further commercial premises including that of the proposed pharmacy as part of the existing neighbourhood centre offers a secondary activity to the IGA supermarket.</p> <p>In particular, the proposed pharmacy offers convenience to the supermarket patrons as they will not have to visit the CBD or other neighbourhood centres for their pharmaceutical needs, and therefore the pharmacy maximises the performance of the centre.</p>
<p>Principle 3: Support the maturation of Geraldton CBD into a diverse, intense and highly concentrated activity centre</p> <p><u>Desired Outcomes:</u></p> <ul style="list-style-type: none"> • <i>The maturation of Geraldton CBD into a diverse, intense and highly connected activity centre.</i> 	<p>It supports the intensity and connectivity of the neighbourhood centre as it is proposed to abut an existing commercial site and is to be configured in a manner that is highly connected to the existing site.</p> <p>At the small scale of any proposed development of Lot 380 this will not discourage, compromise or defer the future development potential of the Geraldton CBD.</p>
<p>Principle 4: Optimise access to and within centres to residents, workers and visitors</p> <p><u>Desired Outcomes:</u></p> <ul style="list-style-type: none"> • <i>Activity centres that facilitate multiple purpose, higher occupancy trips in alignment with their defined roles.</i> • <i>Activity centres that encourage active transport options for users accessing and moving within the centre.</i> • <i>A highly efficient movement network at the local, district and regional levels.</i> 	<p>The role of the Fifth Street neighbourhood centre as identified above is to service the daily and weekly household shopping needs of residents.</p> <p>Fifth Street, Wonthella is located within close proximity to the CBD with good public transport options and a network of pedestrian footpaths.</p> <p>The Wonthella Neighbourhood Centre that Lot 380 (once rezoned) will become part of is centrally located within the residential component of Wonthella, but also centrally located between 3 major areas of Geraldton being the CBD, the industrial/commercial area and the sporting hub.</p> <p>The centre is within easy walking distance to a large catchment area but is also easily accessible by car with ample street and off street carparking in the area. Any potential development of Lot 380 for commercial purposes (whether the design was integrated with Lot 6 or not) would most likely require the removal of the existing dwelling in order to satisfy the requirement for car parking spaces but to also integrate the future land use with the existing development in the</p>

	<p>area. Being in such close proximity to the main commercial building of the area gives a good level of access to the property and also clearly defines the property as being part of the Neighbourhood precinct and not a fringe use. It is considered that any future planning application for the development of Lot 380 would adequately address issues of design, connectivity and legibility.</p>
<p>Principle 5: Place identity, amenity and integrity</p> <p><u>Desired Outcomes:</u></p> <ul style="list-style-type: none"> • <i>The creation of places that are more than their utilitarian function.</i> • <i>The creation of places that communities can care about.</i> • <i>The creation of places that are demonstrably authentic with a sense of integrity.</i> • <i>Alignment between place identity and the mix of amenity with the intended purpose and user mix.</i> 	<p>Currently the patronage to the neighbourhood centre is primarily to shop at the IGA supermarket but a high regard for secondary goods and services such as the newsagency, liquor store, hairdresser and bakery.</p> <p>The addition of any proposed commercial premises on Lot 380 will allow for the centre to present a larger range of services to the community.</p> <p>The Scheme’s Zoning Table for the ‘Commercial’ zone ultimately defines those land uses that can be considered upon Lot 380 which will ensure that the integrity of the commercial zone is maintained.</p> <p>It is considered that the planning application process will ensure that any application is in keeping with the area for more place identity and amenity matters such as street tree planting, façade/property frontage treatment, building design, access etc.</p>
<p>Principle 6: Place Equity</p> <p><u>Desired Outcomes:</u></p> <ul style="list-style-type: none"> • <i>Equitable access for all users to fulfil their range of required transactions.</i> 	<p>All users will have equitable access. The proposed commercial premises will abut an existing commercial centre and will comply with all Planning and Building Standards. Scheme’s Zoning Table will ensure land uses align with the intent of the ‘commercial’ zone. The planning application process will ensure that there is compliance with this Strategy, the Scheme and other Council and state policies to ensure that a development meets with the community’s expectations.</p>
<p>Principle 7: Meet the needs of future as well as current users</p> <p><u>Desired Outcomes:</u></p> <ul style="list-style-type: none"> • <i>Equitable planning that balances the needs of current centre users with future centre users.</i> 	<p>The proposed commercial premises adds further commercial floor area to the existing neighbourhood centre. This will generate more users to the centre with a different transaction choice and thus assists the centre to meet the needs of the current and future populations.</p> <p>The small lot size of Lot 380 ensures that any development will be of a scale and of a nature that contributes to and supports the existing</p>

	commercial land uses within the neighbourhood centre.
<p><i>Principle 8: Appropriate configuration of land inside and outside of activity centres</i></p> <p><u><i>Desired Outcomes:</i></u></p> <ul style="list-style-type: none"> <i>Equitable planning that balances the needs of residents and commercial development while placing a high value on the preservation of the natural environment and natural resources.</i> 	<p>The rezoning of Lot 380 will not compromise the ability for future development within the neighbourhood centre but act to support and build upon the commercial hub that has formed over the years. Any commercial land uses that can be developed upon Lot 380 will serve to complement and extend the range of commercial activities within the area providing better outcomes for the community and for the long-term success of the centre.</p> <p>Conversely the development of Lot 380 for commercial purposes will not impact upon the progress or ability for development to occur within the surrounding residential areas of the neighbourhood centre. It is considered that further commercial development will actually work to attract further people to live within walking distance of a highly regarded, diverse centre.</p> <p>The subject lot contains no significant vegetation or land of significant agricultural value.</p>

As per Figure 8 of the City of Greater Geraldton Commercial Activity Centres Strategy, the proposed floorspace does not exceed the 4,000m²–6,000m² maximum Shop Retail Floor Space Guide for a Neighbourhood Centre. More specifically based on a slow population projection the range of shop retail floor space demand for the year 2021 based on scenario 2 would be 2,060m²–3,440m² (see Appendix D of Strategy).

Existing development on Lot 6	2,500m ²
• Newsagency (108m ²)	
• Hairdresser (68m ²)	
• Liquor Store (370m ²)	
• Supermarket (1,855m ²)	
• Common area / toilets (99m ²)	
+ proposed Lot 380	366m ²
+ existing furniture Store	650m ²
TOTAL	3,516m²

This still leaves significant scope for further potential expansion of the commercial area in the future even based on the lower population projection scenario.

This Scheme Amendment for the rezoning of Lot 380 to ‘Commercial’ is consistent with the intent, principles and objectives of this Strategy.

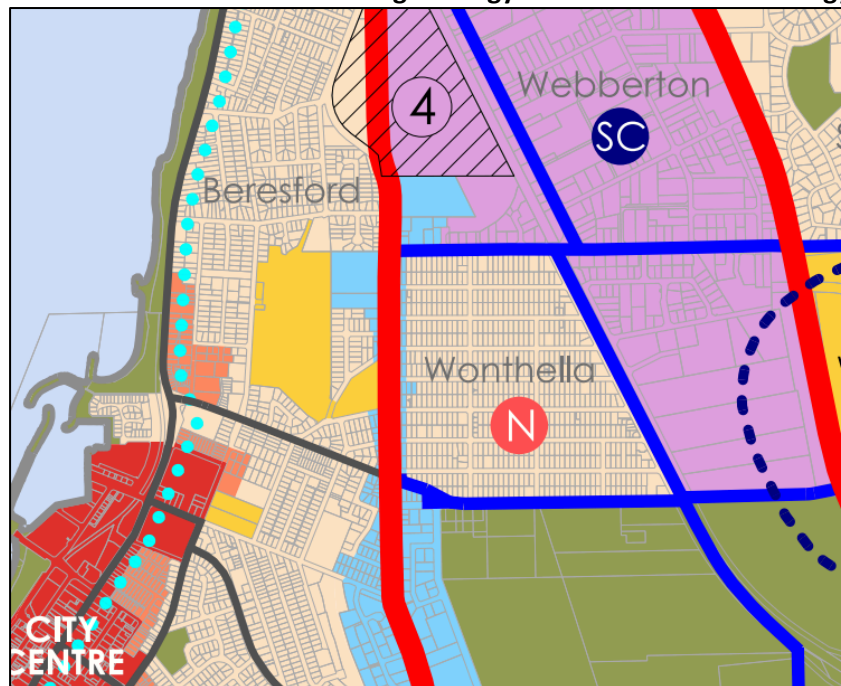
4.4 LOCAL PLANNING STRATEGY (2015)

The Strategy represents the land use planning response to the City’s strategic community vision based on an aspirational population of 100,000. The Strategy will guide long-term land use planning and provide the rationale for land use and development controls.

The Strategy depicts the subject lot as a ‘Neighbourhood Centre’ upon its Geraldton Urban Area Strategy Plan. The Wonthella Neighbourhood Centre is identified as a ‘Status 1 Activity Centre’ with the Strategy stating:

“The Status 1 Activity Centres are existing neighbourhood local centres which are important local community focal points that help provide for main daily to weekly household shopping and community needs. 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.”

Figure 10: Extract from Local Planning Strategy - Geraldton Urban Strategy Plan



The rezoning of Lot 380 Fifth Street to ‘Commercial’ is consistent with the Local Planning Strategy given that it is located within the ‘Neighbourhood Centre’ area as indicated upon the Geraldton Urban Strategy Plan Map.

4.5 LOCAL PLANNING SCHEME NO. 1

The Scheme controls and regulates the development and use of land in the greater Geraldton area.

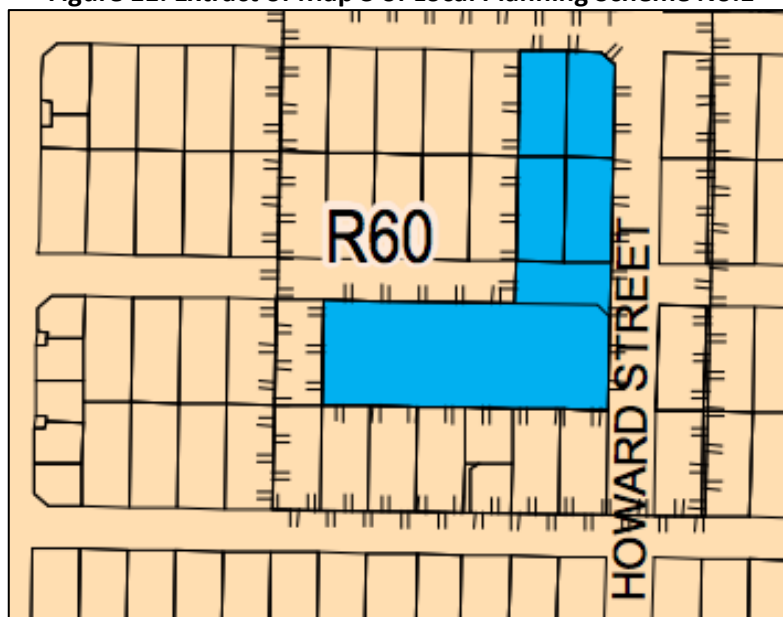
Lot 380 is zoned ‘Residential R60’ under the Scheme with this proposal seeking to rezone Lot 380 to ‘Commercial’. The Scheme lists the following objectives for the ‘Commercial’ zone:

- a) Provide for a range of shops, offices, restaurants and other commercial outlets in defined townsites and activity centres;
- b) Ensure activity centres provide for appropriate uses that do not undermine the established and/or planned hierarchy of centres; and
- c) Provide for efficient, intense and compact centres with a diversity of activity appropriate to the purpose of the centre."

The proposal is consistent with these objectives, as the site is abutting an existing commercial area but is not of a scale that would compromise the hierarchy of centres as identified by the City of Greater Geraldton Commercial Activity Centres Strategy. Additional floor space will diversify the goods and services available within the 'Neighbourhood Centre' and will allow this to be done in a compact and coordinated manner given its position adjoining an existing Commercial area.

Additionally, should this rezoning be approved the landowner has indicated that a future commercial space would be integrated into the existing carparking and access arrangements of the adjoining Lot 6 commercial premise which is also under their control and ownership. It is a priority for them to see the site developed foremost for the establishment of a pharmacy but to also provide further retail floor space for additional complementary businesses to the centre.

Figure 11: Extract of Map 3 of Local Planning Scheme No.1



5 JUSTIFICATION FOR AMENDMENT

This report demonstrates that the rezoning of Lot 380 from 'Residential R60' to 'Commercial' is supported for the following reasons:

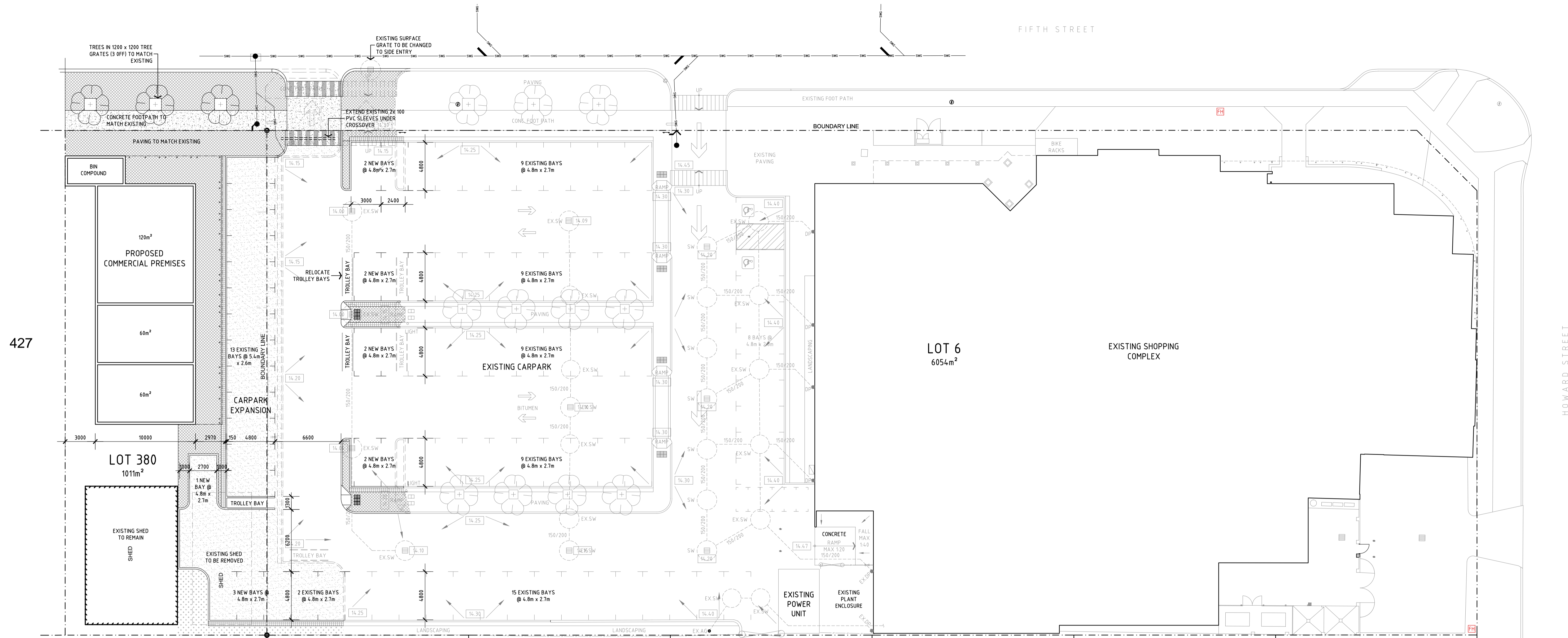
- The proposal is consistent with the objectives and intent of the State and Local Planning framework as demonstrated in Section 4 of this report.
- A 'Commercial' zoning over the amendment area is appropriate given its strategic location directly adjoining an existing commercial premise.
- The rezoning of Lot 380 to 'Commercial' serves as a logical extension of the zone.
- The rezoning of Lot 380 provides a unique opportunity to potentially integrate any proposed commercial development with the existing premise on Lot 6 given common ownership.
- It facilitates the maximum potential utilisation of the land for commercial purposes.
- With the increased density potential of the surrounding residential land the expansion of the commercial area to provide further available commercial floor area is required in order to support the growing population demands of the area.
- Any future development will need to demonstrate good access to and from the site and functional internal vehicle movements and parking to the satisfaction of the City.
- Detailed planning controls are contained within the Scheme to ensure that future development of the site for 'Commercial' purposes is appropriate with regard to land use compatibility, retainment of amenity, size and scale of the operations and the overall design.
- The requirement to ensure any development achieves appropriate amenity standards based on the level of exposure of the site and proximity to residential areas, means that Lot 380 can act as a buffer between the commercial zone and the established residential area. If this lot wasn't developed for 'commercial' purposes, it could alternatively be developed with up to 6 residential units which may be considered to pose a higher degree of impact on adjoining neighbours in terms of amenity than a commercial premise that will face away from existing housing and be open during daylight hours only.

6 CONCLUSION

The rezoning of Lot 380 is consistent with the overall strategic planning direction for commercial orientated land uses in the greater Geraldton area as defined by the regional planning framework. The proposal seeks to only amend the zoning of the land, and in doing so, facilitate opportunities to develop the amendment area with suitable commercial related development that is complementary to the existing neighbourhood centre.

It is considered that the proposal to rezone Lot 380 is appropriate and should be supported.

ATTACHMENT 1: Concept Development Application Site Plan



427

LOT 380
1011m²

LOT 6
6054m²

EXISTING SHOPPING COMPLEX

428

427

426

425

424

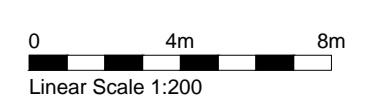
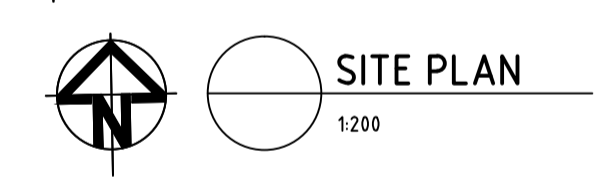
423

422

LEGEND

- BITUMINOUS CONCRETE PAVING
- PEDESTRIAN PAVING
- GARDEN BED LANDSCAPING
- CONCRETE PAVING

NOTE: FINAL LOCATION & EXTENT OF CONTROL JOINTS TO CONCRETE PAVING TO BE DETERMINED ON SITE WITH ARCHITECT & CITY OF GREATER GERALDTON



Rev.No.	Date	Revision
-	22/03/18	PRELIMINARY

PROJECT
**WONTHELLA SHOPPING CENTRE
COMMERCIAL PREMISES
LOT 6 FIFTH ST, WONTHELLA**

DRAWING
PRELIMINARY SITE PLAN

JOB No. **1808**
DRAFT. PB ARCHI. BCS DWG No. REV. -
DATE MARCH 2018 SCALE 1:200 **A01** of



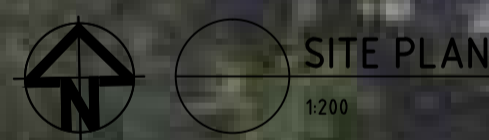
SUITE 1, 'five' BAYLY STREET GERALDTON WA 6530 (P.O. BOX 27) TEL 08 9964 4949 FAX 08 9964 2424
EASTMAN POLETTI SHERWOOD PTY LTD ARCHITECTS ABN 82 881 298 356 COPYRIGHT



LEGEND

- BITUMINOUS CONCRETE PAVING
- PEDESTRIAN PAVING
- GARDEN BED LANDSCAPING
- CONCRETE PAVING

NOTE: FINAL LOCATION & EXTENT OF CONTROL JOINTS TO CONCRETE PAVING TO BE DETERMINED ON SITE WITH ARCHITECT & CITY OF GREATER GERALDTON



0 4m 8m
Linear Scale 1:200

Rev.No.	Date	Revision
-	14/05/18	AERIAL PHOTO BASE ADDED
-	22/03/18	PRELIMINARY

PROJECT
WONTHELLA SHOPPING CENTRE
COMMERCIAL PREMISES
LOT 6 FIFTH ST, WONTHELLA

DRAWING PRELIMINARY SITE PLAN	JOB No. 1808
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PLANNING AND DEVELOPMENT ACT 2005

RESOLUTION TO AMEND LOCAL PLANNING SCHEME

**CITY OF GREATER GERALDTON
LOCAL PLANNING SCHEME No. 1**

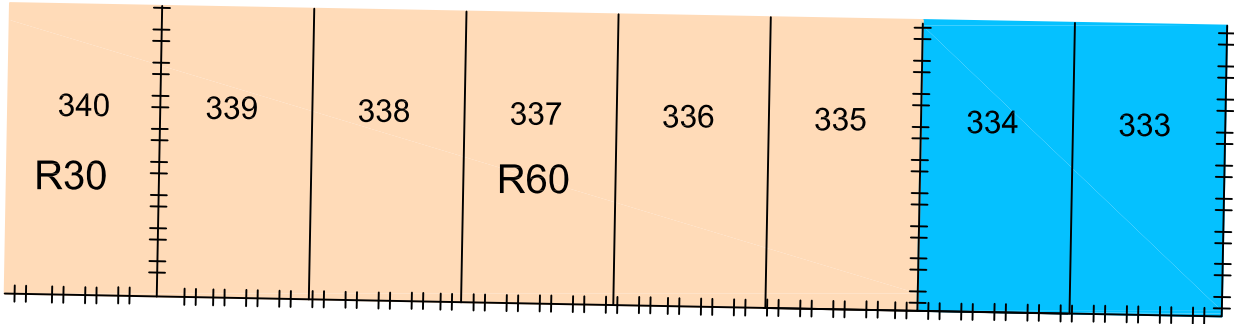
AMENDMENT No.7

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

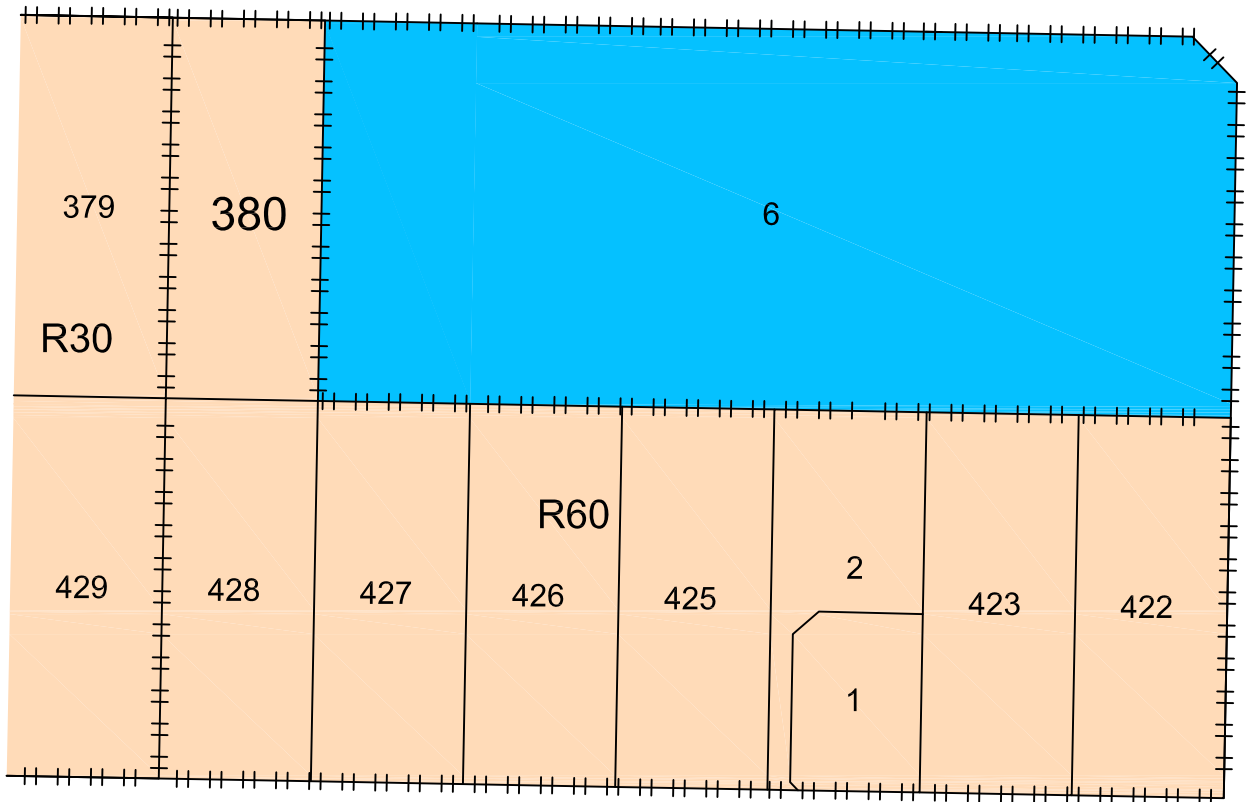
1. Rezoning Lot 380 (No. 240) Fifth Street, Wonthella from 'Residential R60' to 'Commercial'; and
2. Modify the Scheme Map accordingly.

CITY OF GREATER GERALDTON

LOCAL PLANNING SCHEME No. 1 (DISTRICT SCHEME)



FIFTH STREET



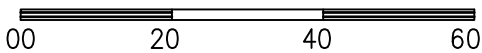
STREET

HOWARD STREET

SIXTH STREET



ISO 9001
FS 520743



ALL DISTANCES ARE IN METRES

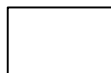
ZONES



COMMERCIAL



RESIDENTIAL

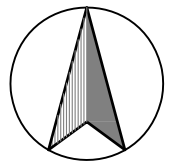


LOCAL ROAD

OTHER



R CODES



REVISIONS

1	19/07/18	LOCAL ROAD ZONE ADDED	BC
0	03/05/18	ORIGINAL ISSUE	SL

SURV:		AREA FILE : 1211
DWN:	SL 03/05/18	CONT. INTVAL : N/A
CHK:	21/05/18	V DATUM : N/A
APP:	21/05/18	H DATUM : GCG94
		FIELD Bk : N/A

HTD
SURVEYORS & PLANNERS
HILLE, THOMPSON & DELFOS
PO Box 820, GERALDTON WA 6531
PHONE: (08) 9921 3111 FAX: (08) 9921 8072



CLIENT:	JOHN RIGTER
LOT 380 on P 1487	
EXISTING ZONING MAP	
FIFTH STREET, WONHELLA - CITY OF GREATER GERALDTON	
SCALE 1 : 1,000 (A4)	Drawing No: 04218ZS1-1-1

CITY OF GREATER GERALDTON

LOCAL PLANNING SCHEME No. 1
(DISTRICT SCHEME)

340

339

338

337

336

335

334

333

FIFTH

STREET

379

380

6

STREET

429

428

427

426

425

2

423

422

HOWARD

1

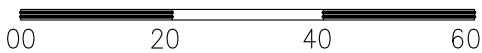
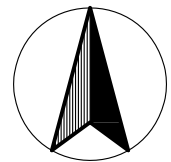
SIXTH

STREET

ZONES



COMMERCIAL



ALL DISTANCES ARE IN METRES



ISO 9001
FS 520743

REVISIONS

0	03/05/18	ORIGINAL ISSUE	SL
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SURV: SL DWN: SL 03/05/18 CHK: 21/05/18 APP: 21/05/18		AREA FILE : 1211 CONT. INT'VAL : N/A V DATUM : N/A H DATUM : GCG94 FIELD Bk :	<p>HTD SURVEYORS & PLANNERS HILLE, THOMPSON & DELFOS PO Box 820, GERALDTON WA 6531 PHONE: (08) 9921 3111 FAX: (08) 9921 8072</p>	CLIENT: JOHN RIGTER LOT 380 on P 1487 PROPOSED ZONING MAP FIFTH STREET, WONHELLA - CITY OF GREATER GERALDTON SCALE 1 : 1,000 (A4) Drawing No: 04218ZS1-2-0
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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 RESOLUTION TO ADVERTISE

by resolution of the Council of the City of Greater Geraldton at the Ordinary Meeting of the Council held on the _____ day of _____, 20____ proceed to advertise this Amendment.

.....
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