

## **REPORT**

### **1.0 INTRODUCTION**

This proposed Scheme Amendment seeks to amend the City of Greater Geraldton Town Planning Scheme No.3 (Geraldton) ('TPS3') by altering the zoning of the following lot within the locality of Bluff Point:

- Rezoning Lot 3029 Kempton Street, Bluff Point from "Landscape and Coastal Protection" Local Reserve to "Residential R25," and "Recreation".

This alteration will facilitate the development of the abovementioned lot for residential usage, based on the Concept Plan prepared by Greg Rowe and Associates and given "in-principle" support by the City of Greater Geraldton Council at its Ordinary Meeting on 25 September 2012.

### **1.1 History**

Lot 3029 Kempton Street ('subject land') forms a portion of Reserve 20127. Reserve 20127 is a class C reserve and contains a Management Order in favour of the City of Geraldton-Greenough for "Recreation." This portion of Reserve 20127 to be rezoned comprises of an area of 1.2164 hectares. The City of Greater Geraldton ('City') has been liaising with the Department of Regional Development and Lands ('DRDL') to acquire the subject land in free hold title from the State as part of a land exchange for City owned freehold Lots 1, 2 and 3 Kempton Street and Lots 45 and 46 Frederick Street.

Lots 1 and 2 Kempton Street are currently used as a gravel car park while Lot 3 is an undeveloped coastal strip. Lots 45 and 46 Frederick Street are proposed to be added to Lots 40 to 44 and Lot 47 Frederick Street. Lots 40 to 44 and 47 were owned by the Poor Sisters of Nazareth but were surrendered to the Crown to cover public open space requirements for a previous subdivision application. The surrender came with the condition that the lots are retained as natural bushland and that Frederick Street be closed and that no future development be approved for these lots. It is envisaged that Lots 45 and 46 will be similarly protected as natural bushland.

During the planning process for the development of the subject land it was also considered that Reserve 43831 St Georges Close which is vested in the City for the purposes of a drainage sump and comprises of a total land area of 0.1371 hectares may be remediated and developed for residential purposes. This will be possible by redirecting the storm water drainage to the Public Open Space which is proposed for the northern portion of the subject land.

### **1.2 Concept Plan**

In September 2009 Greg Rowe and Associates was commissioned to produce a Subdivision Concept Plan demonstrating how the subject site could be developed for a combination of residential and recreational uses. The Subdivision Concept Plan received "in principle" support from Council in December 2009. The Subdivision Concept Plan from 2009 was modified in 2012 to realise a better outcome and is included as Appendix A. The revised Concept Plan ('Concept Plan') was given "in-principle" support by the City of Greater Geraldton Council at its Ordinary Meeting on 25 September 2012 and forms the basis for this Scheme Amendment.

The Concept Plan proposes a total of 18 residential lots and an area of Public Open Space ('POS'). The POS is proposed to incorporate the relocation of drainage from Reserve 43831 which will allow the decommissioning of the drainage sump and allow the site to be developed as a residential lot in accordance with its current zoning. The 18 residential lots are proposed to have a density coding of R25 and to range in size from 320m<sup>2</sup> to 404m<sup>2</sup>. Nine lots will have frontage to Kempton Street, and the remaining nine lots will be accessed from an internal "loop" road with which will connect to Kempton Street at the north and south boundary of the development.

The loop road will function as an 'Access Street D' (refer Section 7.1 – Liveable Neighbourhoods), with a target speed of less than 30km/h and is intended to carry local traffic only.

To the north of the proposed 18 residential lots is a 2,330m<sup>2</sup> area of POS which has frontage both to Kempton Street and the "loop" road to the west and south boundaries. The POS will be designed to facilitate drainage, and will offer opportunities for active and passive recreation.

Accordingly, the amendment to the Scheme maps has been designed to accord with the Concept Plan with respect to the establishment of two proposed zonings over the subject land: "Residential" Zone, and "Recreation" Reserve.

## **2.0 LOCATION**

### **2.1 Regional Location**

The subject land is located in the Municipality of the City of Greater Geraldton within the locality of Bluff Point, approximately 4.7km north of the Geraldton Central Area.

Figure 1 depicts the subject land in its regional location.

### **2.2 Local Location**

The subject land is bound by Kempton Street to the west and developed residential lots to the north and south. Located to the east of the subject land are the grounds of the Bluff Point Primary School.

Chapman Road is located approximately 270 metres east of the eastern boundary of the subject land. The Indian Ocean is approximately 100 metres west of the western boundary of the subject land.

Figure 2 depicts the subject land in its local location.

Figure 1 – Regional Location

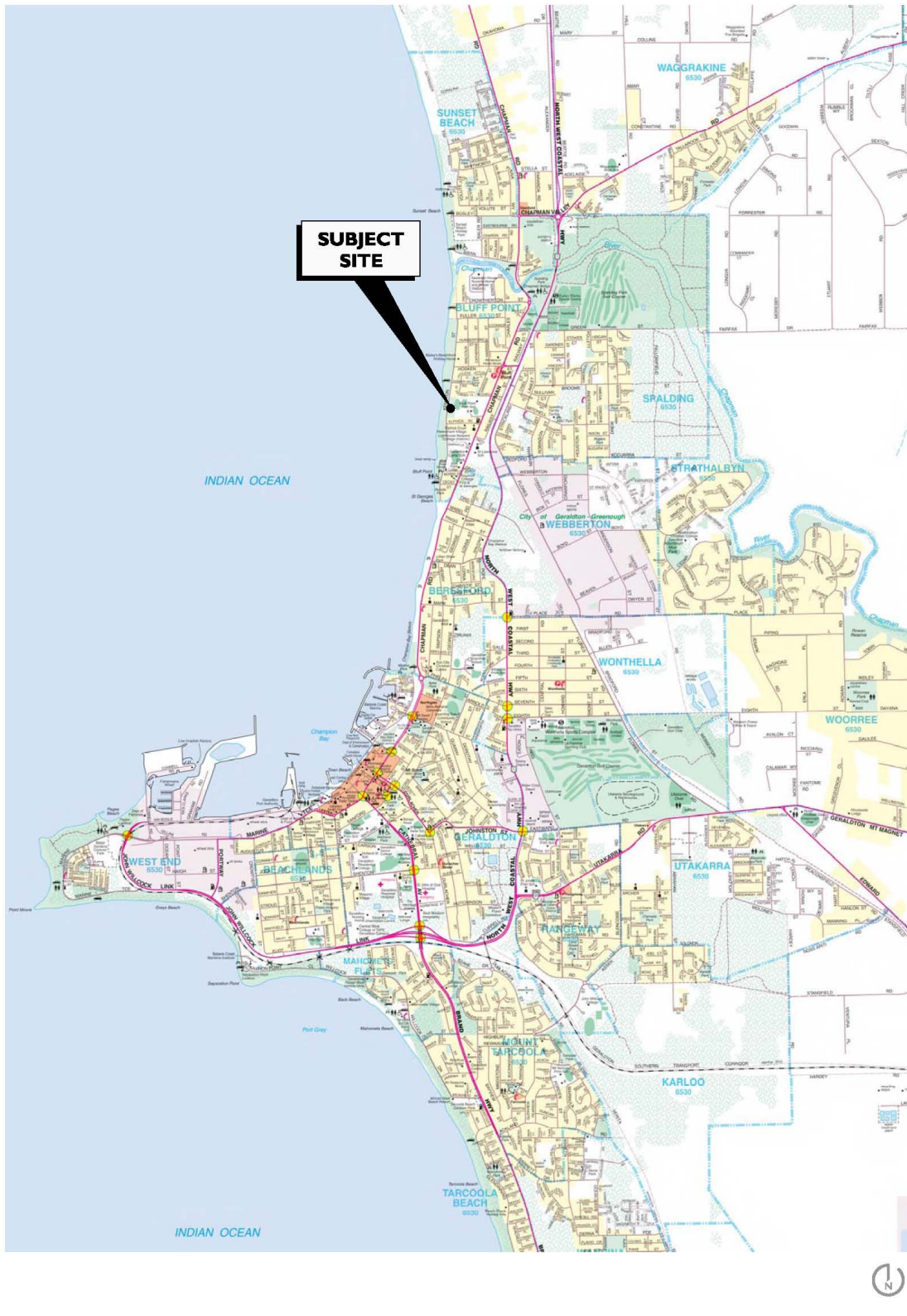
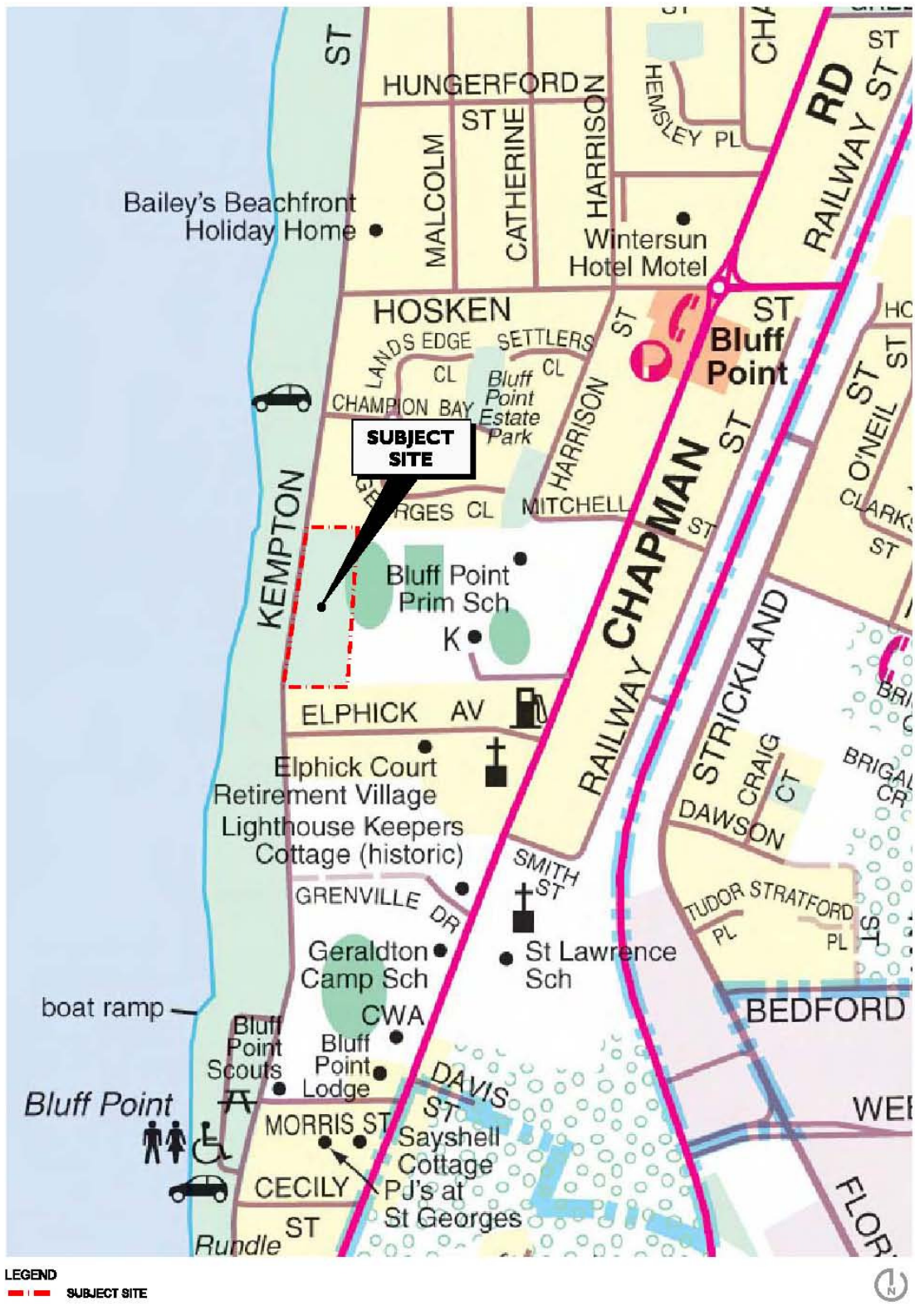


Figure 2 – Local Location



### **3.0 SITE DETAILS**

#### **3.1 Legal and Cadastral Information**

The following information is provided about the subject land (refer Appendix B for a copy of the Certificate of Title).

Lot 3029 Kempton Street has a total area of 1.2164 hectares. Access to the property is presently provided via Kempton Street, with a total of 201.4 metres of road frontage. The property is held within Crown Land Certificate of Title Volume LR3012 Folio 789 and is located on Plan No. 240427.

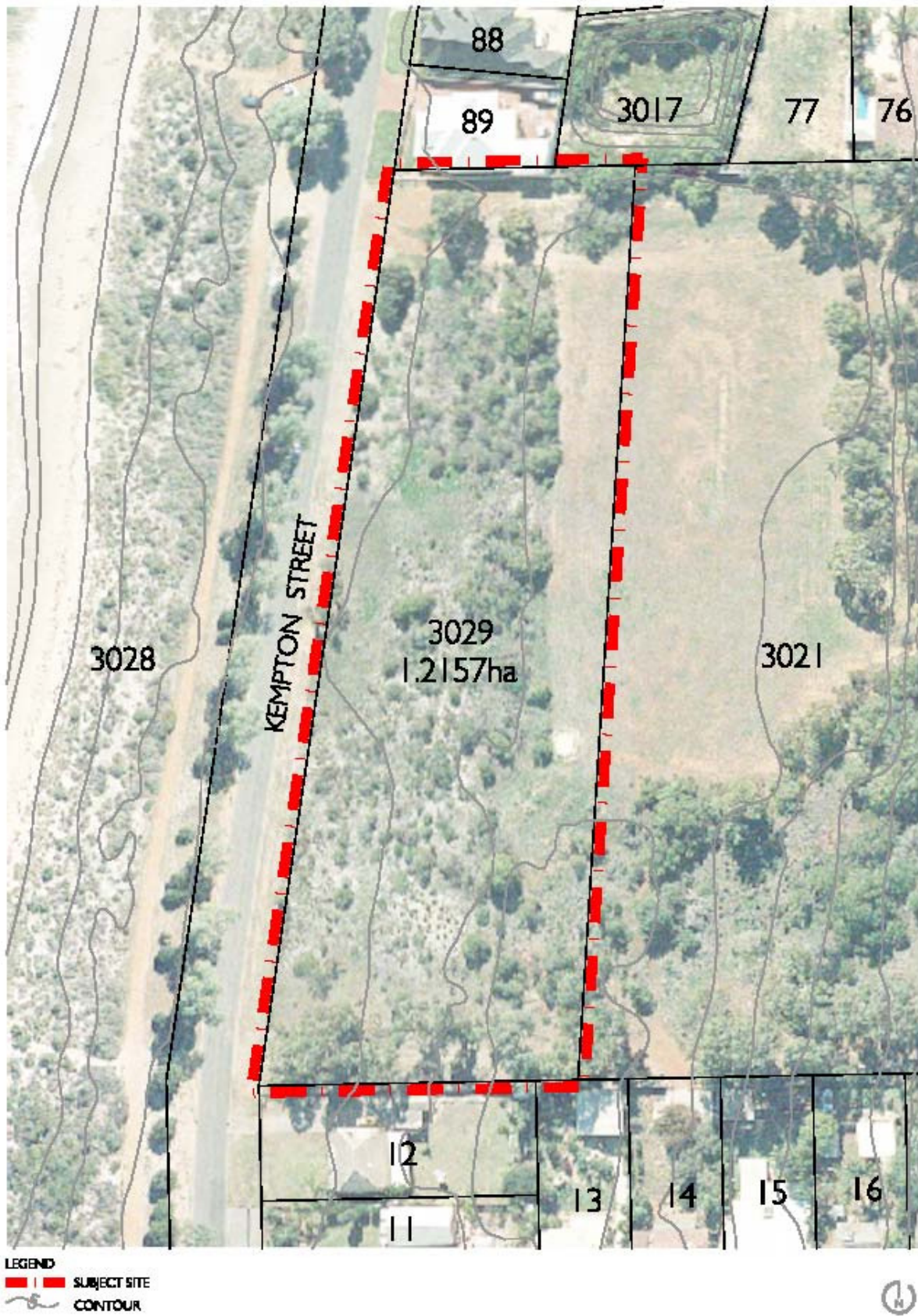
As previously stated Lot 3029 forms part of Reserve 20127 and contains a Management Order in favour of the City of Geraldton-Greenough for "Public Recreation". The Management Order must be extinguished in order for development to proceed, and the City is undertaking this process concurrently to the rezoning process.

Lot 3017 St Georges Close (Reserve 43831) is vested in the City of Geraldton-Greenough for the purposes of "Drainage".

Figure 3 provides a site plan of the subject land.



Figure 3 – Site Plan



## **3.2 Site Description**

### **3.2.1 Existing Development**

The subject land is vacant and has been partially cleared.

Reserve 43831 is developed as a drainage sump for St Georges Close. The perimeter of the reserve is vegetated and the central drainage basin is cleared.

### **3.2.2 Vegetation**

The subject land contains portions of remnant vegetation. A desktop review of the Geraldton Regional Flora and Vegetation Survey and the Geraldton Natural Areas Bushland Condition Assessment has been undertaken and did not reveal any vegetation of significance on the subject land. On this basis a detailed flora and vegetation survey of the subject land has not been undertaken.

### **3.2.3 Topography**

The topography of the subject land is relatively flat. The contours range from 4.4m to 6.7m AHD with the lowest point being the south eastern corner of the subject land.

## **3.3 Surrounding Land Uses**

The subject land is bordered to the north by Lot 89 Kempton Street and Lot 3017 (Reserve 43831) St Georges Close which are both zoned "Residential" under TPS3 with a density coding of R17.5/30/40. Existing development on Lot 89 consists of a single house built to the specifications of the R17.5 code. Lot 3017 is currently utilised as a drainage sump as discussed above.

The subject land is bordered to the south by Lot 12 Kempton Street and Lot 13 Elphick Avenue which are both zoned "Residential" under TPS3 with a density coding of R12.5/30/40. Existing development on these lots consists of single houses built to the specifications of the R12.5 code.

Residential development of a similar pattern continues on adjoining streets, and therefore the proposed zoning for the subject site is consistent with existing development in the locality. A slightly higher density coding is considered desirable to provide increased variety in lot sizes in the locality, whilst still allowing for single residential development.

The land to the east of the subject land is Lot 3021 also described as Reserve 23035 which is reserved "Community and Public Purpose- School" under TPS3. It contains the Bluff Point Primary School. The part of the school that is adjoining the subject land does not currently contain any substantial improvements and is partly utilised as a playing field with the remainder being remnant vegetation.

The subject land is bordered to the west by Kempton Street and the land on the west side of Kempton Street is zoned "Landscape and Coastal Protection" being the remaining portion of Reserve 20127 which comprises the coastal foreshore reserve.



## 4.0 TOWN PLANNING CONSIDERATIONS

Outlined below are various statutory and policy considerations, at both a state and local level, which should be taken account with respect to the proposed Scheme Amendment.

### 4.1 State Planning Directives

#### 4.1.1 State Planning Strategy (SPS)

The State Planning Strategy ('SPS'), which was published by the WAPC in 1997, was prepared to assist with long-term strategic land use planning throughout Western Australia. In short, the SPS contains a vision and associated principles and actions that aim to ensure that forecast population and economic growth is planned for in an appropriate matter.

The proposed Scheme Amendment accords with all five key principles that have been formulated to guide future decision-making, particularly the "Economic," "Infrastructure," and "Regional Development" principles. The five key principles, as contained in the SPS, are:

*Environmental principle: To protect and enhance the key natural and cultural assets of the State and deliver to all Western Australians a high quality of life which is based on environmentally sustainable principles.*

*Community principle: To respond to social chance and facilitate the creation of vibrant, accessible, and self-reliant communities.*

*Economic principle: To actively assist in the creation of regional wealth, support the development of new industries, and encourage economic activity in accordance with sustainable development principles.*

*Infrastructure principle: To facilitate strategic development by ensuring land use, transport, and public utilities are mutually supportive.*

*Regional Development principle: To assist in the development of regional Western Australia by taking account of the region's special assets and accommodating the individual requirements of each region.*

The proposed Scheme Amendment will assist in the facilitation of vibrant, accessible, and self-reliant communities, and will contribute to the development of regional Western Australia.

The proposal is further based on environmentally sustainable principles, as it encourages infill development on under-utilised urban land rather than on greenfield sites. The subject land is of little environmental value, is fully capable of being serviced, is in proximity to existing public transportation (along Chapman Road), and is well placed with respect to pedestrian and cycle access. Additionally, the POS will be designed to accommodate stormwater runoff not only from the subject land but from the adjoining catchment area through the decommissioning of the drainage sump on Reserve 43831. This will lead to a sustainable water management outcome.

#### 4.1.2 Geraldton Region Plan

The Geraldton Region Plan ('GRP') was published by the WAPC in 1999 and designed to supply a regional planning framework to provide guidance for government agencies and the private sector. It contained two components – a policy framework and regional strategies for the then City of Geraldton, then Shire of Greenough and the Shires of Chapman Valley, Northampton, Mullewa and Irwin, and a Structure Plan for Greater Geraldton (Refer Section 4.1.3, below).

The GRP further elucidates the five key principles of the State Planning Strategy, and offers regional guidelines and recommendations to achieve these principles.

The proposed Scheme Amendment is consistent with several of the guidelines identified, including:

Community Development Principle

- Promote choice and variety in lot sizes and housing styles to meet the full range of residential lifestyle needs by including:
  - medium density housing;
  - redevelopment of existing residential areas;
- Encourage town planning schemes to provide opportunities for urban consolidation in suitable locations within major urban areas subject to compatibility with existing character and protection/enhancement of residential amenity;

Infrastructure Principle

- Ensure that an adequate supply of zoned and serviced residential land is available for development in suitable locations ahead of demand in all towns and urban areas within the region.

#### 4.1.3 Greater Geraldton Structure Plan 2011

The Greater Geraldton Structure Plan ('GGSP') was originally produced as Part 3 of the GRP. In 2010, the WAPC prepared an updated draft version of the GGSP, which was subsequently advertised for public comment. The GGSP 2011 was formally endorsed by the WAPC in June 2011 and now supersedes the 1999 document.

The GGSP 2011 earmarks subject land as "regional park, recreation and conservation". The GGSP states the following about this use class:

*"The 'regional parks, recreation and conservation' land use category replaces 'open space and recreation reserves' from the previous structure plan. It also includes the 'foreshore and river systems' category from the previous structure plan in areas that are currently protected under local planning schemes. Areas that are not protected in local planning schemes are included in the new 'indicative foreshore protection areas' category. This outlines a more ideal notional extent for open space adjacent to foreshores and river systems in addition to current reservation areas. While the extent shown carries over from the previous structure plan, it is intended as a general guide and is subject to further detailed investigation.*

*The 'regional parks, recreation and conservation' category has also been updated to reflect the current extent of this land use as identified in the pertinent zones under the relevant local planning schemes."*

This distinction as 'regional park, recreation and conservation' mirrors the current reservation under TPS3 and as such cannot be considered to provide an accurate strategic picture of future intentions for the land. Additionally, as this rezoning is proposed to be undertaken in conjunction with a land swap, it will lead to an improved outcome for Lots 1-3 Kempton Street and Lots 45 and 46 Frederick Street, which have greater conservation value. It is noted that Lots 1-3 Kempton Street are currently earmarked as 'Urban' under the GGSP, however these lots are also shown under the GRFVS as being part of plant community 1 - Estuarine: *Casuarina obesa/ Tecticornia/ Sarcocornia*. The land swap associated with this rezoning will ensure this vegetation is preserved, whilst allowing the subject land (which is not considered to have significant conservation value), to be developed.

#### 4.1.4 State Planning Policy No. 2 – Environment and Natural Resources Policy

State Planning Policy ('SPP2') was designed to integrate environmental and natural resource management with broader land use planning. The general measures of SPP2 encourage decision-makers to take account of the availability and condition of natural resources prior to approving development, and to actively seek opportunities for improved environmental outcomes, including development that provides for environmental restoration or enhancement. The SPP2 further

identifies several key natural resources, including water, air quality, soil and land quality, and biodiversity.

The proposed Scheme Amendment has considered the environmental implications of development of the subject land in accordance with the Concept Plan. It is noted that:

- The Geraldton Regional Flora and Vegetation Survey and the Geraldton Natural Areas Bushland Condition Assessment does not reveal any vegetation of significance identified on the subject land. Whilst some of the existing vegetation is proposed to be cleared to allow the residential component of this development to proceed, a portion of vegetation is proposed to be retained in the POS. Additionally, the Concept Plan specifically allows for the retention of the mature trees in the southern section of the subject land;
- The existing surrounding services are considered to be able to be upgraded and extended to service the subject land as per the Concept Plan;
- The POS is proposed to accommodate stormwater runoff from the development site and larger catchment area. This will allow for the decommissioning of the drainage sump located within Reserve 43831.

The proposed Scheme Amendment is therefore considered consistent with SPP 2.

#### 4.1.5 State Planning Policy 2.6 – State Coastal Planning Policy

The primary objective of SPP 2.6 is to protect development from coastal processes by establishing a formula for calculating an appropriate coastal setback distance. The formula is based upon a combination of factors, being the distance required to absorb acute erosion (extreme storm sequence), the distance to allow for historic trend of erosion or accretion, and the distance to allow for sea level rise. Traditionally, using the “default values,” development on a sandy shore with no evidence of historic erosion or accretion was required to have a setback of approximately 100m from the Horizontal Setback Datum (‘HSD’), using a value of 0.38m for predicted sea level rise.

A revised draft SPP 2.6 has been released for public comment, which includes an increase the default value for sea level rise from 0.38m to 0.9m, in accordance with current Intergovernmental Panel on Climate Change predictions. Upon finalisation of the draft policy, the “default” setback for development on sandy shores will increase to 150m from the HSD.

The westernmost boundary of the subject land is setback approximately 92m from the HSD, with the setback increasing to a distance of approximately 114m from the north-west corner of the subject site. Overall, the subject land has an average setback distance of 103m from the HSD.

The subject land is considered to be infill development and is surrounded by other residential allotments with the same or similar coastal setbacks.

Section F – Variations to the General Case of Schedule 1 of SPP 2.6 allows for infill development in existing coastal subdivisions, provided that the setback distances:

*“...should seek to provide immediate protection for new development while accepting the reasonable and likely future protective requirements of adjoining development.”*

The proposed Scheme Amendment constitutes infill development, and will be set back a greater or a similar distance to the adjoining lots along Kempton Street, which are already zoned “Residential” under TPS3 and are fully developed.

For the above reasons, the proposed Scheme Amendment is considered consistent with SPP 2.6.

#### 4.1.6 State Planning Policy 2.9 – Water Resources

This SPP 2.9 provides guidance on the protection of water sources (including surface and groundwater) and the management of wetlands and water ways and their buffers. The SPP establishes a framework for the various planning processes to address the issue.

Due to the location and small size of the proposal a Local Water Management Strategy has not been undertaken. The subject land does not contain and is not within proximity to any wetlands or estuaries. The development proposes to incorporate drainage within the proposed POS which will be detailed in an Urban Water Management Plan at the subdivision stage.

For the above reasons, the proposed Scheme Amendment is considered consistent with SPP 2.9.

#### 4.1.7 State Planning Policy 3 – Urban Growth and Settlement

SPP 3 revisits the theme of sustainable development advocated in the State Planning Strategy and SPP 2, with a focus on urban growth and settlement.

Two of the key requirements for sustainable communities is under SPP 3 are:

- *sufficient and suitable serviced land in the right locations for housing, employment, commercial, recreational and other purposes, coordinated with the efficient and economic provision of transport, essential infrastructure and human services; and*
- *making the most efficient use of land in existing urban areas through the use of vacant and under-utilised land and buildings, and higher densities where these can be achieved without detriment to neighbourhood character and heritage values.*

The proposed Scheme Amendment will adhere to these tenets of sustainability, as it will lead to more efficient use of land in an existing urban area and will not require any major infrastructure upgrades as power, water, sewer, telecommunications and roads are all available (Refer Section 6.0 – Servicing and Engineering Considerations).

Given the above, the proposed Scheme Amendment is considered consistent with SPP 3.

## 4.2 Local Planning Directives

### 4.2.1 City of Greater Geraldton Town Planning Scheme No. 3 (Geraldton)

The subject land is currently zoned “Landscape and Coastal Protection” Reserve under TPS3. As previously stated, the subject land has low recreational value given its condition, as it contains mostly destroyed remnant vegetation and is dissected by Kempton Street from the coastal reserve. It is currently not being utilised for its intended purpose, nor is it ever likely to be.

Portions of the subject land are proposed to be rezoned to “Residential” and “Recreation” under the proposed Scheme Amendment.

Clause 4.8.1 of TPS3 lists the objectives of the “Residential” zone, being:

*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 proposed Scheme Amendment will fully comply with the objectives of the “Residential” zone, by:

- Continue the residential pattern of surrounding residential lots but allow for increased housing choice through a lightly higher residential density;

- Utilising existing services and accessibility to achieve efficiency; and
- Enhancing townscape values by creating a POS area that will not only assist in better Urban Water Management, but increase residential amenity.

Based on the above, the proposed Scheme Amendment is considered to be consistent with the provisions of TPS3.

#### 4.2.2 City of Greater Geraldton Strategic Community Plan 2011-2021

The Strategic Community Plan ('SCP') was developed in order to provide a strategic direction for the City over the next ten years. It has been developed through a combination of the 'Plan for the Future' documents adopted by the former City of Geraldton-Greenough and Shire of Mullewa Councils as well as community engagement undertaken through the '2029 and Beyond' project.

The SCP identifies five main strategic goals, being Opportunities for Lifestyle, Opportunities for Creativity, Opportunities for Prosperity, and Leading the Opportunities with outcomes identified with each goal. A range of specific strategies are then suggested to help achieve the outcomes.

The proposed Scheme Amendment will assist in achieving the following key outcomes by using the identified strategies:

<b>Goal</b>	<b>Outcome</b>	<b>Strategy</b>
Opportunities for Lifestyle	A healthy community through sport, recreation, and leisure opportunities	<ul style="list-style-type: none"> <li>• Provide accessible active and passive recreational spaces</li> <li>• Provide attractive, well-planned and multi-use public open spaces.</li> </ul>
Opportunities for Sustainability	Vibrant and sustainable urban and rural development	<ul style="list-style-type: none"> <li>• Lead the development of innovative, strategic and sustainable urban, rural, and regional planning</li> </ul>

For these reasons, the proposed Scheme Amendment is considered consistent with the City's strategic framework and direction.

#### 4.2.3 Towards Sustainability Policy Framework

The Towards Sustainability Policy Framework ('TSPF') was developed to inform Council, Council staff and other stakeholders about the principles of sustainable development, and provide a framework for decision making that is in accordance with these principles. It is envisaged that the TSPF will form the basis for reviews of the Strategic Community Plan.

For each of the dimensions of sustainable development (Environmental, Society, Governance, Economic and Culture), the TSPF offers a series of 'Guiding Questions' decision makers should ask to help determine whether a particular course of action is sustainable.

The following 'Guiding Questions' are considered relevant to the proposed Scheme Amendment:

- *Does the evidence show that this idea or action will contribute to low levels of crime and anti-social behaviour (Social);*
- *Does the evidence show that this idea or action will reduce the barriers to our communities easily satisfying their recreation and leisure needs (Social); and*
- *Does the evidence show that this idea or action will ensure a range, diversity, and affordability of housing that is sufficient to meet demand?*



The proposed Scheme Amendment and development in accordance with the Concept Plan will lead to a better outcome regarding crime prevention than what occurs at present. The Concept Plan has created perimeter streets around the main POS area. In contrast, the present development pattern does not allow for passive surveillance of the subject land, as existing residential development backs on to it. There will also be increased passive surveillance of the Bluff Point Primary School grounds which are located on the eastern boundary of the subject land as the Concept Plan proposed formalised access to this area as well as residential lots facing the area.

The proposed Scheme Amendment will further assist in the development of a recreational space that works both to achieve environmental objectives and enhance the amenity of the locality, and will provide quality residential lots in an established residential area.

For the above reasons, the proposed Scheme Amendment is considered to be consistent with the TSPF.

## **5.0 ABORIGINAL AND EUROPEAN HERITAGE CONSIDERATIONS**

A desktop search using the Aboriginal Heritage Inquiry System of the Department of Indigenous Affairs revealed that there are no Aboriginal heritage sites located on the subject land.

Similarly, a desktop search using the Places Database maintained by the Office of Heritage revealed that there are no sites of European heritage significance on the subject land.

Based upon the above, the proposed Scheme Amendment is considered to be suitable and appropriate.

## **6.0 SERVICING AND ENGINEERING CONSIDERATIONS**

A Dial Before You Dig search has been undertaken to establish the location of existing services within proximity to the subject land. As at May 2012 Aurecon provided preliminary advice in regard to development of the subject land, based upon the Concept Plan.

### **6.1 Water**

There is an existing reticulated water DL100 mains supply on the eastern side of Kempton Street at the northern boundary of the subject land. It is envisaged that the residential lots could connect to this supply. Ultimately, this design of water infrastructure would be subject to Water Corporation approval and can be addressed at the subdivision stage.

### **6.2 Electricity**

High voltage power is currently supplied in the vicinity of the subject land, with overhead lines located on the eastern side of Kempton Street south of the subject land and underground power located on the eastern side of Kempton Street to the north of the subject land. It is anticipated to extend the current supply to service the development with underground power. Ultimately, this design would be subject to Western Power approval and can be addressed at the subdivision stage.

### **6.3 Gas**

There is currently a reticulated gas supply within proximity to the subject land. The gas supply is located at the northern boundary of the subject land along the eastern side of Kempton Street as well as near the southern boundary of the subject land on the northern side of Elphick Avenue. We note that the Preliminary Cost Estimates do not include a reticulated gas service for the subject development.

### **6.4 Sewer**

The subject land is in proximity to existing reticulated sewer lines along the eastern side of Kempton Street, along the north and south boundary of the subject land.

The Water Corporation's Wastewater Manual Volume 1 specifies that sewer is only to be located on small lots (less than 600m<sup>2</sup>) if it is impractical to locate it in public land. The Concept Plan proposes lots with a minimum size of 340m<sup>2</sup>. Therefore it is noted that the sewer will have to follow the proposed "loop" road and will be serviced by gravity sewer from the lot frontage.

### **6.5 Drainage**

It is envisaged that an Urban Water Management Plan will be undertaken at the subdivision stage of development. It is proposed that Reserve 43831, which is reserved for the purpose of drainage and located to the north of the subject land, will be decommissioned and drainage will be redirected into the proposed POS within the subject land. Drainage from the subject land will also be directed to the POS.

Ultimately, detailed road and drainage specifications will be finalised at the subdivision stage.

### **6.6 Earthworks**

Given the topography of the subject land, some earthworks may be required to allow for development in accordance with the Concept Plan. It is envisaged that this can be addressed at the subdivision stage.

## **6.7 Road Network**

The Concept Plan proposes to utilise the current road network with nine residential lots and the POS having frontage to the existing Kempton Street. It also proposes to construct an internal “loop” road which will intersect with Kempton Street at the southern boundary, then continue along the eastern boundary of the subject land intersect again with Kempton Street at the northern boundary of the proposed POS. This internal road is proposed to be 12.48m to 14.2m in width with 6m of asphalt road way, brick paved intersections and a 2m foot path the full length.

## **6.8 Summary of Servicing and Engineering Considerations**

Ultimately, the Dial Before You Dig search and the Aurecon preliminary advice demonstrates the capacity of existing infrastructure to service the subject land with electricity, gas, water, and sewer. This is in accordance with the objectives of the “Residential” zone under TPS3 and various State Planning Policies which strive for efficiency in the provision of services to new development.

For the above reasons, the proposed Scheme Amendment is considered suitable and appropriate.

## 7.0 URBAN DESIGN CONSIDERATIONS

### 7.1 Liveable Neighbourhoods

Liveable Neighbourhoods is an operational WAPC policy intended to guide the design and assessment of Structure Plans and Subdivision Applications.

As previously stated, it is not anticipated that a Local Structure Plan will be required for the subject land, as the adopted Concept Plan has already been subject to extensive public consultation and received Council endorsement. Accordingly, the Scheme Amendment proposes rezoning the subject land in accordance with the road, lot, and open space layout shown in the Concept Plan. As a result, in addition to providing town planning justification for the proposed rezoning, this report has been prepared with the goal of addressing issues which may arise typically through the preparation of a Local Structure Plan, including compliance with the provisions of Liveable Neighbourhoods.

The Concept Plan has been designed to be in accordance with Liveable Neighbourhoods, as much as is practicable for infill development in an established residential area. Elements 1-4 are discussed in detail below. The Concept Plan is also considered to be consistent with Elements 5 and 6 (with Elements 7 and 8 not relevant to this proposal), however these Elements have been discussed previously in Sections 6.0 above.

#### 7.1.1 Element 1 – Community Design

As much is practicable, the Concept Plan is consistent with all of the design objectives of Element 1, particularly:

- O1 To facilitate a sustainable approach to urban development by minimising non-renewable energy use and car dependence, encouraging greater local self-containment of neighbourhoods and towns, and protecting key natural and cultural assets;*
- O4 To ensure a site-responsive approach to urban development that supports and enhances the context in which it is located, strengthens local character and identity, integrates with its context and promotes a sense of community;*
- O6 To provide a network of well-distributed parks and recreation areas that offer a variety of safe, appropriate, and attractive public open spaces;*
- O7 To ensure that the design of neighbourhoods takes into account environmental constraints including soil erosion, flooding and bushfire risk, and protects areas of natural or cultural significance;*
- O8 To ensure that new urban areas incorporate best-practice urban water management techniques relating to stormwater quality and quantity, water conservation and re-use, ecosystem health, economic management, and public health; and*
- O11 To equitably provide public utilities in a timely, cost-efficient and effective manner.*

#### 7.1.2 Element 2 – Movement Network

The Concept Plan is consistent with the relevant objectives of Element 2.

With respect to the street movement network and design, the internal “loop” road is proposed to be an “Access Street D”.



With respect to increasing connectivity for pedestrians and cyclists, the Concept Plan for the subject land proposes to retain the current informal path which is located along the southern boundary of the subject land and preserve the mature trees along this path. This informal path provides a connection to the school and recreation grounds from the existing dual use path on the west side of Kempton Street. A 2m footpath is proposed to follow the internal “loop” road, which will promote pedestrian connectivity in the development. Steps are proposed along the eastern side of the “loop” access road to ensure further connectivity with the school and recreation grounds. Public transport is available on Chapman Road with a timed stop at the corner of Hosken Street which is located north of the subject land.

#### 7.1.2 Element 3 – Lot Layout

The Concept Plan is consistent with the relevant objectives of Element 3.

The Concept Plan proposes 18 residential lots all with road frontage to either Kempton Street or the internal “loop” road. This is an improvement from what occurs at present, where existing lots along St Georges and Elphick Avenue back onto Reserve 30043 and the school providing no passive surveillance. The new residential lots have been designed to be rectangular in shape and a greater depth than width to accommodate project housing.

#### 7.1.3 Element 4- Public Parkland

The Concept Plan is consistent with the relevant objectives of Element 4.

As discussed above, the Concept Plan has been designed to ensure that the POS is overlooked by the perimeter streets. The POS has also been designed to integrate parkland with stormwater management. The Concept Plan will lead to the creation of a total of 2,330m<sup>2</sup> of POS, or approximately 19% of the subject land. This is well in excess of the 10% POS contribution required under Element 4, and will cater for the recreational needs of a larger catchment of residents in the Bluff Point locality. The Concept Plan also provides formalised access and surveillance to the rear of the Bluff Point Primary School grounds.

Whilst the Concept Plan will require review and further technical investigations prior to implementation, it provides guidance on how the remainder of subject land under the proposed Scheme Amendment can be developed.

Based upon the above, the proposed Scheme Amendment is consistent with the provisions of Liveable Neighbourhoods.

## 8.0 CONCLUSION

The preceding documentation has outlined that the proposal to amend the City's TPS3 by rezoning the subject land is both appropriate and acceptable from a town planning perspective.

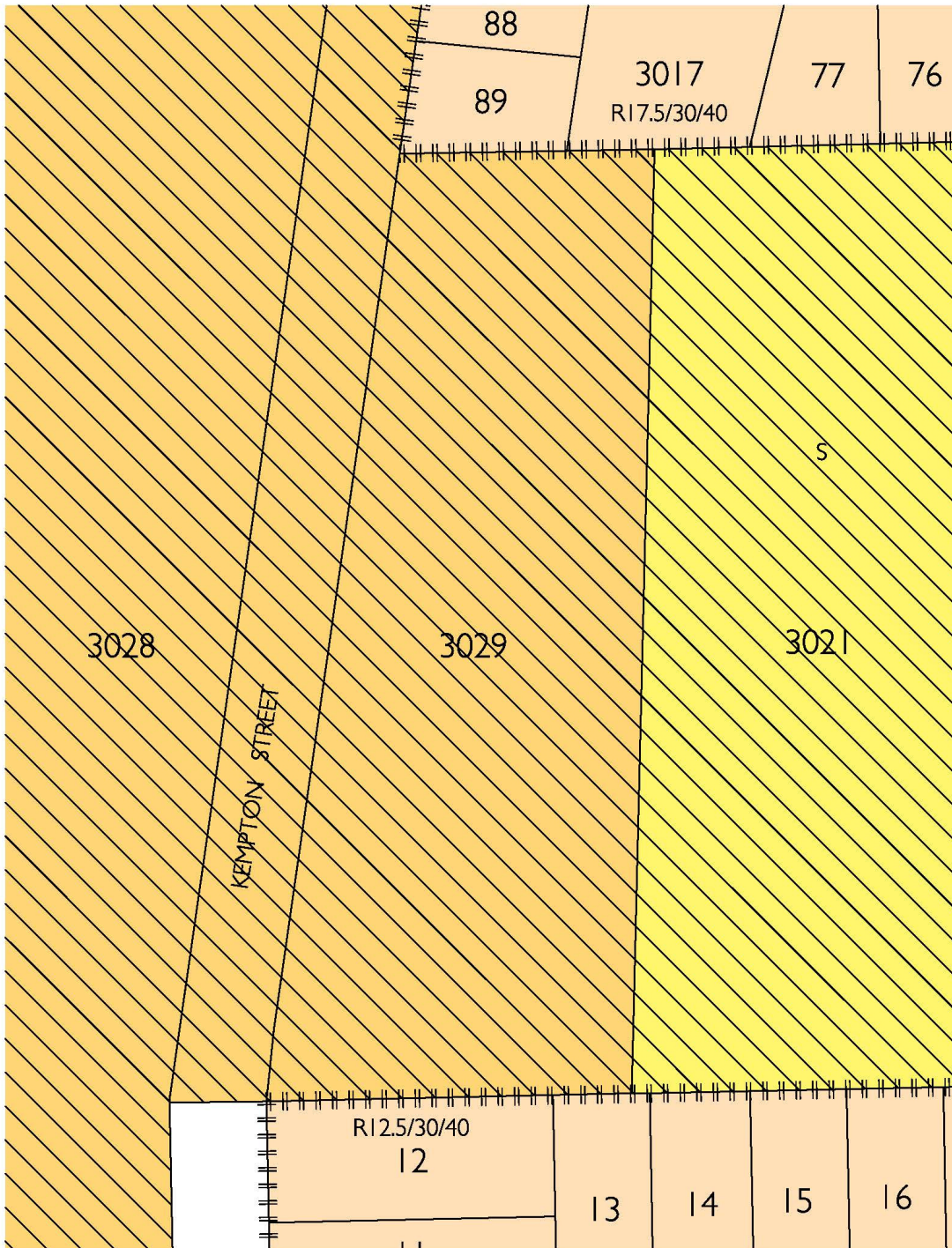
Once rezoned, the subject land will be utilised to facilitate the infill residential and recreational development in accordance with the outcomes of the Concept Plan endorsed by the City of Greater Geraldton Council in September 2012.

In summary, the proposed Scheme Amendment is justified on the basis that it:

- is consistent with the five key objectives of the State Planning Strategy, particularly the "Community," "Infrastructure," and "Regional Development" principles;
- is consistent with key regional guidelines and recommendations of the Geraldton Region Plan;
- will help facilitate a 'land swap' which will ensure the preservation of regionally significant vegetation on Lots 1-3 Kempton Street;
- is consistent with relevant State Planning Policies, specifically SPPs 2, 2.6, 2.9 and 3;
- accords with the objectives of the "Residential" zone under TPS3;
- achieves the City's key goals established in the Strategic Community Plan 2011-2021;
- is consistent with the City's strategic direction as established in the "Towards Sustainability Policy Framework";
- does not impact any sites of Aboriginal or European heritage significance;
- will not result in detrimental environmental impacts;
- may lead to environmental improvement as the creation of a POS area to will facilitate on-site stormwater retention and decommissioning of an existing drainage sump;
- will not lead to any adverse impacts with respect to increased vehicle traffic;
- will encourage alternative means of transport through proximity to cycle pathways and pedestrian linkages;
- will utilise existing power, water, and sewer infrastructure;
- will accord with the design principles of "Liveable Neighbourhoods";
- will help provide additional housing choice in an established residential area; and
- is in accordance with the principles of orderly and proper planning .

In this context, the proposal is justified in town planning terms and it is recommended that this proposed Scheme Amendment to Town Planning Scheme No 3 is adopted.

Existing Zoning Map – TPS3






LEGEND

LOCAL SCHEME RESERVES

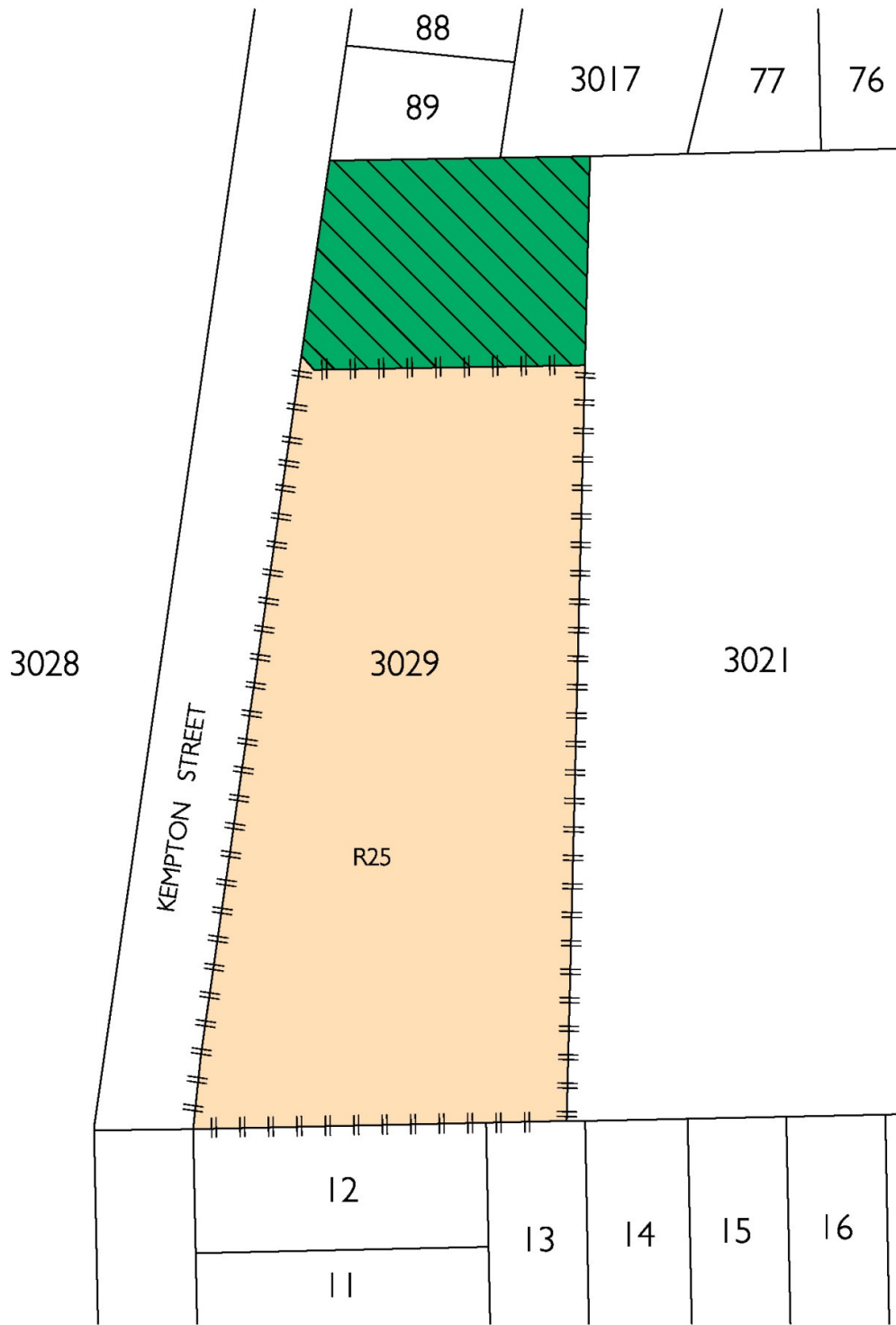
-  COMMUNITY AND PUBLIC PURPOSES
- DENOTES AS FOLLOWS:
-  SCHOOL
-  LANDSCAPE AND COASTAL PROTECTION

ZONES

-  RESIDENTIAL
-  OTHER
-  R20 R CODES



Proposed Zoning Map – TPS 3



LEGEND

LOCAL SCHEME RESERVES	ZONES	OTHER
RECREATION	RESIDENTIAL	R CODES
	NO ZONE	







LOT RANGE	320 TO 404
TOTAL LOTS	18
TOTAL AREA	6373
AVERAGE SIZE	354

■ ■ ■ SUBJECT SITE  
- - - - - - RETAINING

date 5 September 2012 job no. 6308  
 scale 1:800 @ A3 e-ref 091201  
 designer M Young prepared by K Trenberth  
 client City of Geraldton - Greenough  
 Level 3, 369 Newcastle Street, Northbridge, Western Australia, 6003  
 email gra@greg-rowe.com web www.greg-rowe.com  
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title concept plan  
 address lot 3029 kempton street  
 bluff point

PERTH • PEEL / SOUTH WEST • MID WEST • PILBARA

**GREG ROWE & associates**  
FOCUSSED ON ACHIEVEMENT

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