

City of Greater Geraldton
Town Planning Scheme No. 3 (Geraldton) Amendment No. 67
Schedule of Submissions

Submission No. & Date Received	Submitter & Affected Property	Nature of Submission	Comment	Recommendation
1 (26/01/13)	Private Landowner	Object. Visitors and tourists can have a leisurely drive along a tourist route. Please ask yourself, what is the true benefit besides another grab for money. Money takes all precedence over vegetation and bushland and replaces it with aristocrats and speculators.	The Amendment and subsequent development of the land will facilitate a "land swap" whereby the City owned freehold Lots 1, 2 & 3 Kempton Street and Lots 45 & 46 Fredrick Street will be added to the coastal reserve. The process is in fact ensuring greater formal protection of the coastal reserve area to the north.	Dismiss Submission
2 (26/01/13)	Private Landowner	Support. I would recommend that Lot 3021 be developed ASAP after Lot 3029, also back fences that face Lot 3029 should be cleaned up and no access be allowed in the future.	The potential development of Lot 3021 rests with owner of the land which is the Department of Education. The rear fences back onto Lot 3021 and are the responsibility of the owners.	Note Submission
3 (28/01/13)	Private Landowner	Support. We are in full support of this Lot being developed however we would like to see a condition of sale that the land must be built on in a reasonable timespan (e.g. 4yrs). This would decrease the number of blocks brought purely for investment and then left undeveloped and untidy.	The City does not intend to place building time restrictions on the lots.	Note Submission
4 (04/02/13)	Western Power	There are no objections.		Note Submission
5 (05/02/13)	Private Landowner	Indifferent. Would like to see blocks bigger, they are far too small.	Achievement of more sustainable urban outcomes will require higher residential densities in many urban areas. WAPC State Planning Policy No. 3 'Urban Growth and Settlement' supports higher densities in areas adjacent to high amenity areas such as foreshores or parks.	Note Submission

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6 (07/02/13)	Private Landowner	<p>Object.</p> <p>I had no objection to the concept plan from July 2012 which showed the road running adjacent to Lot 89. This also allowed access to Reserve 43831 from the loop road on Lot 3029. I object to the POS on the boundary of Lot 89 which is the same side as all the bedrooms of the residence.</p> <p>The entry to Reserve 43831 is only by a narrow 3.5m (approx.) entry in St. Georges Close. This would not be an attractive frontage to potential purchasers and will lessen the appeal and value of this lot.</p>	<p>It is agreed that a dual road frontage for Reserve 43831 would enhance the value and appeal of this land for development. Originally it was envisaged that the owner of Lot 89 would be supportive of an open space area abutting them to the south rather than a new road and associated traffic.</p> <p>There is no planning reason why the road cannot be shifted to the north as requested. In fact this will provide a distinct "edge" to the development from the north and south.</p> <p>It should also be noted that this design concept is in keeping with Council's previous "in-principle" support for the development on 8 December 2009.</p>	<p>Uphold Submission</p> <p>Modify the Concept Plan in accordance with the previous Concept Plan dated 24 November 2009.</p> <p>Amend the "Proposed Zoning Map" accordingly.</p>
		<p>I understand that a compensating basin should be retained to an attractive level however, it is a waste of City funds to invest in active and passive recreation space when the land is opposite St Georges Park and there is the park 800m away in Bluff Point Estate.</p>	<p>2,330m² of POS will be designed to facilitate drainage as the primary purpose. However, POS should also provide a combination of passive (informal play areas) and active (formal playing fields) in accordance with WAPC Liveable Neighbourhoods requirements.</p>	<p>Dismiss Submission</p>
7 (11/02/13)	Bluff Point Primary School.	<p>Indifferent.</p> <p>The building will have a wall around it with open gateways leading onto the school oval. We would like these gateways to have a locked gate so that the residents of the buildings only have access to them.</p>	<p>The proposed concept plan does not depict a wall on the boundary between Lots 3029 & 3021 nor any access gateways.</p>	<p>Dismiss Submission</p>
		<p>The removal of the oval space means that the school no longer has an oval big enough to run track and field events for out sports carnivals. Our options are to increase the size of our top oval or run sports carnivals off site, which is costly and will cause disruption for students and staff. Practising for carnivals will also be an issue, with the current oval size we have.</p>	<p>The proposed development is located entirely on Lot 3029 which is not owned by the Bluff Point Primary School.</p> <p>The oval has encroached onto Lot 3029 over a number of years with no attempt by the School to formalise this encroachment via securing land tenure.</p>	<p>Dismiss Submission</p>

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		Our current top oval is on a different level to the bottom oval and is smaller than the average football oval size.		
8 (11/02/13)	Private Landowner	<p>Object.</p> <p>The coastal protection zone should stay as it is. The density of the area should not be increased as there are very little undeveloped areas along this part of the coast. There are plenty of blocks still available in the Bluff Point Estate and Bluff Point area.</p>	<p>The Amendment and subsequent development of the land will facilitate a “land swap” whereby the City owned freehold Lots 1, 2 & 3 Kempton Street and Lots 45 & 46 Fredrick Street will be added to the coastal reserve.</p> <p>The process is in fact ensuring greater formal protection of the coastal reserve area to the north.</p> <p>Achievement of more sustainable urban outcomes will require higher residential densities in many urban areas.</p> <p>WAPC State Planning Policy No. 3 ‘Urban Growth and Settlement’ supports higher densities in areas adjacent to high amenity areas such as foreshores or parks.</p> <p>Forward planning for the site should be progressed to enable the timely release of land as demand warrants.</p>	Dismiss Submission
9 (11/02/13)	Private Landowner	<p>Object.</p> <p>With the limited open public space on the foreshore this land should be preserved for the future of Geraldton.</p>	<p>The Amendment and subsequent development of the land will facilitate a “land swap” whereby the City owned freehold Lots 1, 2 & 3 Kempton Street and Lots 45 & 46 Fredrick Street will be added to the coastal reserve.</p> <p>The process is in fact ensuring greater formal protection of the coastal reserve area to the north.</p>	Dismiss Submission

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10 (14/02/13)	Department of Education	The proposed residential development must maintain a separation from the school oval so that students cannot easily access the road.	There is no requirement for separation distances between the residential lots, the road and the school. WAPC's Liveable Neighbourhoods requires that schools should be surrounded by a minimum of 3 streets. The concept plan ensures that the residential development will overlook the school site.	Dismiss Submission
		As the current lower oval of the school will be developed for other uses, detail is required on how the primary school site boundary will be developed. Is there an intention to have fencing along this boundary?	It is appropriate that school recreational areas and open spaces are accessible by the general community after school hours in accordance with WAPC's Liveable Neighbourhoods. Furthermore, Liveable Neighbourhoods states that side and rear fences abutting school sites will generally not be acceptable.	Note Submission
		Liaison is necessary between the developer and the Department regarding the proposed steps to the lower oval.	This is an indicative concept design only and further details on road design and interface with the adjoining oval will eventuate as part of the detailed subdivision design.	Note Submission Liaise further with the Bluff Point School at the detailed subdivision stage.
		The reduction in size of the lower school oval will adversely affect the schools ability to hold athletics sports events.	The proposed development is located entirely on Lot 3029 which is not owned by the Bluff Point Primary School. The oval has encroached onto Lot 3029 over a number of years with no attempt by the School to formalise this encroachment via securing land tenure.	Dismiss Submission
11 (18/02/13)	Department of Indigenous Affairs	There are no registered Aboriginal heritage sites within the subject land		Note Submission

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12 (26/02/13)	Private Landowner	Support. I have enjoyed access to the north of Elphick Avenue since 1979 as have many people since 1950, will it continue?	The rear access from Lot 14 falls entirely on Lot 3021 (the Bluff Point Primary School). Any access is required to be addressed with the Department of Education.	Dismiss Submission
		Will Council stand by their commitment – retention of existing trees and neighbour access to foreshore?	Whilst it is acknowledged some vegetation will be cleared to allow the residential component to be development, the concept plan allows for the retention of the mature trees on the southern section of the subject land. Access to the foreshore will be formalised by the creation of a road reserve.	Note Submission
13 (27/02/13)	Department of Environment and Conservation	DEC anticipates that environmental planning issues will be appropriately managed through the City's planning process.		Note Submission