

Information Sheet – Amendment No. 61 to Town Planning Scheme No. 3

PURPOSE OF THIS INFORMATION SHEET

In early 2011, the City of Greater Geraldton received a request from a landowner to rezone several properties along Marine Terrace from the current zonings of Residential (Additional Use) and Special Use to the Mixed Use zone. This information sheet has been prepared to inform you of the processes which has occurred since the request was received.

BACKGROUND

Developers have been discussing the establishment of serviced apartments at 311-315 Marine Terrace with City of Greater Geraldton town planning officers. The site will need to be rezoned to allow for the apartments to be built. The City's town planning officers suggested that a Mixed Use zone would be the most appropriate zoning to allow for the serviced apartments to be built, and requested that several other properties along Marine Terrace also be included in the rezoning area.

These properties currently have a zoning of either Residential R12.5/30/50, Residential R12.5/30/50 (Additional Use) or Special Use (Service Station/Produce Stall). Historically, they have been developed for a mix of backpacker accommodation, offices, car service centres and a petrol station. These land uses are clearly not residential, and as such, the City of Greater Geraldton considered that the zoning of these properties could be changed to Mixed Use.

MIXED USE ZONE

The Mixed Use zone is used in areas as a transition between the Geraldton City Centre and surrounding residential areas, and is considered ideal for the site. The Mixed Use zone allows for a greater range of land uses than the current Residential (Additional Use) and Special Use zonings. Such uses include:

- Apartments;
- Offices;
- Food outlets;
- Shops;
- Community uses; and
- Tourism accommodation.

COUNCIL INITIATION OF REZONING PROCESS

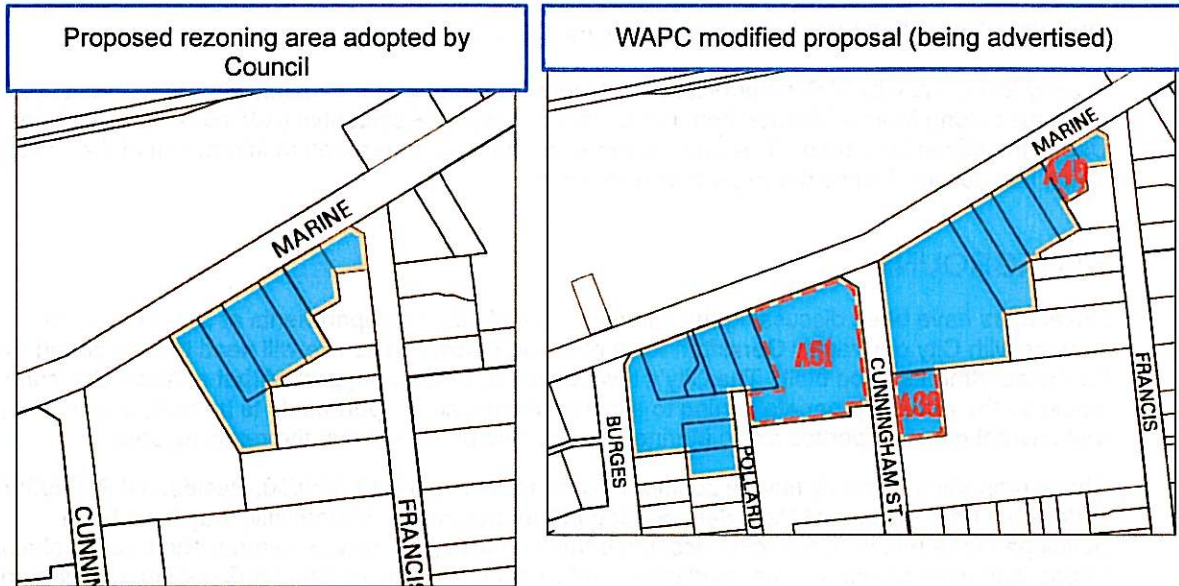
At its meeting of 19 April 2011, the City of Greater Geraldton Council resolved to initiate the rezoning process.

WESTERN AUSTRALIAN PLANNING COMMISSION MODIFICATIONS

In accordance with the required legal process, the Western Australian Planning Commission (WAPC) (ie. State Government), was required to review the rezoning proposal prior to it being advertised for public comment.

The WAPC required that the proposed rezoning be modified prior to advertising. This modification saw the size of the rezoning area increased to include additional land to the west.

The plan below show the rezoning area as adopted by Council, compared to the modified rezoning area required by the WAPC:



ADVERTISING

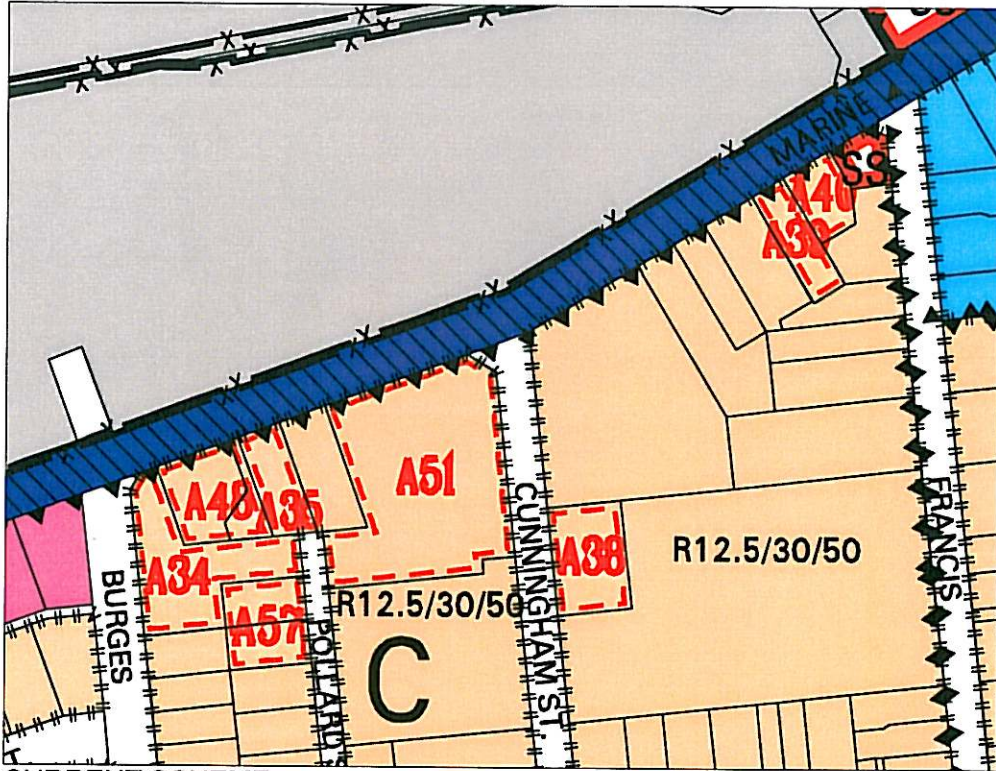
The larger rezoning proposal, as required by the WAPC, is now being advertised for public comment. A set of draft design guidelines to facilitate and provide guidance on how the properties could be developed in the future, are also being advertised concurrently.

ENQUIRIES

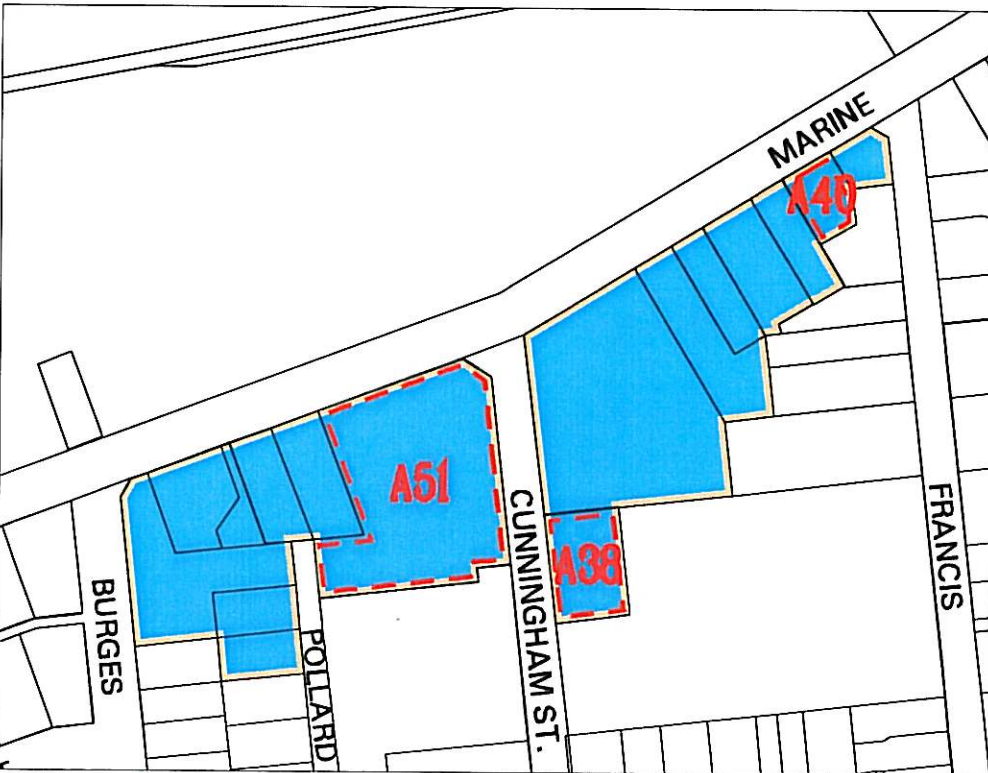
If you have any enquiries, please contact the City of Greater Geraldton planning services team on (08) 9956 6900.

CITY OF GERALDTON - GREENOUGH TOWN PLANNING SCHEME NO. 3 PROPOSED AMENDMENT NO. 61

(MODIFIED PROPOSAL AS REQUIRED BY WESTERN AUSTRALIAN PLANNING COMMISSION)



CURRENT SCHEME



SCHEME AMENDMENT

LEGEND

LOCAL SCHEME RESERVES

DISTRICT DISTRIBUTOR ROAD

ZONES

RESIDENTIAL

CITY CENTRE

PORT

MIXED USE

INDUSTRY - LIGHT

SPECIAL USE
DENOTED AS FOLLOWS:
SS SERVICE STATION / PRODUCE STALL

OTHER

R CODES

ADDITIONAL USES

TOWNSITE - LAND ACT

SPECIAL DESIGN PRECINCTS



