

## 1.0 INTRODUCTION

This amendment to Town Planning Scheme No. 5 (TPS5) has been prepared by Roberts Day on behalf of Estates Development Company (EDC), the proprietor of Lot 21 Scott Road, Karloo, Geraldton (the 'site'). Under the provisions of the City of Geraldton-Greenough Local Planning Scheme No. 5 (LPS 5), Lot 21 Scott Road is currently zoned 'Rural'.

It is proposed to rezone Lot 21 from the 'Rural' zone to the 'Development' zone (refer to Zoning Map in Appendix A). The proposed rezoning will facilitate the preparation of a Local Structure Plan (LSP) over the subject site, prepared in accordance with Section 5.17 of TPS5. The LSP will propose to subdivide and develop the site for residential, service commercial, mixed business and light industrial purposes. The LSP will be prepared to ensure suitable integration with the surrounding landholdings.

## 2.0 SITE DETAILS

### 2.1 Location

The site is situated within the City of Greater Geraldton in the locality of Karloo (refer to Figure 1). The site is approximately 76 hectares in area.

The site abuts private land to the north (owned by the Department of Housing), private land to the east (owned by EDC), private land to the south (owned by the City of Greater Geraldton) and the future Verita Road reserve to the west of the site, which adjoins the Seacrest Estate in Wandina.

### 2.2 Ownership and Description

The registered proprietor on the Certificate of Title is Wandina Pty Ltd (refer Appendix B). The site is located wholly within TPS5. The subject site is legally described as:

**Table 1: Land Ownership and Site Details**

Lot No.	Landowner	Diagram No.	Certificate of Title	Easements/Encumbrances
21	Wandina Pty Ltd	78870	Vol 1889 Fol 391	Nil

### 2.3 Existing Land Use

The subject site is currently vacant land. The site retains a portion of scattered bushland in the northern portion of the site. The site does not contain any wetlands or other areas of significant environmental values (refer to Section 3 of this report).

### 2.4 Surrounding Land Use

The land to the north is currently vacant and is zoned 'Development'. A Local Structure Plan is currently being prepared by the landowner (Department of Housing).

The land directly to the east is vacant land currently used for agricultural purposes. This land has been identified for future light industrial uses. The Narngulu Industrial Area is located further to the east of the site. This area comprises the Narngulu Waste Disposal Facility, the Narngulu Wastewater Treatment Plant, the Iluka mineral sands processing plant and various heavy and general industrial uses. Respective buffers are in

Figure 1: Site Plan





**Figure 2: Aerial View of Lot and Surrounds**



place for the Waste Disposal Facility, the Wastewater Treatment Plant and the Narngulu Industrial Area.

A 38db noise contour has been modelled for the noise emissions from the industrial area. As such, the buffers for the Wastewater Treatment Plant, the Narngulu Industrial Estate and the 38db noise contour impact the site.

The proposed Geraldton North-South Highway (GNSH), which intersects the Geraldton Southern Transport Corridor (Geraldton-Mount Magnet Road), is to be located adjacent to the eastern portion of the site and to the west of the Narngulu Industrial Area. The proposed extension of Verita Road will border the entire western boundary of the site.

The land to the south (Lot 9) is currently vacant and is currently being rezoned to the 'Development' zone and a Local Structure Plan is currently being prepared by the landowner (City of Greater Geraldton) to facilitate the development of the Southern Districts Sports Facility, light industrial uses, mixed business uses, service commercial uses and residential.

## 3.0 ENVIRONMENTAL

An Environmental Assessment of Lot 21 Scott Road was undertaken to determine the environmental features and value in respect to the suitability and required management for future development of the site. The Environmental Assessment is appended to this report (Appendix C).

### 3.1 Topography

Onsite topography ranges in elevation from 25 to 35m AHD. The site contains a central ridgeline along a north-south orientation.

### 3.2 Landform and Soils

Soils onsite are part of the Tamala South Soil Landscape System as mapped by the Department of Agriculture. This system is described by the Department of Agriculture as follows:

- Tamala South - Rises and low hills with relict dunes and some limestone outcrop on coastal limestone north of Jurien Bay. Yellow deep sands common, with yellow/brown shallow sands and calcareous shallow and deep sands. Banksia woodlands and heathlands.

The sub-systems present onsite are:

- Tamala South 4 (221Ta\_4Ty) yellow deep sand phase soil subsystem: gently undulating plain on the eastern side of the Tamala Limestone. Slopes 2-8%. Yellow deep sand. Geology: lithified Pleistocene calcareous dune deposits.
- Tamala South 5 (221Ta\_5Ts) shallow sand phase soil subsystem: undulating to gently undulating relict dune crests with shallow sand and common limestone rock outcrop. Shallow red and brown sands. Geology: lithified Pleistocene calcareous dune deposits and recent calcareous sand.
- Tamala South (221Ta\_5Tr) Deep Red Soils □ lower lying and swale areas of the Tamala Limestone land system. Slopes 1□3%.



Figure 3: Topography

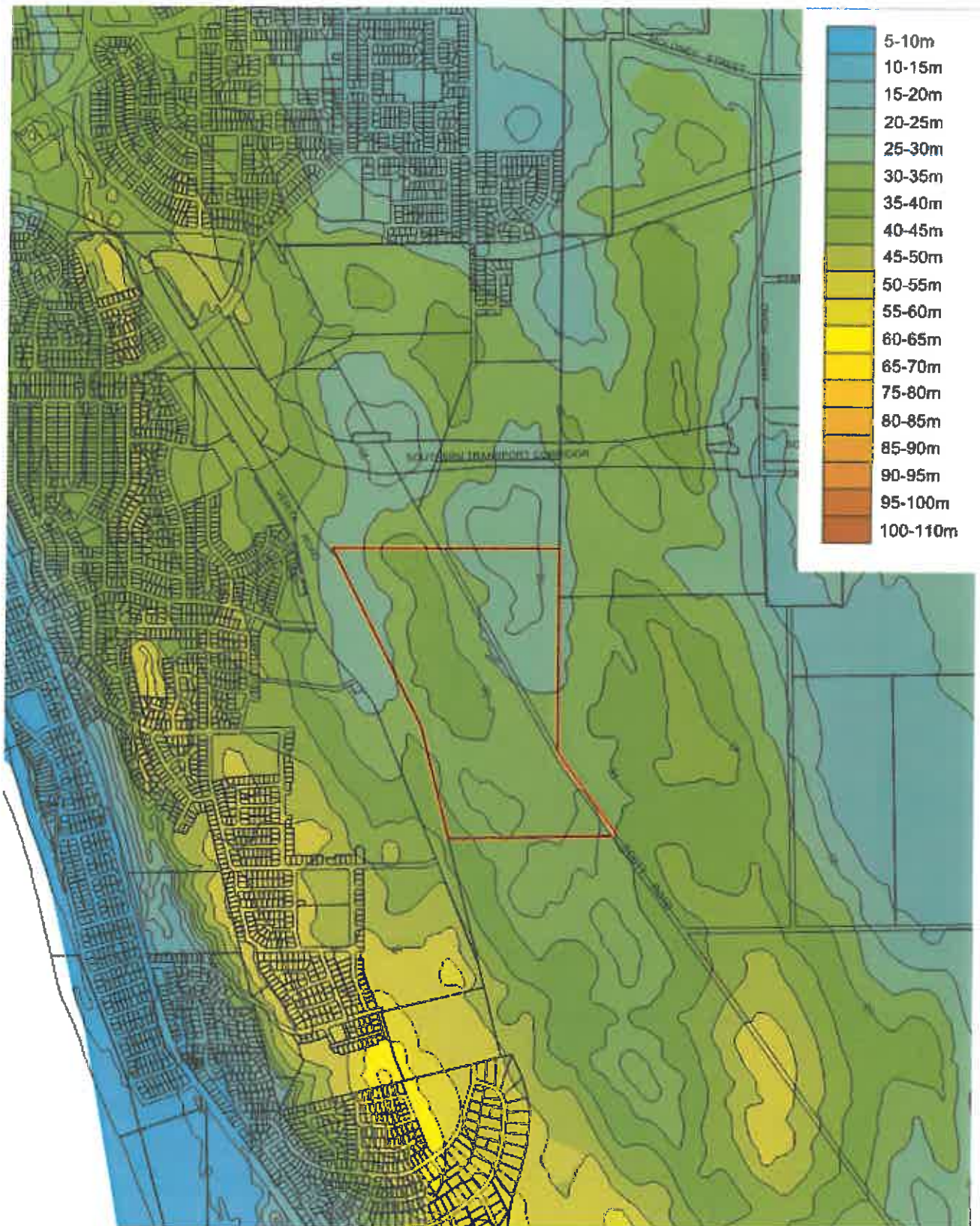
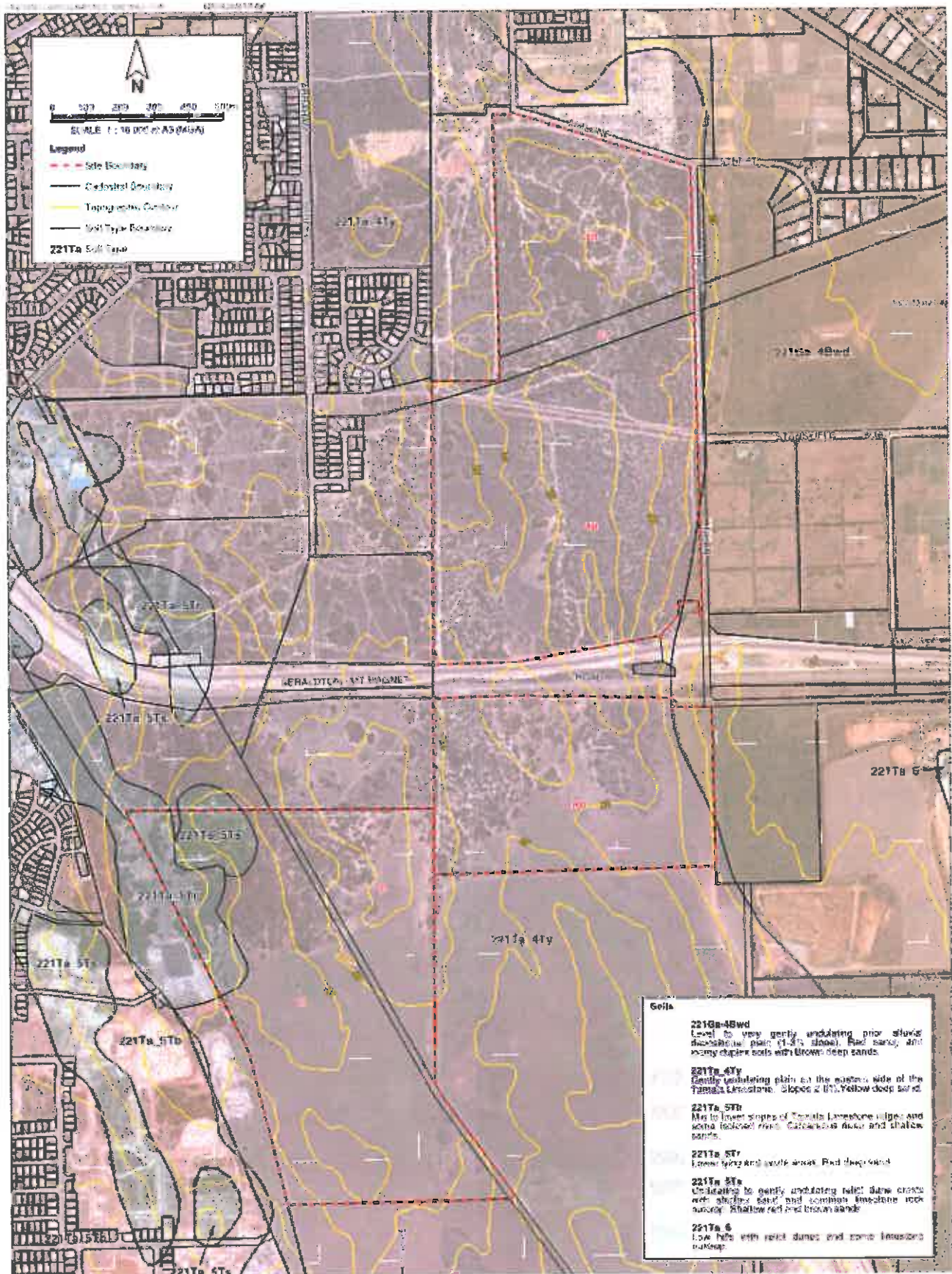




Figure 4: Soil Geology (Source: Coterra)



## 3.3 Flora

### 3.3.1 Onsite Vegetation Units and Condition

A Level 2 flora and vegetation survey was recently undertaken across the site in accordance with the EPA's Guidance Statement No. 51 – *Terrestrial Flora and Vegetation Surveys for Environmental Impact Assessment in Western Australia* for a Level 2 survey.

The full survey report is currently being prepared, however a summary of the key findings are presented below:

- Lot 21 included large areas of pasture with scattered shrubs of *Acacia rostellifera* and *\*Lycium ferocissimum*. This has no environmental value and was given a vegetation condition rating of completely degraded. On the south eastern boundary there were a few *Banksia prionotes* over *Acacia rostellifera* which were rated as vegetation condition degraded. The remaining vegetation on Lot 21 was Thicket of *Acacia rostellifera* in good to very good condition, with the margin adjacent to the pasture area in degraded condition.
- Many weeds were recorded from the survey lots including: *\*Lycium ferocissimum*, a thorny shrub was common in disturbed areas; *\*Euphorbia terracina* (Geraldton Carnation Weed); *\*Bromus diandrus* (Great Brome), *\*Ehrharta calycina* (Perennial Veldt grass), *\*Reichardia tingitana* (False Sowthistle) and *\*Echium plantagineum* (Paterson's Curse).
- There were many tracks throughout the remnant bushland, which were completely degraded but were too small in area to accurately map.

Refer to Figures 5 and 6 for the Vegetation Units and Vegetation Condition.

### 3.3.2 Geraldton Regional Flora and Vegetation Survey Review (GRFVS)

The following plant communities were identified in the GRFVS as occurring within the site:

- 10 Near Coastal: *Acacia rostellifera* shrubland (ncAr)

Plant community 10 is usually dominated by *Acacia rostellifera*. *Acacia xanthina*, *Alyxia buxifolia* or *Chamelaucium uncinatum* may be dominant or co- dominant species in this plant community. Plant community 10 occurs on taller secondary dunes, and on exposed limestone and sandplain soils to the east as a result of disturbance to other plant communities. On the sandplain soils, the plant community may have formerly included *Banksia prionotes* but has since been reduced to a simpler community dominated by *Acacia rostellifera*.

Plant community 10 occupies 2,258.86 ha or 36.63% of the native vegetation of the GRFVS area, and is the most widespread of the GRFVS plant communities.

There are no DEC-listed or Commonwealth-listed (*Environment Protection and Biodiversity Conservation Act 1999*) threatened ecological communities in the GRFVS area.



Figure 5: Vegetation Units (Source: Coterra)

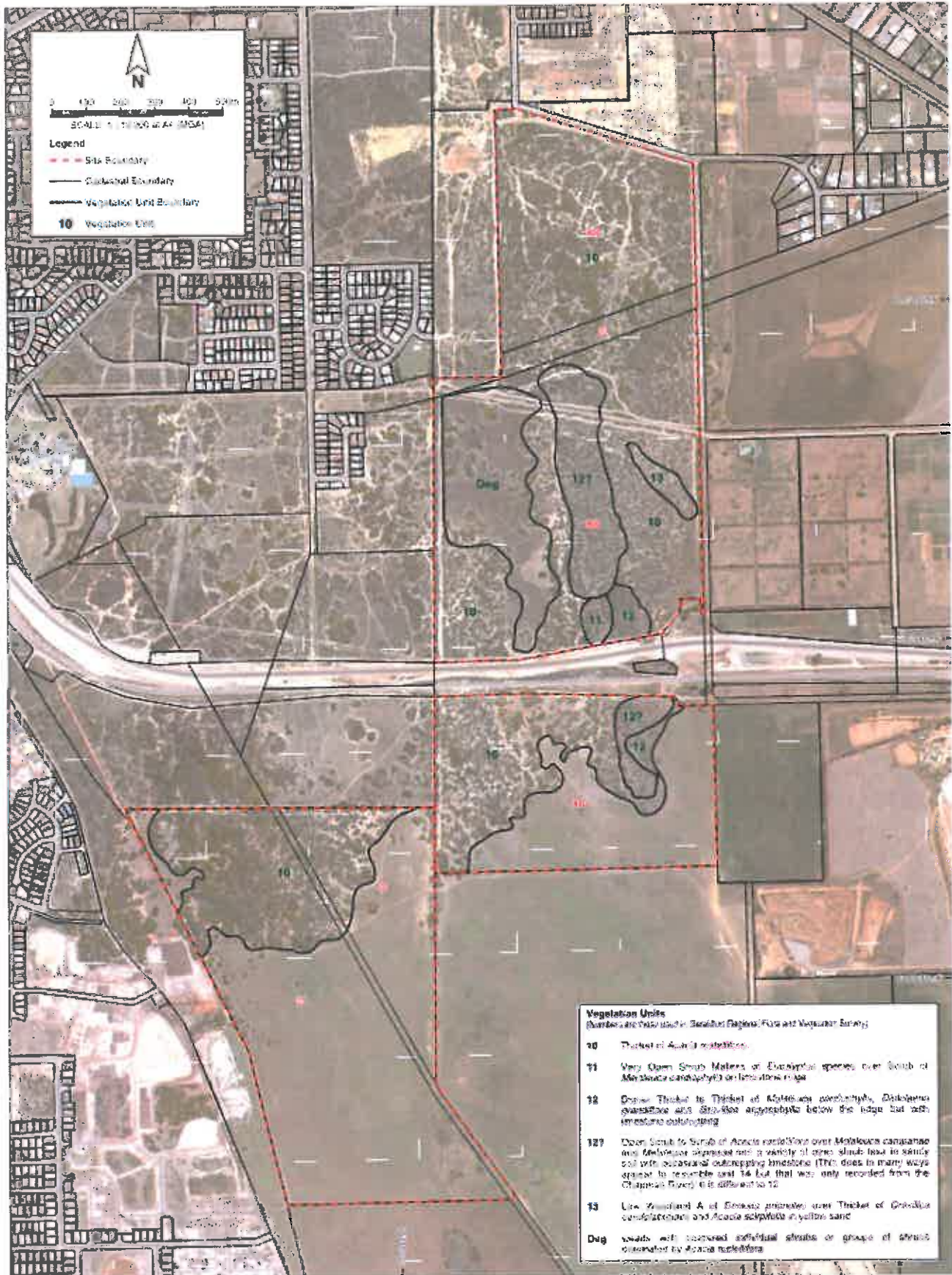
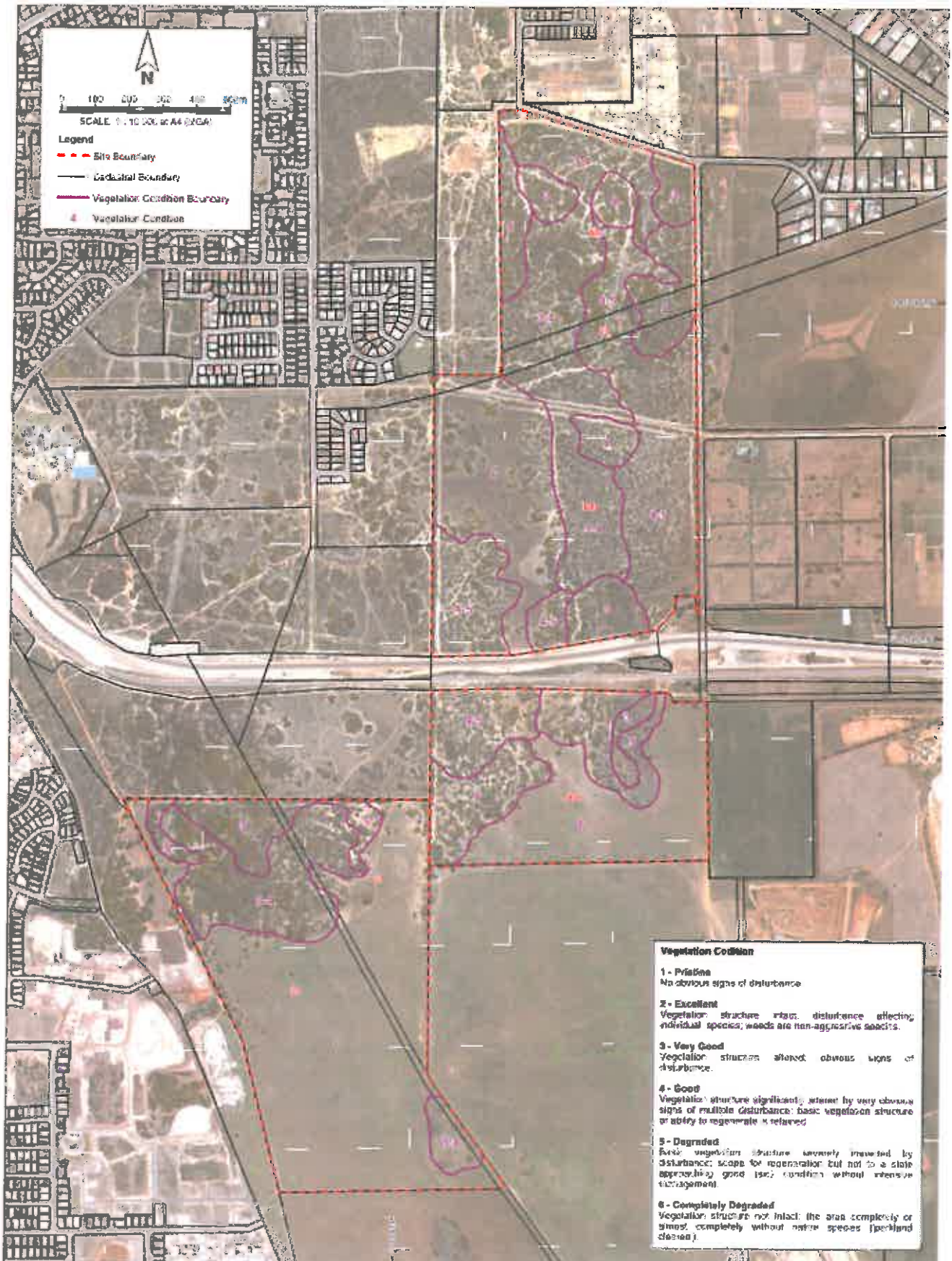




Figure 6: Vegetation Condition (Source: Coterra)



## 3.4 Fauna & Habitat

A search of the State and Federal databases identified a number of conservation significant fauna species as potentially occurring in this general area. Based on a review of the habitat characteristics required by these species, and the conditions present onsite the following species were identified as possibly occurring:

- Carnaby's Black Cockatoo
- Rainbow Bee-eater
- Carpet Python

The full list of the potential conservation significant species and their habitat requirements is provided in the Environmental Assessment (Appendix C).

Given there are some areas of vegetation in good to very good condition across the site, there is potentially suitable habitat for these species. However much of the site is heavily degraded with weed infestation.

This would affect the habitat viability of the site, particularly for transient bird species such as the Carnaby's Cockatoo. Based on the vegetation species present onsite, foraging opportunities for Carnaby's are possible, however the predominant vegetation species associated with the vegetation communities across the site are generally not suitable foraging/roosting species for Carnaby's.

The Carpet Python may utilise some portions of the site for habitat.

The Rainbow Bee-eater is a relatively common migratory species, and land development is not considered a threat to this species.

## 3.5 Hydrology

### 3.5.1 Surface Water

There are no surface water features within the site.

### 3.5.2 Groundwater

Groundwater level information is not readily available for this location. Information available from Department of Water (DoW) in relation to the nearby Greenough shallows bore (located approximately 3km from the site) indicates that the groundwater level in this general area is approximately 3m AHD.

In relation to the adjacent Department of Housing development site (located to the immediate north of Lot 21), DoW has advised that there is sufficient separation depth to groundwater such that pre- and post-development monitoring of water quality is not necessary. It is envisaged that this situation will be the same for Lot 21.

The site is situated within the proclaimed Arrowsmith Groundwater Area, which covers the northern-most extent of the Northern Perth Basin, from Geraldton to Green Head and east to Coorow, in the state's Mid West region. A groundwater allocation plan has been prepared by the Department of Water, which details the objectives of the proclaimed Arrowsmith Groundwater Area and broad management requirements. These include:

- A guideline for the allocation and licencing of groundwater in the Arrowsmith Groundwater Area.
- Details on the effects of abstraction on groundwater quality and groundwater-dependent ecosystems.



This plan will guide the assessment of groundwater licence applications in respect to allocations entitlements in the Arrowsmith Groundwater Area.

### 3.6 Acid Sulfate Soils

The Department of Environment and Conservation Acid Sulfate Soils (ASS) risk mapping, indicates that the site is mapped as having a low to no risk of encountering ASS within 3 m of natural surface level. Further, CSIRO mapping indicates that this general area has an extremely low probably of Acid Sulfate Soil occurrence.

### 3.7 Adjacent Industrial Land Uses

The Narngulu Industrial Estate (NIE) is located to the east of the subject site. The extent of the NIE is defined by the WAPC's Narngulu Industrial Area Strategic Land Use Directions Plan.

#### 3.7.1 Narngulu Industrial Area Strategic Land Use Directions (WAPC, 2010)

The Narngulu Industrial Area Strategic Land Use Directions Plan (NIASLUD) to inform and direct future land use within and surrounding the NIE. This strategic document reviewed the Narngulu Industrial Estate (Geraldton) – Study of Potential Emissions (WAPC 2003) technical study, plus strategic land use planning and policy documents to determine and guide the future strategic land uses within the defined Narngulu Industrial Area.

The Strategic Land Use Directions (2010) document states that *"Land use planning in the Narngulu industrial area must take into account the need to protect industrial land from the encroachment of sensitive land uses and to separate sensitive land uses from industrial emissions."*

The Narngulu Industrial Area has been divided into four strategic land use precincts, and Lot 21 lies within the defined Precinct A (with the exception of the south west corner). The identified future land uses for Precinct A that are shown over Lot 21 include:

1. *Future light industry/service commercial/mixed business – Could include large format bulky goods commercial uses. The final size of this area and types of uses will be subject to detailed local structure planning to ensure compatibility of uses. Access from Verita Road, proposed east-west road and local road network.*
2. *Future Light Industry – Land affected by the Narngulu waste disposal site and Narngulu wastewater treatment plant buffers.*

#### 3.7.2 Narngulu Industrial Estate Buffers and Compatible Uses

The Narngulu Industrial Estate buffers have been defined in the past through previous planning and emission studies, namely the Geraldton Region Plan and the Narngulu Industrial Estate (Geraldton) – Study of Potential Emissions (WAPC 2003).

The existing buffers with the NIE are:

1. Narngulu Waste Water Treatment Plant Buffer;
2. Narngulu Waste Disposal Site Buffer;
3. Narngulu Industrial Estate Buffer; and
4. Narngulu Industrial Estate 38dB Noise Contour.

A majority of the subject site is located within the Narngulu Industrial Estate Buffer and a small portion of the site is within the Narngulu Waste Water Treatment Plant Buffer.

The NIASLUD and the emissions study, identify future compatible and non-compatible land uses within the buffer boundaries. In addition, the Environmental Protection Authority (EPA) and WAPC provide guidance through WAPC Draft Planning Policy 4.1 - State Industrial Buffer (Amended) and EPA Guidance Statement No. 3 - Separation Distances between Industrial and Sensitive Land Uses. The permissibility of land uses will be determined during the preparation of the LSP for the subject sites.

### 3.8 Previous Land Uses

Historically, the site has been utilised for pastoral and grazing purposes and is largely devoid of any native vegetation, except for a portion of native vegetation located in the northern portion of the site.

### 3.9 Indigenous Heritage

#### 3.9.1 Aboriginal Heritage

A search of the Department of Indigenous Affairs (DIA) Aboriginal heritage sites database did not identify any registered sites within the landholdings.

### 3.10 European Heritage

#### 3.10.1 Heritage Council of WA

A search conducted under the Heritage Council of WA database revealed no heritage sites located within the site.

## 4.0 SERVICING INFRASTRUCTURE

### 4.1 Water

Potable water servicing can be achieved via extension and upgrade to the existing distribution network.

Existing Water Corporation infrastructure is not currently adequate in size or capacity to cater for the ultimate requirement of Lot 21. The Water Corporation advise that formal planning would need to commence once scheme amendment and structure planning applications are finalised. Nonetheless, Water Corporation have provided preliminary advice indicating that Lot 21 has been considered in their future planning works. Planning documents are yet to be formalised for public viewing.

Potable water servicing can be achieved using a conventional piped network reticulation system throughout the proposed development. The network would link to arterial mains that convey water from adjoining regional distribution mains.

Lot 21 is located within the Bootnell Tank zone. The required infrastructure upgrade will include duplication of the existing DN600 steel water distribution main linking Bootnell Tank to Auckland Road, adjacent Lot 21.

Alternatively, there is potential for initial stages of Lot 21 to be serviced via extension of the existing water network within Auckland Road, however this remains subject to Water Corporation approval at such time.



These initial strategies remain subject to hydraulic studies and timing of development.

## 4.2 Sewerage

The northern portion of Lot 21 falls within Water Corporation's current regional wastewater planning scheme. This area can be serviced via connection and upgrade to the existing downstream infrastructure.

Servicing of subject land outside current wastewater planning will be influenced by future structure planning works. The Water Corporation are unable to provide any further confirmation until such time.

Wastewater servicing can be achieved by using conventional gravity sewer networks throughout the development, with sub regional pump stations conveying flows to regional wastewater treatment facilities.

This strategy remains subject to the timing of this development and Water Corporation approval.

## 4.3 Power and Telecommunications

Power servicing can be achieved via expansion and/or upgrade to the existing power network.

The proposed development has been assessed using Western Power's DFIS system to determine extent of existing power infrastructure surrounding Lot 21. The development area is void of any existing power infrastructure.

There are no overhead assets in close proximity to the development. Western Power have indicated that an underground ringmain cable has recently been installed as part of works to the west of Lot 21.

The proposed development is anticipated to add an additional 10MVA to the network. Load calculations assume Western Power's current policy is to allow 4.7kVA per residential lot and 200kVA per hectare for industrial and commercial lots. The capacity of the existing substations would be inadequate to cater for the ultimate proposed development. Network reinforcement will be a feature of Western Power's planning review of this site.

We anticipate initial services will be possible from the existing distribution cable recently constructed west of Verita Road. Ultimately a new feeder cable will be required to connect this development.

The new feeder will originate from a zone substation in close proximity. Rangeway substation adjacent to Hutchinson Street is the closest.

Telecommunications servicing can be provided by the extension and upgrade of existing infrastructure in the vicinity. The National Broadband Network (NBN) will be the likely service authority that will include this site within their planning network upon completion of the Structure Planning process.

## 4.4 Natural Gas

Gas servicing can be achieved via extension and upgrade of the existing ATCO Gas network. ATCO Gas have existing reticulation mains in the vicinity, however head end valve set upgrades and distribution mains will need to be constructed to service Lot 21.

Initial stages of development may be possible without substantial network upgrade. This can only be confirmed upon formal design application and upon completion of the associated Structure Planning process. Further reinforcement works will ultimately provide gas to the entire development.

## 4.5 Drainage

The Tamala Limestone soil type onsite is described by the Department of Agriculture as being rapidly drained, with the Bootenal soils being well drained. Based on these characteristics, infiltration of stormwater will be the dominant stormwater drainage mechanism proposed for the development.

In accordance with the Better Urban Water Management guidelines and advice provided by the Department of Water (DoW) on the adjacent development site, a Local Water Management Strategy (LWMS) will be prepared in conjunction with the Structure Plan for the site. An Urban Water Management Plan(s) (UWMP) will then be prepared at subdivision stage.

## 5.0 STATUTORY AND STRATEGIC PLANNING FRAMEWORK

### 5.1 Greater Geraldton Structure Plan (2011)

The Greater Geraldton Structure Plan 2011 (GGSP) is an update of the Greater Geraldton Structure Plan (1999). The GGSP primarily focuses on the urban areas and other areas likely to experience development pressures within the City of Greater Geraldton and the Shire of Chapman Valley. The Structure Plan provides a framework for coordinating development within this area and provides the basis for statutory planning and development control. The GGSP identifies the majority of the site for 'future industrial and service commercial' with the remainder identified as 'future urban' (refer to Figure 7). The area identified for 'future urban' is the portion of the subject site, which is located outside of the Narngulu Industrial Estate Buffer.

### 5.2 City of Geraldton-Greenough Town Planning Scheme No. 5

The subject site is zoned 'Rural' in accordance with TPS5.

The Narngulu Wastewater Treatment Plant is identified in LPS5 as Special Control Area 3 (SCA 3) and the Narngulu Waste Disposal Site is identified as Special Control Area 4 (SCA 4). The purpose of SCA 3 is to:

- a. *To identify land likely to be the subject of offsite impacts from the Narngulu Wastewater Treatment Plant.*
- b. *To ensure that the use and development of the land in the vicinity of the Narngulu Wastewater Treatment Plant is compatible with any existing or proposed future use and development of the plant.*

The clause relating to SCA 4 states:

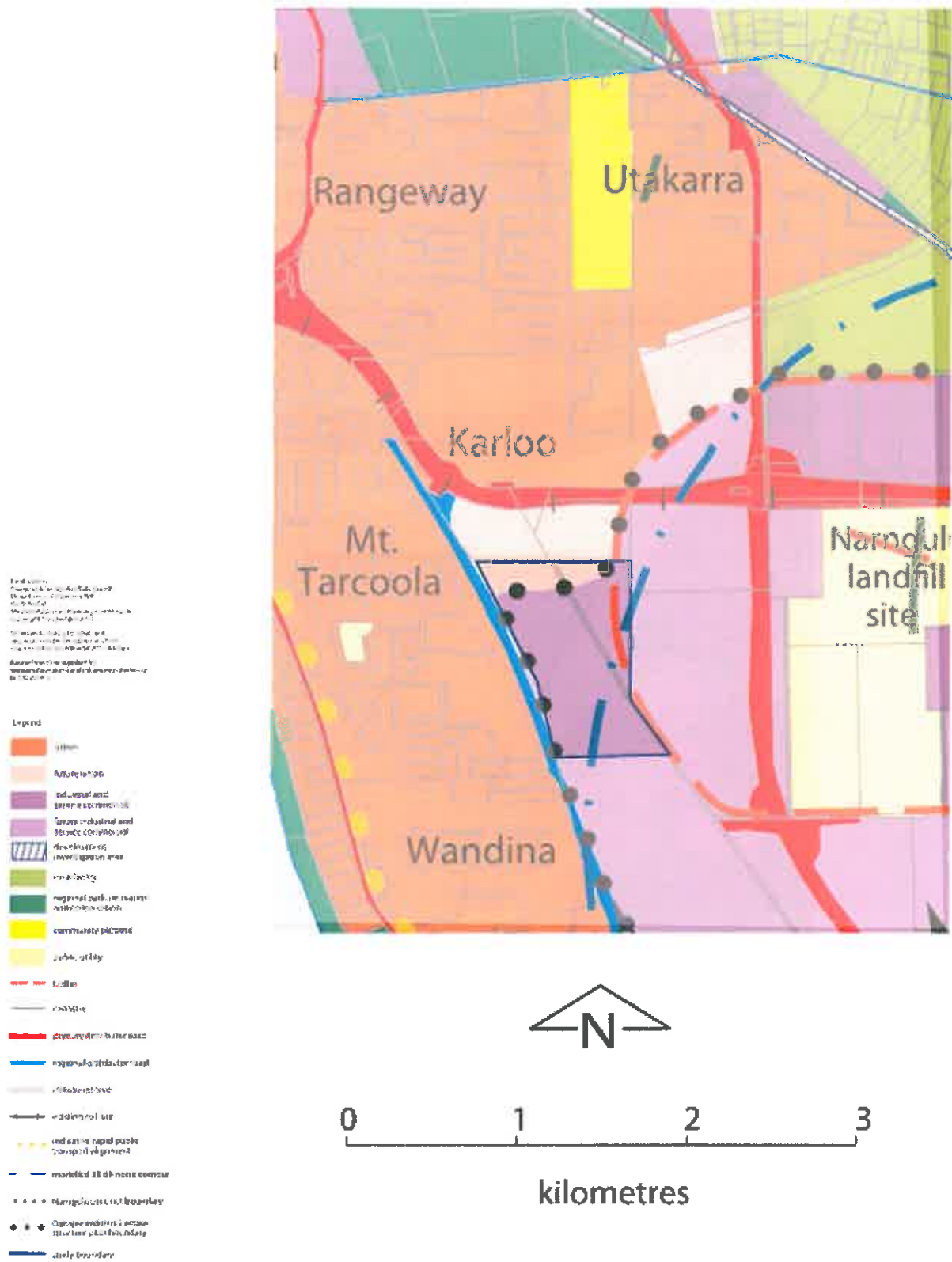
*'Residential development or subdivision will not be approved or supported respectively within the Narngulu Waste Disposal Facility Special Control Area.'*

The buffers for SCA 3 and SCA 4 both impact on the subject site as shown in Figure 8.

The land to the north is zoned 'Development' under TPS5. The land to the south is zoned 'Rural' but it is currently being amended to the 'Development' zone to facilitate the development of the Southern Districts Sports Facility, light industrial uses, mixed business uses, service commercial uses and residential.



Figure 7: Greater Geraldton Structure Plan



**Figure 8: Town Planning Scheme No. 5**

**LEGEND**






**LOCAL SCHEME RESERVES**

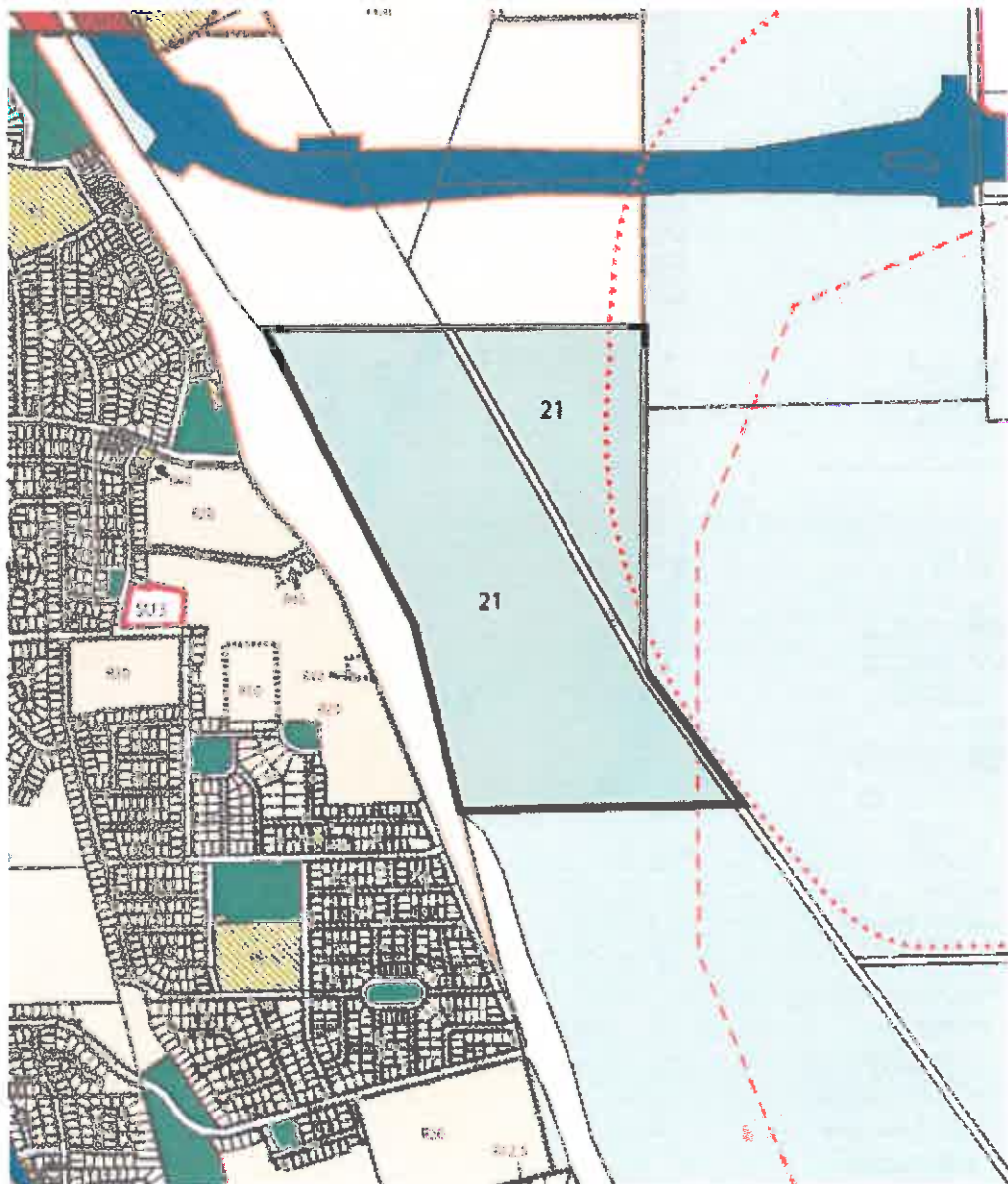
-  PARKS AND RECREATION
-  PUBLIC PURPOSES  
GENERAL PURPOSES  
PS (PARKING RESERVE)
-  ROAD

**ZONES**

-  DEVELOPMENT
-  RESIDENTIAL
-  RURAL

**OTHER**

-  **SCA3** SCA3 - NARRIKULL WASTEWATER TREATMENT PLANT (SEE SCHEME TEXT)
-  **SCA4** SCA4 - NARRIKULL WASTE DISPOSAL FACILITY (SEE SCHEME TEXT)
-  NO ZONE
-  **SU 2** SPECIAL USE AREA (SEE SCHEME TEXT)
-  BOUNDARY - OLD ACRES LAND HOLDING





### 5.3 Narngulu Industrial Area Strategic Land Use Directions (WAPC, 2010)

The NIASLUD reviews the current strategic planning framework for the Narngulu Industrial Area and provides direction for future planning and development. The subject site is located within 'Precinct A' of the NIASLUD, with the majority of the site identified as *'future light industry/service commercial/mixed business'* and *'future light industry'* for the portions of the site impacted by the Narngulu Wastewater Treatment Plant buffer and the Narngulu Waste Disposal Site buffer (refer to Figure 9). The northern portion of the site is not included in the NIASLUD.

The portion of the site identified for *'future light industry/service commercial/mixed business'* is described as potentially consisting of large format bulky goods commercial uses. The NIASLUD states that the final size of this area and types of uses "will be subject to detailed local structure planning to ensure compatibility of uses".

In the eastern portion of the site, the land affected by the Narngulu Wastewater Treatment Plant buffer is identified for future light industry uses. The site is identified by the NIASLUD predominately for the aforementioned uses, and as such the concept plan for the site has identified service commercial and mixed business land uses.

### 5.4 Old Acre's Structure Plan (2008)

The Old Acre's Structure Plan (refer to Figure 10) was prepared to provide a framework for the cohesive and orderly development of the 770 hectare Old Acre's landholding, whilst ensuring that the design is responsive to the existing site attributes and the various buffer requirements. Council resolved the following at their Ordinary Meeting of 26 February 2008 in respect to the Old Acre's Structure Plan:

- '1. Advise the applicant that Council supports in principle the Old Acres Structure Plan; and*
- 2. Forward the Old Acres Structure Plan to the WA Planning Commission for consideration during the upcoming advertising period for the Narngulu Industrial Estate Policy Directions Plan.'*

The Old Acre's Structure Plan provides for a range of uses either side of the proposed Geraldton North-South Highway, including Future Mixed Business, Large Format Retail, Future Light Industry and Future General Industry. The Structure Plan also proposes some residential land uses north and south of the Geraldton Southern Transport Corridor.

Figure 9: Narngulu Industrial Area Strategic Land Use Directions

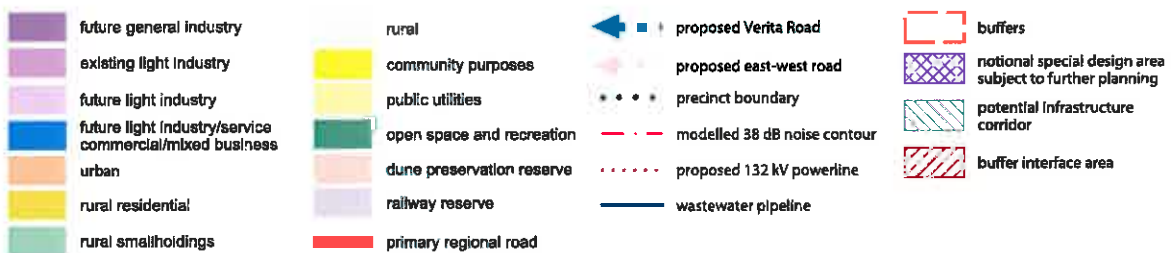
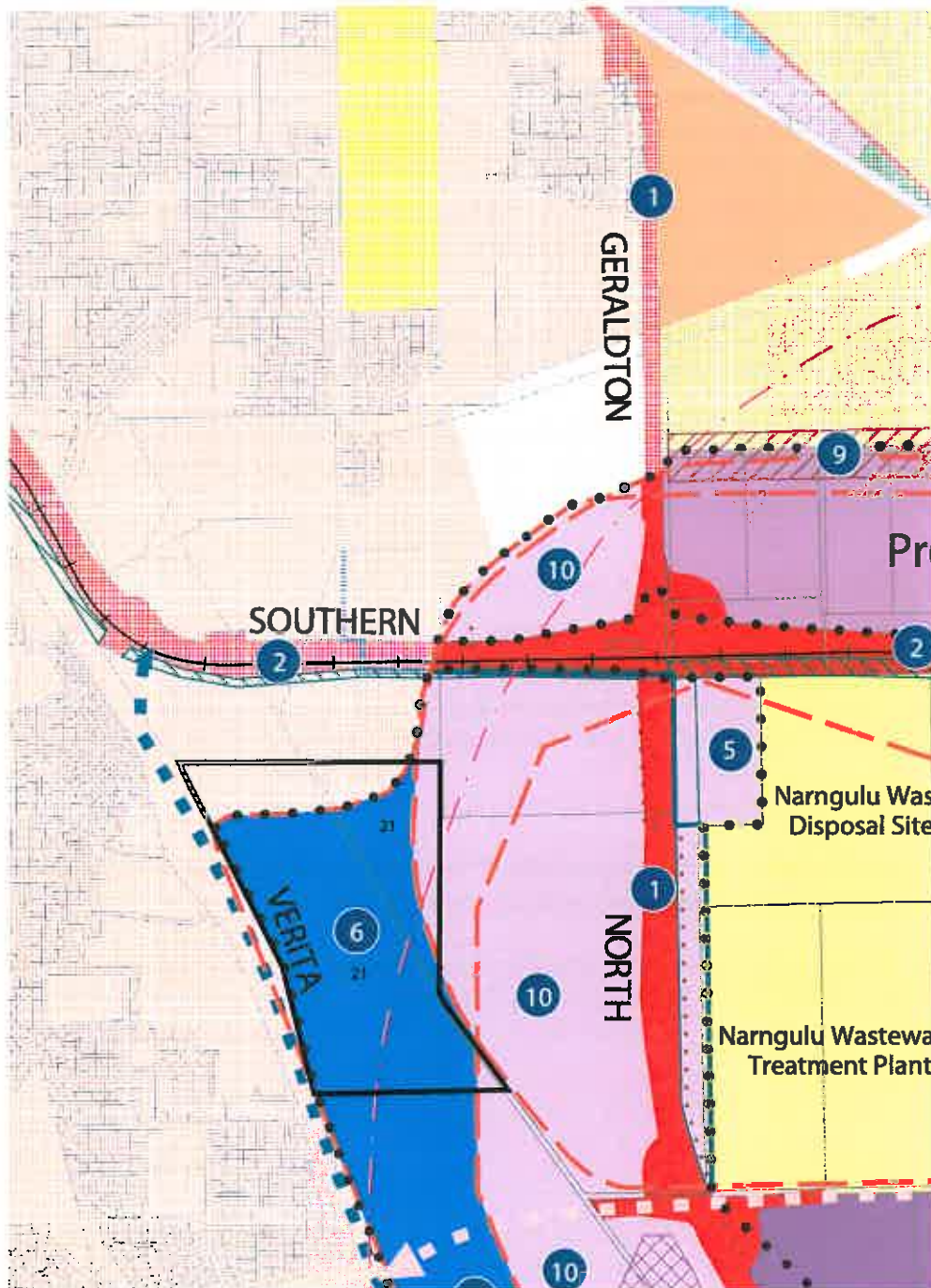
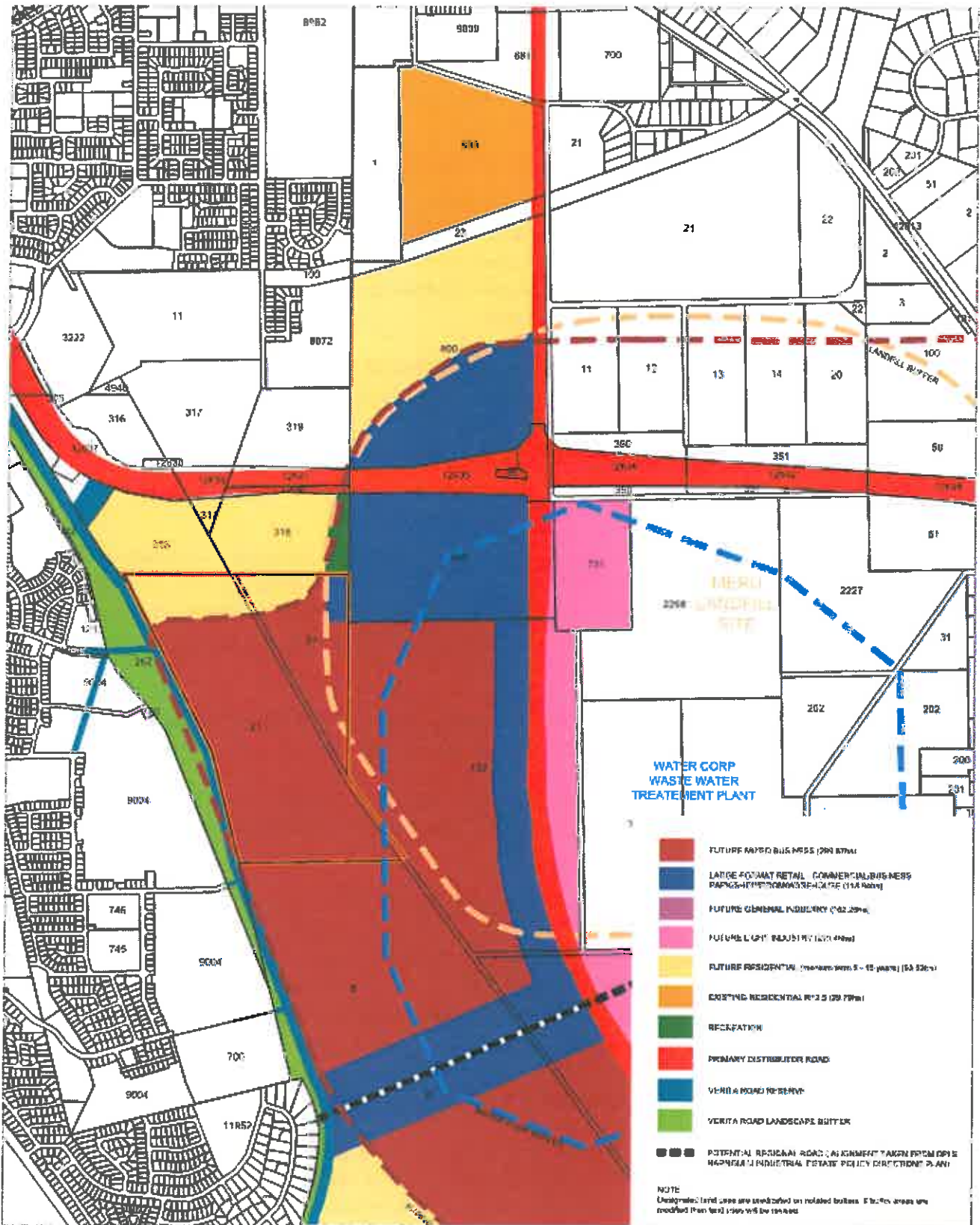




Figure 10: Old Acre's Structure Plan



## 6.0 REZONING JUSTIFICATION

In support of the proposed rezoning from the 'Rural' zone to the 'Development' zone, a concept plan has been prepared to demonstrate how the site may be developed in the future, following the preparation of the structure plan. The concept design and associated potential land uses are indicative only, and have been prepared in order to assist in developing a preliminary understanding as to how the site may be developed.

### 6.1 Concept Plan and Associated Potential Land Uses

Under Section 5.17 of LPS5, subdivision or development in the 'Development' zone shall not be recommended or approved by the City unless a Local Structure Plan (LSP) has been prepared. A LSP will create the basis for any further development or subdivision within the subject sites. To demonstrate how the subject sites could be integrated with adjoining lots an indicative concept plan has been prepared to support the proposed rezoning and to form the likely basis of a future LSP for the area.

The Indicative Concept Plan (Figure 11), includes the proponents landholding, Lot 21, as well as vacant adjoining lots, including Lots 132 and 800 (subject to a different amendment), and the City's Lot 9 (future Southern Districts Sports Facility) and the Department of Housing's land to the north. The surrounding land is included in the concept plan to demonstrate that it is well integrated. The allocation of land uses has due regard to the buffers affecting the subject sites, including the Narngulu Waste Disposal Site Buffer and Narngulu Industrial Estate Buffer.

The land located outside of the buffers is to be developed for residential purposes. The residential area will comprise of a range of densities from low to medium density to allow for a variety of lot types and housing product. This variety will ensure that the area caters for different demographics, ranging from single person households to families to retirees. A focus on variety is important considering the existing development in the immediate locality is predominately low density (R12.5).

Larger lots are proposed adjoining the future service commercial and mixed business area to the south to act as a transition area between these uses and the denser areas of the LSP.

The public open space (POS) areas have been located to retain existing vegetation or to complement existing as well as proposed open space areas in adjoin LSP's. It is proposed to provide a mix of neighbourhood and local parks.

The concept plan provides for connections to the Department of Housing landholding to the north and to the future service commercial and mixed business area to the south. The primary access to the site is the proposed Verita Road, on the western boundary of the site. The secondary access for the site is the proposed North-South Connector Road, which links Abraham Street to Ackland Street. This North-South Connector Road is considered to provide an important distributor function within the locality and its alignment should be fixed as soon as practical. The North-South Connector Road also provides an important link to the proposed Southern Districts Sports Facility. The final alignment of these roads will be determined in conjunction with the City, Main Roads WA, Department of Housing and the proponent.

The concept plan over the land located within the buffers areas and identified in the Narngulu Industrial Area Strategic Land Use Directions document as 'future light industry' is designed to accommodate a range of lot sizes from 2000m<sup>2</sup> up to 2 hectares to cater for a service commercial and mixed business uses (e.g. bulky goods) and variety of light and service industries.



## 7.0 CONCLUSION

In accordance with the City of Geraldton-Greenough Local Planning Scheme No. 5 (LPS 5), Lot 21 is currently zoned Rural. The subject lot has been identified by the Narngulu Industrial Area Strategic Land Use Directions document as *'future light industry/service commercial/mixed business'* and *'future light industry'*. The site is also located adjacent to the proposed Verita Road alignment, which is proposed to be constructed by 2013.

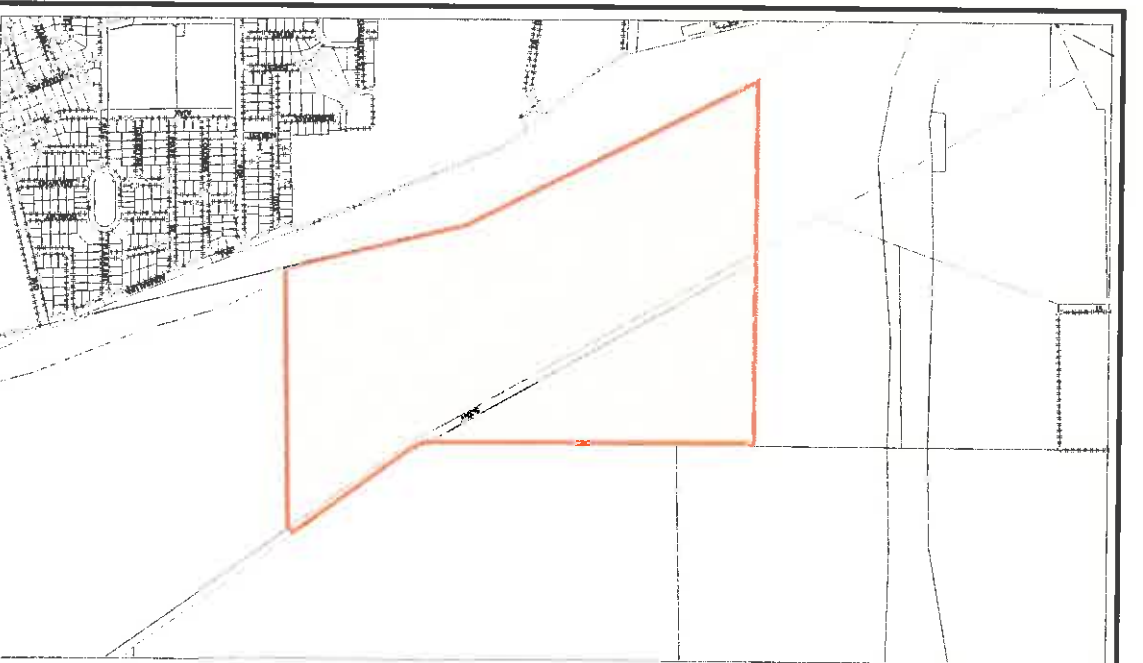
In light of the above, the proponent seeks to rezone the site to the 'Development' zone. This zoning will facilitate the preparation of a Local Structure Plan (LSP) over the subject site, prepared in accordance with Section 5.17 of TPS5. The LSP will propose to subdivide and develop the site for residential, service commercial, mixed business and light industrial purposes that are suitably integration with the surrounding landholdings.



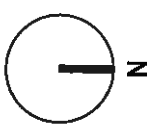
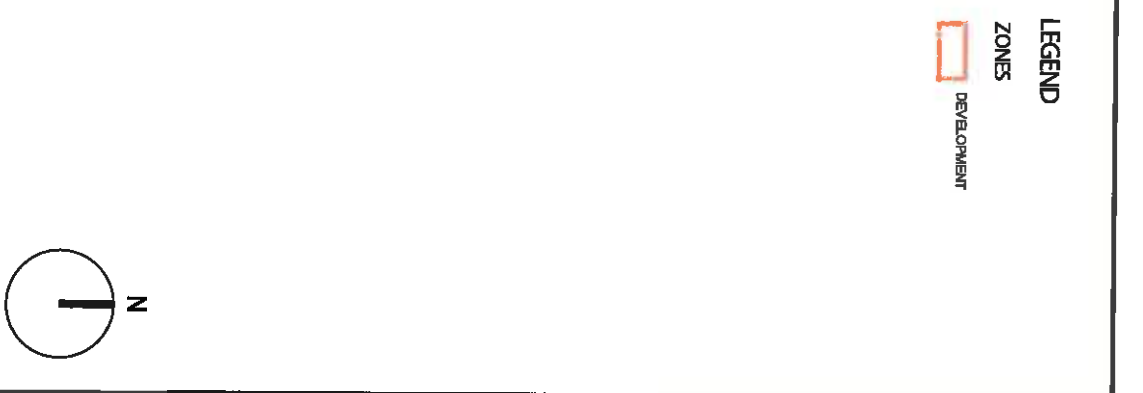




EXISTING ZONING



PROPOSED ZONING



PROPOSED SCHEME AMENDMENT  
CITY OF GREATER Geraldton  
LOCAL PLANNING SCHEME No.5

