SCHEME AMENDMENT REPORT

LOT 2634 (NO.1) FORTYN CT MAHOMETS FLATS



OUR REF: 8012 25/06/2014

▲CONTENTS

		CONTENTS	
	01	Introduction	3
	02	Description of Site	4
millio.	2.1	Location	4
	2.2	Cadastral Information	4
	2.3	Existing Improvements	4
	03	Description of Proposal	5
	04	Town Planning Considerations	6
	4.1	Greater Geraldton Structure Plan (2011)	6
	4.2	City of Greater Geraldton Town Planning Scheme No.3	6
		4.2.1 Current Zoning	6
		4.2.2 Proposed Zoning	7
	4.3	City of Greater Geraldton Commercial Activity Centres Strategy	9
	05	Conclusion	11

ATTACHMENTS

- Regional Location 1.
- 2. Local Location
- 3. Site Plan
- 4. Certificate of Title
- Zoning Plan 5.
- 6. Commercial Activity Centres Strategy Plan

01

Introduction

Rowe Group acts on behalf of Jenari Holdings Pty Ltd, the owners of Lot 2634 (No.1) Fortyn Court, Mahomets Flats.

This report has been prepared in support of a request to rezone the subject site from 'Residential' to 'Local Centre' under the City of Greater Geraldton Town Planning Scheme No. 3.

This report includes a description of the following matters:

- ▲ Location of the subject site;
- Description of the existing land use;
- Overview of relevant planning and design issues;
- Detailed explanation of the proposed development; and
- Justification for the proposed development.

O2 Description of Site

The subject site is located in the Municipality of the City of Greater Geraldton, approximately 416 kilometres North of the Perth Central Area via Indian Ocean Drive.

Refer Attachment 1 - Regional Location.

The subject site is situated in Mahomets Flats and bound by the Brand Highway, Fortyn Court and McAleer Drive. All of the aforementioned roads are sealed, gazetted roads.

Refer Attachment 2 - Local Location.

2.2 Cadastral Information

The subject site comprises one land parcel, being:

Lot 2634 on Deposited Plan 213181 Certificate of Title Volume 2689 Folio 860.

The subject site is almost rectangular in shape and has a total land area of 6,218 square metres. The subject site has three street frontages being 135.83 metres to Brand Highway, 30.35 metres to Fortyn Court and 96 metres to McAleer Drive.

Refer Attachment 3 - Site Plan and Attachment 4 - Certificates of Title.

Existing Improvements

A 'Fast Food Outlet' use is currently constructed on the northern portion of the subject site with frontage to Fortyn Court and surrounding access and car parking. The remainder of the site is undeveloped.



Description of Proposal

This request proposes the rezoning of the subject site from "Residential" to "Local Centre" under the City of Greater Geraldton Town Planning Scheme No. 3 as depicted on the Zoning Plan (refer Attachment 5).

The rezoning of the subject site in accordance with the recommendations of the City of Greater Geraldton Commercial Activity Centres Strategy will facilitate the development of the site for commercial uses. The site has been identified as the most suitable location for the development of a small scale commercial development to service the needs of the surrounding community due to its size, location and lack of existing development.



U4 Town Planning Considerations

Greater Geraldton Structure Plan (2011)

The Greater Geraldton Structure Plan was originally produced as Part 3 of the Geraldton Regional Plan. In 2010, the WAPC prepared an updated draft version of the Greater Geraldton Structure Plan, which was subsequently advertised for public comment. The final report was released in June 2011. Under the provisions of the Greater Geraldton Structure Plan, the subject site is identified as "Residential".

With regard to the development of lower order commercial centres the Greater Geraldton Structure Plan states:

"The development of the lower order centres is controlled by the local town planning schemes and these centres are not identified on the Structure Plan."

4.2 City of Greater Geraldton Town Planning Scheme No.3

4.2.1 **Current Zoning**

Under the provisions of Town Planning Scheme No.3 (TPS No.3), the subject site is zoned "Residential".

Refer Attachment 5 - Zoning Plan.

The intent of the "Residential" zone, as stated in TPS No.3, reads:

"The zone objective is to ensure that the City's residential areas develop in a manner which provides a range of choice in housing with protection of residential amenity, achieves efficiency in provision of services and accessibility, and enhances townscape values generally"

The development of commercial facilities within the residential zone is limited by Clause 4.8.6 of TPS No. 3 which states:

> "Development of a Local Convenience Shop may be permitted at Council discretion and, except in Special Design Precinct C, shall conform to the following requirements:

Be limited to a retail floor area of 200 square metres;

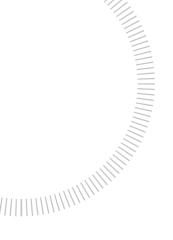
Be not less than a distance of 250 metres from the closest point of the City Centre Zone, a Local Centre Zone, or another shop;

Be located so as to ensure ready accessibility for the area intended to be served, and not unduly affect the immediate vicinity by additional traffic generated;

Be capable of safe access to and egress from the carriageway of the street onto which the shop fronts."

The land use permissibility of the "Residential" zone as stated in TPS No. 3 is as follows:

Land Use	Classification
Commercial	



Fast Food Outlet	SA
Garden Centre	SA
Laundromat	SA
Produce Stall	AA
Professional Office	AA
Reception Centre	SA
Restaurant	SA
Shop-Local Convenience	SA
Veterinary Consulting Rooms	AA
Community Uses	
Consulting Rooms	SA
Child Care Premises	AA

As shown above a 'Shop-Local Convenience' is a use which can be considered in the "Residential" zone, however the floor space of any such use is limited to 200 square metres by Clause 4.8.6. In order for the development of a commercial activity with a floor space in excess of 200 square metres to be considered the subject site is required to be rezoned.

4.2.2 Proposed Zoning

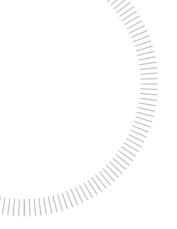
The proposed zoning of the subject site is "Local Centre". The objective of the "Local Centre" zone as stated in TPS No. 3 reads:

"...to ensure the provision of facilities for shopping and community activities at locations convenient for use by residents of the City's residential districts. Council's policies will therefore be to:

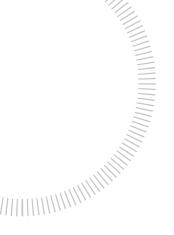
- permit within the zone a range of uses appropriate to achieving the objective;
- implement the Retail Shopping Policy providing guidelines for adequate provision of retail shopping floor space in the local centres;
- consider rezoning additional land where required in order to provide retail floor space and other permitted uses in accordance with the Retail Shopping Policy.

The abovementioned Retail Shopping Policy has been superseded by the recently adopted Commercial Activity Centres Strategy.

The development of commercial uses is not limited in floor area under the "Local Centre" zone. The land use permissibility of the "Local Centre" zone is as follows:



Land Use	Classification
Commercial	
Amusement Parlour	SA
Betting Agency	AA
Car Park	Р
Fast Food Outlet	SA
Fish Shop	SA
Garden Centre	SA
Health Studio	SA
Laundromat	SA
Liquor Store	SA
Office	Р
Produce Stall	AA
Professional Office	Р
Public Amusement	AA
Reception Centre	SA
Restaurant	AA
Restricted Premises	SA
Service Station	SA
Shop	Р
Shop-Local Convenience	AA
Tavern	SA
Veterinary Consulting Rooms	AA
Video Sales/Hire	Р
Community Uses	
Consulting Rooms	Р
Child Care Premises	Р



Educational Establishment	SA
Family Day Care	Р
Medical Centre	Р
Occasional Use	AA
Public Worship	Р
Recreation – Active	AA
Recreation – Passive	Р

The rezoning of the subject site from "Residential" to "Local Centre" will remove the restriction on floor space able to be developed and provide additional options for smaller specialty shops to support a main tenancy.

4.3 City of Greater Geraldton Commercial Activity Centres Strategy

The City of Greater Geraldton Commercial Activity Centre Strategy (CACS) was adopted in September 2013. Under the CACS the subject site is identified as a Local Centre (refer Attachment 6 – Commercial Activity Centres Strategy Plan) with a status which states the site is to:

"maintain current role with future private sector driven expansion possible."

The below table is an extract from Figure 8: Activity Centres Hierarchy relevant to the subject site.

	Local Centres
Name of Activity Centre	Mahomets Flats
Main Role/Function	Local centres provide for primarily daily household shopping needs and small range of other convenience services.
Transport Connectivity	Stopping point for public transport. Walking and cycling network providing direct and convenient access depending on local traffic volumes.
Typical Retail Types	Convenience goods (may be combined with service station)
Typical Office Development	N/A
Entertainment	N/A

Public Realm and Amenity	The public realm of local centres is limited to what is provided on-site although there may be minor upgrades to the street environment. There is generally no public investment in infrastructure.
User Mix	One of the most viable current models of local centre is the convenience store combined with a service station.
Diversity	N/A
Intensity (desirable) (Typically, the average R Code (or net density) equivalent to 2 to 3 times the number of dwellings per hectare.)	Lower levels of local retail services within centre with potential for incremental increases in medium residential densities within centre and immediately adjacent.
Employment	A minor employment focus.
Walkable Catchment	200m
Shop Retail Floorspace Guide (The Floorspace Guide is not intended to be applied rgidly. The figures do not preclude higher floor space, but each application will need to be justified and examined in the context of the principles of the Strategy and the role and expectation of the individual Centre.)	500m2 - 1,000m2

The CACS also states that an Activity Centre Structure Plan is needed to be prepared and endorsed prior to approval of any major development within an activity centre. The CACS specifically states the following is required:

"Activity centre structure plans, will need to address Liveable Neighbourhoods (Element 7), the provisions in the local planning scheme and/or model provisions pertaining to structure plans and the 'Model Centre Framework' contained within Appendix 2 of SPP 4.2. 'Activity Centres for Perth and Peel'."

We note that SPP4.2 does not require an Activity Centre Structure Plan to be prepared for neighbourhood or local centres and therefore the Activity Centre Strategy further states:

"While generally not subject to the activity centre structure plan provisions of the policy, the planning and development of Neighbourhood centres should be guided by detailed area plans where required by a local planning scheme or structure plan. In new urban areas such plans should demonstrate how the centre satisfies Liveable Neighbourhoods (Element 7)."

There are no structure plan provisions in TPS No.3.

05

Conclusion

This report supports the proposal to amend the City of Greater Geraldton Town Planning Scheme No. 3 by rezoning the subject site from "Residential" to "Local Centre".

The subject site is strategically located adjacent to Brand Highway and is identified for commercial development by the City's Commercial Activity Centres Strategy.

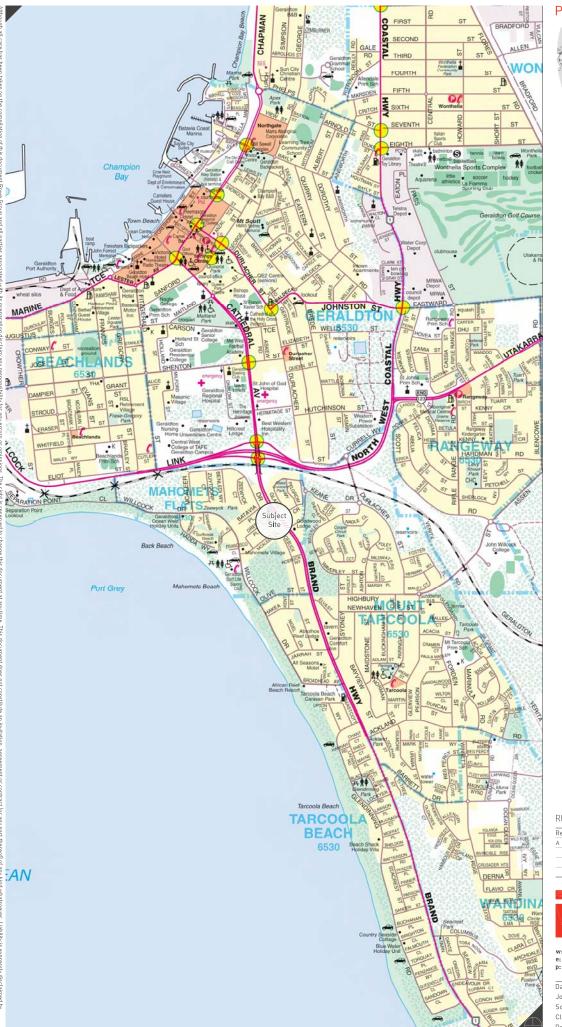
As demonstrated in this report, the proposed rezoning of the subject site is considered to be appropriate as:

- ✓ It will facilitate the development of the subject site in accordance with the recommendations of the Commercial Activity Centres Strategy;
- ✓ There are no known environmental or heritage implications which would constrain the development of the subject site; and
- ✓ It is consistent with the relevant State Planning and Development Control Policies and Planning Bulletins.



REGIONAL LOCATION





Planning Design Delivery



REVISIONS

Rev	Date	Drawn	
Α	2013.11.11	K. Trenberth	
		.,	



w: www.rowegroup.com.au e: info@rowegroup.com.au p: 08 9221 1991

 Date Drawn:
 2013-11-1

 Job Ref:
 88120

 Scale:
 N.T.S. ili A4

 Client:
 Janari Holdings

 Designer:
 H. Graham

 Drawn:
 K. Trenberth

 Projection:
 MGA50 GDA94

 Plan ID:
 8012-FIG-01-A

Lot 2634 (No. 1) Fortyn Court, Mahomets Flats Geraldton





McAleer Drive 2634 6220m² 278 19 Lot 2634 (No. 1) Fortyn Court, Mahomets Flats Site Plan

Geraldton

Planning Design Delivery

LEGEND

🕳 🛌 a Subject SIte

Existing Lot Number

- Lot Boundaries

REVIS**I**ONS

Rev	Date	Drawn	
i,	2013.11.11	K. Trenberth	



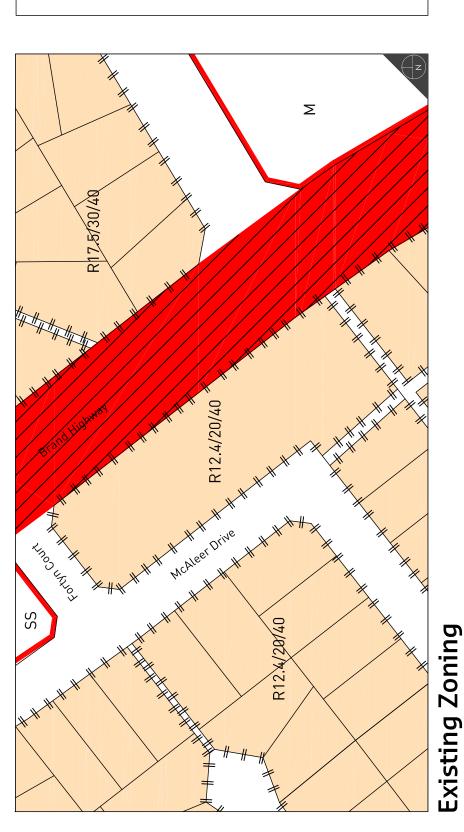
2013-11-11 9012 1:1000@ A4 Scaler Janari Holdings H. Graham K. Trenberth Clients Designers Projection MGA50 GDA94 8012-FIG-03-A Plan ID:

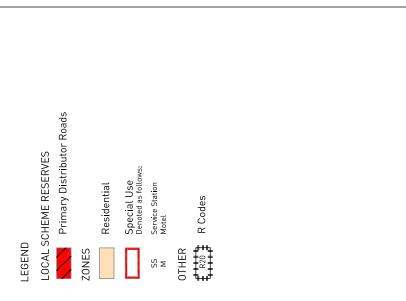
NATOWN PLANT BOSCO-0999 8012/ORAFT NG/A-CAD 8012_F803A_20131111 MAHOMETS FLATS, DWG Nam Tresterth 14 Nevember 2013

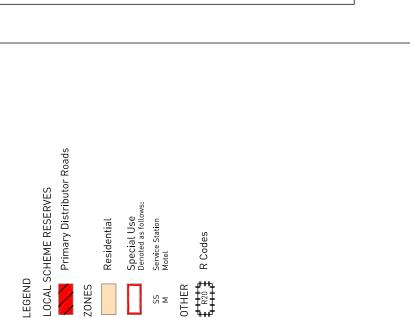


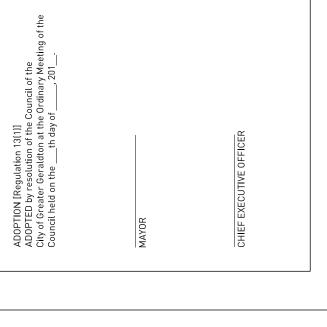
ROWEGROUP

Town Planning Scheme No. 3 City of Greater Geraldton Amendment No. 71

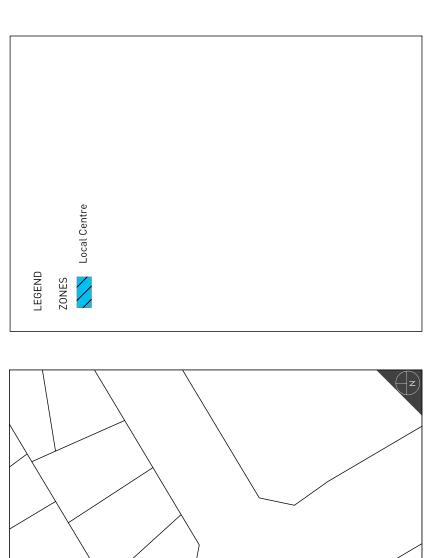


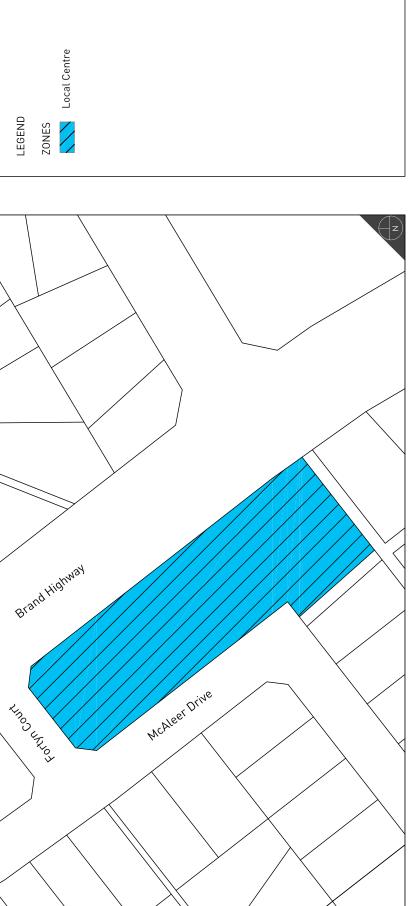






ADOPTION







Adopted for Final Approval by Resolution of the City of Greater Geraldton at the Meeting of Council held on the day of The Common Seal of the City of Greater Geraldton was hereunto affixed by authority of a resolution of the Council in the presence of:

1. FINAL ADOPTION BY COUNCIL

FINAL APPROVAL

75_j Metres

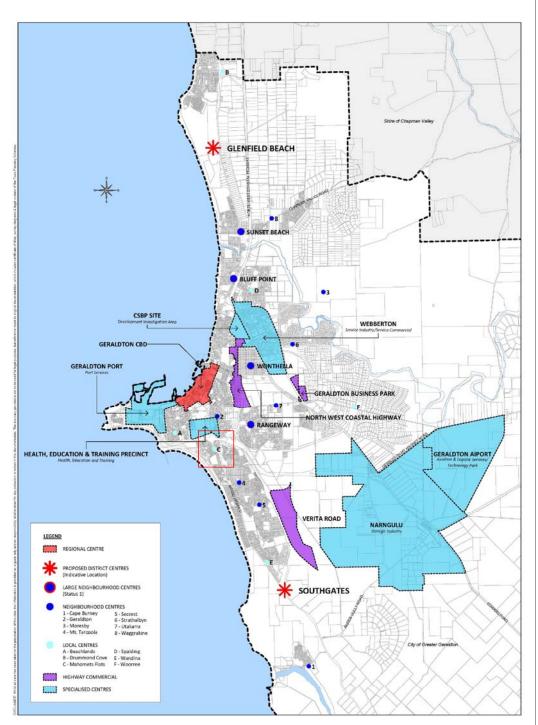


ATTACHMENT 6

COMMERCIAL ACTIVITY CENTRES STRATEGY PLAN



INSET NOT TO SCALE



Planning Design Delivery



LEGEND

--- Subject Site

REVISIONS

Rev	Date	Drawn	
А	2013.11.12	K. Trenberth	



ROWEGROUP PLANNING DESIGN DELIVERY

www.rowegroup.com.au info@rowegroup.com.au 08 9221 1991

2013-11-12 Job Ref: N.T.S. @ A4 Janari Holdings H. Graham Scale: Client: Designer: Drawn: K. Trenberth Projection: MGA50 GDA94 8012-FIG-04-A Plan ID:

Plan supplied by CITY OF GREATER GERALDTON

Lot 2634 (No. 1) Fortyn Court, Mahomets Flats