

## 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 800 Moloney Street, Utakarra and Main Roads WA (MRWA), the proprietor of Lot 23 Moloney Street, Karloo (the 'site'). Under the provisions of the City of Geraldton-Greenough Local Planning Scheme No. 5 (LPS 5), Lot 800 is currently zoned 'Rural' and 'Residential' and Lot 23 is zoned 'Rural'.

It is proposed to rezone Lots 23 and 800 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 the subdivision and development of the sites for residential and light industrial purposes. The LSP will 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 and Utakarra (refer to Figure 1). Lot 800 is approximately 141 hectares in area and Lot 23 is approximately 5 hectares in area. Lot 800 is dissected by the Southern Transport Corridor, which traverses the lot in an east-west direction.

### 2.2 Ownership and Description

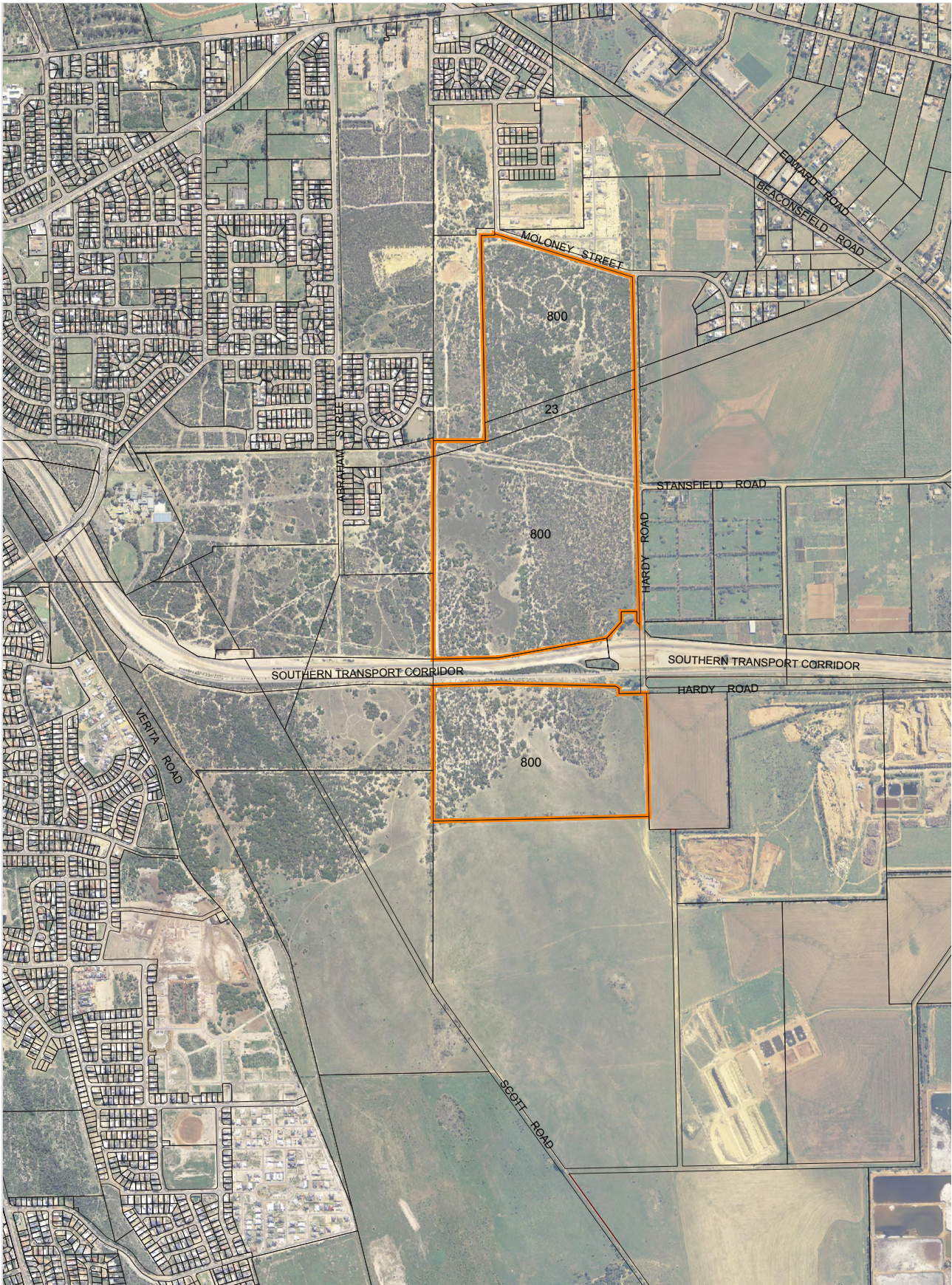
The registered proprietor of Lot 800 on the Certificate of Title is Wandina Pty Ltd (refer Appendix B). The registered proprietor of Lot 23 on the Certificate of Title is Commissioner of Main Roads (refer Appendix C). The site is located wholly within TPS5. The subject site is legally described as:

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

Lot No.	Landowner	Diagram/ Plan No.	Certificate of Title	Easements/Encumbrances
800	Wandina Pty Ltd	DP36725	Vol 2546 Fol 972	Water Corporation wastewater pressure main easement
23	Commissioner of Main Roads	P17784	Vol 1908 Fol 255	Water Corporation wastewater pressure main easement



Figure 2: Aerial View of Lot and Surrounds





## 2.3 Existing Land Use

The subject sites are currently vacant land. The site retains scattered bushland. 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 and west of the northern portion of Lot 800 is zoned 'Residential', have approved Local Structure Plans and have been partially developed for residential purposes.

The land directly to the east is vacant land currently used for agricultural purposes. The southern boundary is the Southern Transport Corridor (Geraldton-Mount Magnet Road).

In respect to the southern portion of Lot 800 the northern boundary is the Southern Transport Corridor (Geraldton-Mount Magnet Road). The land to the east and south is currently zoned 'Rural' and is used for agricultural purposes. The land to the west is currently vacant and is zoned 'Development' and a Local Structure Plan is currently being prepared by the landowner (Department of Housing).

## 3.0 ENVIRONMENTAL

An Environmental Assessment of Lots 23 and 800 Moloney 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 D).

### 3.1 Topography

Onsite topography ranges in elevation from 20m to 40m AHD. A ridgeline is present running north-south through the site, with the highest point at the centre of the site.

### 3.2 Landform and Soils

Soils onsite are part of the Tamala South Soil Landscape System, with a small portion of the eastern side of Lot 800 comprising the Greenough Alluvium System, as mapped by the Department of Agriculture. The extent of each system is shown on Figure 4.

These systems are 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.
- Greenough Alluvium - Level alluvial plain with areas of minor terracing. Red sandy and loamy earths, hard cracking and self-mulching clays. Acacia rostellifera shrubland and river red gum woodland.

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.
- Greenough 4 Bootenal (221Ga\_4Bwd) well drained phase soil subsystem: level to very gently undulating prior alluvial depositional plain (1-3% slope). Red sandy and loamy duplex soils with brown deep sands. Geology: alluvium.

## 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' 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 800 consisted of three areas, two on the north side of the Southern Transport Corridor (Geraldton-Mount Magnet Road) and one on the south side adjacent to Lot 21. The vegetation of these areas were mainly a thicket of *Acacia rostellifera* in the sandy soils, which varied in vegetation condition from very good to degraded and completely degraded where the vegetation had been cleared and replaced by weeds.

The other units recorded were:

- Very Open Shrub Mallees of *Eucalyptus* species over Scrub of *Melaleuca cardiophylla* on limestone ridge. This was vegetation unit 11 described in Geraldton Region Flora and Vegetation Study. The vegetation condition of this area was rated as very good.
- Dense Thicket to Thicket of *Melaleuca cardiophylla*, *Diplolaena grandiflora* and *Grevillea argyrophylla* below the ridge but with limestone outcropping. This was vegetation unit 12 described in Geraldton Region Flora and Vegetation Study. The vegetation condition of this unit was rated as very good and good.
- Open Scrub to Scrub of *Acacia rostellifera* over *Melaleuca campanae* and *Melaleuca depressa* and a variety of other shrub taxa in sandy soil with occasional outcropping limestone. (This appears to be different to vegetation unit 12 described in Geraldton Region Flora and Vegetation Study, but appears to be similar to vegetation unit 14). The vegetation condition of this unit was rated as very good to good.
- Low Woodland A of *Banksia prionotes* over Thicket of *Grevillea candelabroides* and *Acacia scirpifolia* in yellow sand. This was vegetation unit 13 described in Geraldton Region Flora and Vegetation Study. The vegetation condition of this unit varied between good to degraded due to high cover of weed taxa.

Refer to Figures 5 and 6 for the Vegetation Units and Vegetation 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. In addition rubbish had been dumped, including car bodies.

### 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)
- 13 Sandplain: *Banksia prionotes* / *Acacia rostellifera* (Bp/Ar)

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 13 is dominated by *Banksia prionotes* and *Acacia rostellifera*, and occurs on sandplain soils inland from the coast. Characteristic species are *Grevillea candelabroides*, *Melaleuca depressa*, *Hibbertia* spp., *Conostylis* spp. and sedges and rushes.

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. Plant community 13 occupies 754.39 ha or 12.23% of the native vegetation of the GRFVS area, and is also one of the more widespread 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.

## 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

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, rubbish dumping, and unauthorised public access (including both 4wd and motorbikes) common.

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 1.5km 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 west of Lot 800), 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 800.

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 south-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 a portion of Lot 800 lies within the defined Precinct A. The identified future land use for Precinct A that is shown over the portion of Lot 800 is:

1. *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 portion of Lot 800 is located within the Narngulu Industrial Estate Buffer, the Narngulu Waste Water Treatment Plant Buffer and the Narngulu Waste Disposal Facility 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.

## **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 (DIA, 2012). Three 'Other Heritage Places' are identified in the vicinity of the site as follows:

- Utakarra Pinnacles (Stored Data)
- Geraldton Southern Transport Corridor Field Site 02 (Stored Data)
- Gstcs2-Artefact Scatter As001/2009

## 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 800. 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 the northern and southern parcels of Lot 800 have 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.

The three parcels of Lot 800 are located within both the Bootnell Tank zone and the Allanooka/Walkaway Tank zone. The required infrastructure upgrade will include duplication of the existing DN600 steel water distribution main linking Bootnell Tank to Auckland Road. A crossing of the Southern Transport Corridor (Geraldton-Mount Magnet Road) from Auckland Street to Abraham Road may also be required.

Alternatively, there is potential for initial stages of the northern parcels of Lot 800 to be serviced via extension of the existing water network within Simon Drive, immediately west of Lot 800. Initial services of the southern parcel of Lot 800 remains subject to the timing of neighbouring developments.

These initial strategies remains subject to hydraulic studies, timing of development and Water Corporation approval.

### 4.2 Sewerage

The western and far northern portion of Lot 800 (northern parcel) falls within Water Corporation's current regional wastewater planning scheme. These areas can be serviced via connection and upgrade to the existing downstream infrastructure.

Servicing of the subject site 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.

The southern land parcel of Lot 800 will gravitate northwards, hence a crossing of the Southern Transport Corridor (Geraldton-Mount Magnet Road) will be required.

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 the three split parcels of Lot 800. The development area is void of any existing power infrastructure.

There are existing high voltage distribution overhead lines surrounding the northern parcels of Lot 800, with an 11kV line along Abraham St and a single phase high voltage line along the eastern boundary. The 132kV transmission line runs eastward along the Southern Transport Corridor (Geraldton-Mount Magnet Road) and turns northwards up Hardy Road. The nearest zone substation is the Geraldton zone substation on Eighth Street.

The proposed development is anticipated to add a load of 14MVA 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.

It is anticipated that the existing 11kV line along Abraham Street can be upgraded to accommodate initial stages of development in the northern parcels of Lot 800. Future stages of development will require significant upgrade and expansion to existing infrastructure.

The southern parcel of Lot 800 would likely receive connection via proposed neighbouring developments. Development of this parcel will be subject to timing and staging of neighbouring lots, including Lot 21. Nonetheless high voltage connections can be extended from the northern parcels of Lot 800.

Power would be reticulated throughout all parcels of Lot 800 via high voltage switchgears and transformers, which would be placed at strategic locations around the development. The higher power demands of the industrial region of the development dictate that there will be a higher density of high voltage equipment within this zone.

It is anticipated that some high voltage cables will need to be run under the Southern Transport Corridor (Geraldton-Mount Magnet Road) to service the southern portion of Lot 800, subject to the development front. Ultimately, two new feeders will likely be required to extend from a nearby zone substation.

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 the three parcels of land making up Lot 800.

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 Roads and 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 (DoW, 1990). 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' and 'urban' (refer to Figure 7). The areas identified for 'future urban' and 'urban' are the portions of Lot 800, which are located outside of the Narngulu Industrial Estate Buffer.

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

The subject sites is zoned 'Rural' and 'Residential' 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.*

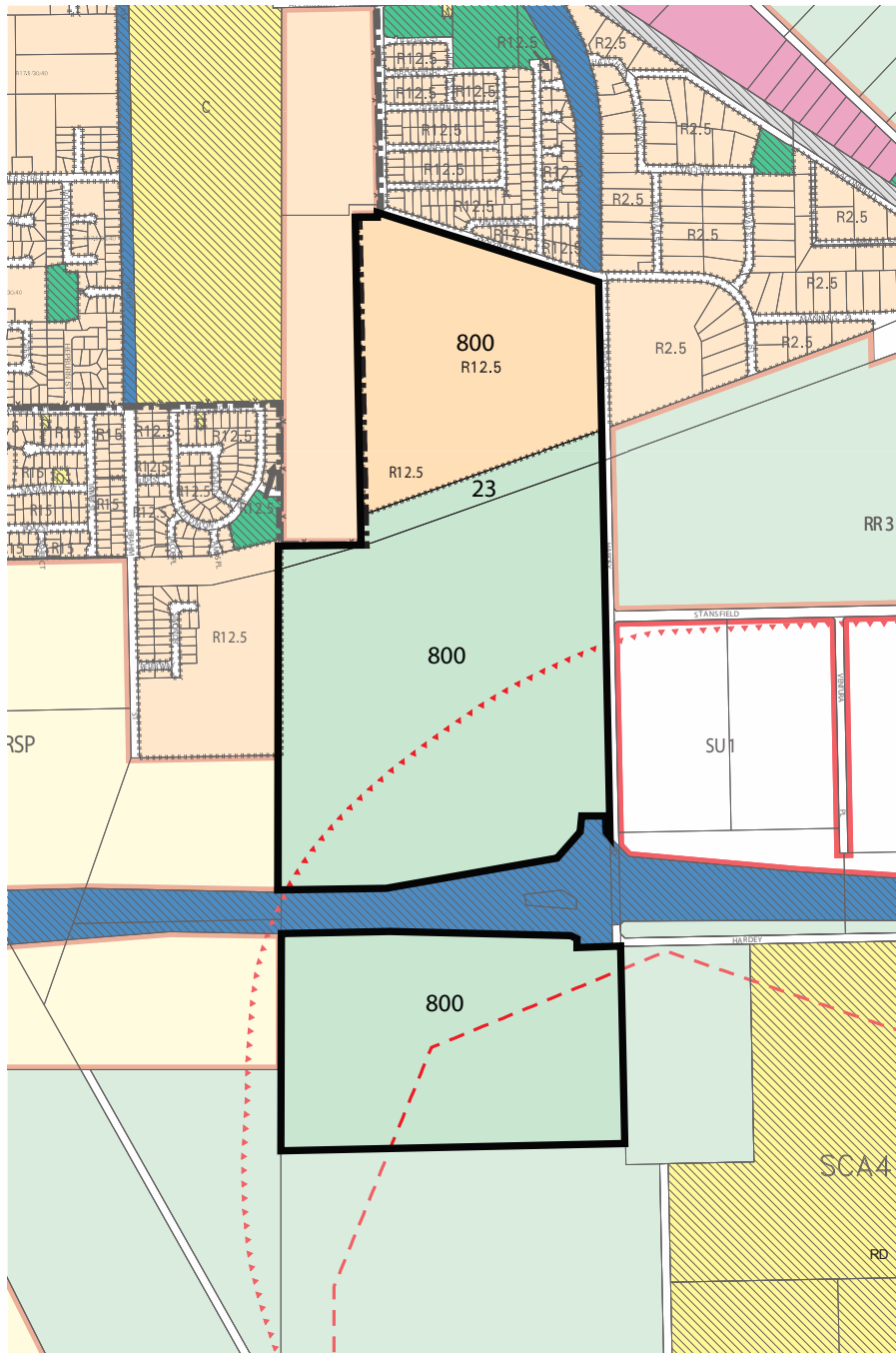
The clause relating to SCA 4 states:

*'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 Lot 800 as shown in Figure 8.

The land to the north is zoned 'Residential' under TPS5. The land to the east and south is zoned 'Rural'. The land to the west is zoned 'Development' zone to facilitate the preparation of a Local Structure Plan for residential purposes.

Figure 8: Town Planning Scheme No. 5





### 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. A portion of Lot 800 is located within 'Precinct A' of the NIASLUD, with the site identified as '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 Lot 800 and the entire Lot 23 are not included in the NIASLUD.

### 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.

## 6.0 REZONING JUSTIFICATION

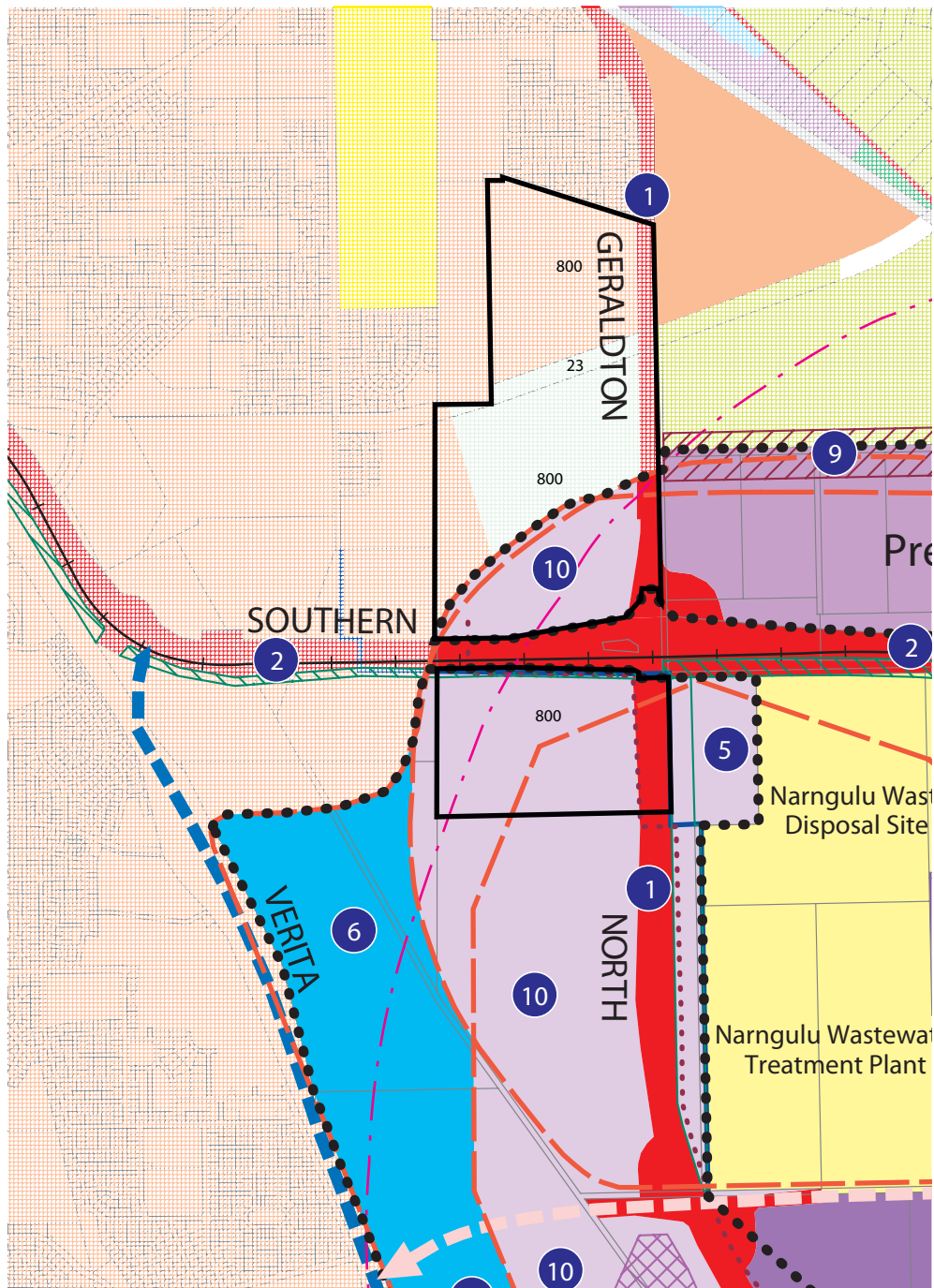
In support of the proposed rezoning from the 'Rural' and 'Residential' zone to the 'Development' zone, a concept plan has been prepared to demonstrate how the site may be developed in the future, following the preparation of the structure plan. The concept design and associated potential land uses are 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 and approved. 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.

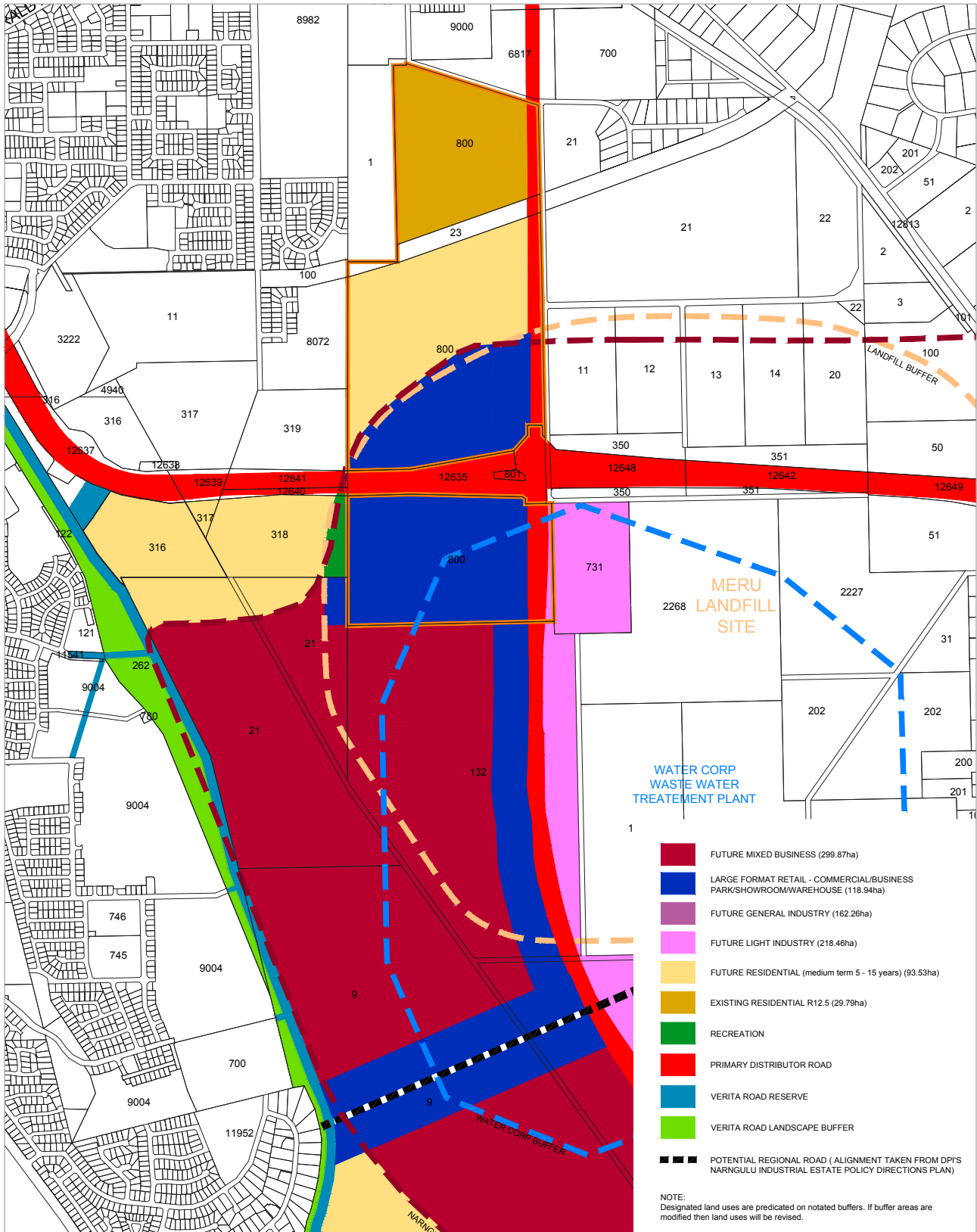
The Indicative Concept Plan (Figure 11), includes the proponents landholdings on both sides of the Geraldton Southern Transport Corridor (Geraldton-Mount Magnet Road) in Karloo, Utaarra and Narngulu as well as vacant adjoining lots, including Lots 21 and 132, and the adjoining approved and proposed LSP's to the north and west. 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 Water Treatment Plant Buffer, Narngulu Waste Disposal Site Buffer and Narngulu Industrial Estate Buffer.

Figure 9: Narngulu Industrial Area Strategic Land Use Directions



- |   |                           |                              |  |
|---|---------------------------|------------------------------|--|
| future general industry                                 | rural                     | proposed Verita Road         | buffers  |
| existing light industry                                 | community purposes        | proposed east-west road      | notional special design area subject to further planning |
| future light industry                                   | public utilities          | precinct boundary            | potential infrastructure corridor                        |
| future light industry/service commercial/mixed business | open space and recreation | modelled 38 dB noise contour | buffer interface area                                    |
| urban   | dune preservation reserve | proposed 132 kV powerline    |  |
| rural residential                                       | railway reserve           | wastewater pipeline          |  |
| rural smallholdings                                     | primary regional road     |                              |  |

Figure 10: Old Acre's Structure Plan



The land located outside of the buffers is to be developed primarily for residential uses. The residential area will comprise of a range of densities from low to medium density to allow for the creation of a variety of lot types and housing product. This variety of housing product will ensure that the area caters for different demographics, ranging from single person households, families and retirees. Given the LSP's in the locality are predominately low density (e.g. R12.5), it is considered important to provide a variety of lot types within the subject sites, in order to cater for a range of demographics.

Larger lots are proposed adjoining the future Geraldton North-South Highway (GNSH) to act as a transition area between the GNSH and the denser areas of the LSP.

A neighbourhood centre has been identified on the concept plan to support the existing and proposed residents of the locality. The amount of retail floorspace for this centre will be determined at the LSP stage. The public open space (POS) areas have been located to retain existing vegetation or to complement existing and proposed open space areas in adjoining LSP's. It is proposed to provide a mix of neighbourhood parks and larger POS areas.

The concept plan provides for connections to existing residential areas to the north and proposed roads identified in existing and proposed LSP's to the west. The major access thoroughfare for the site is the proposed East-West Connector Road through the Main Roads WA owned Lot 23, which links Abraham Street to Edward Road. This East-West Connector Road is considered to provide an important distributor function within the locality and its alignment should be fixed as soon as practical.

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 variety of potential light and service industries.

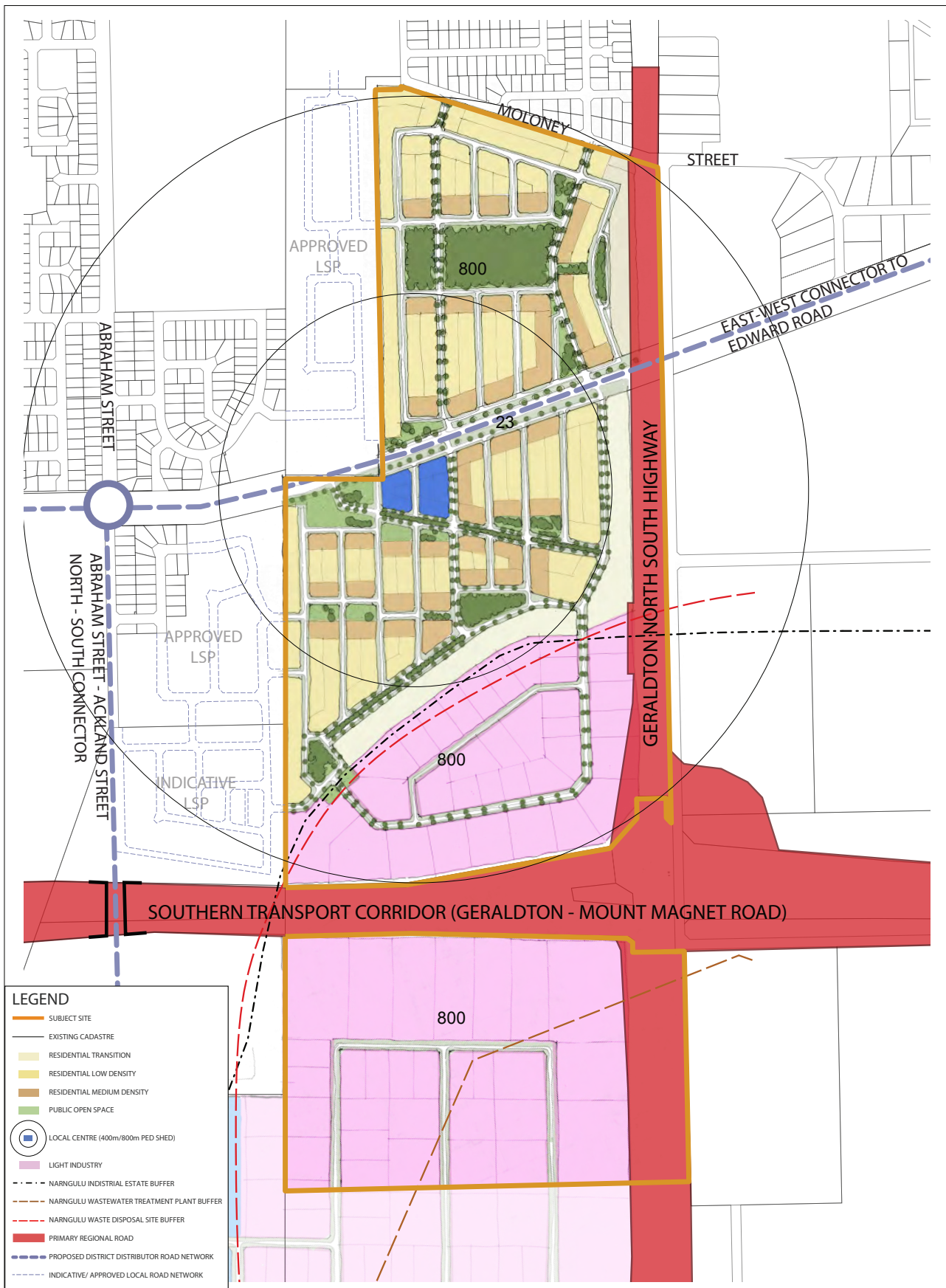
## 7.0 CONCLUSION

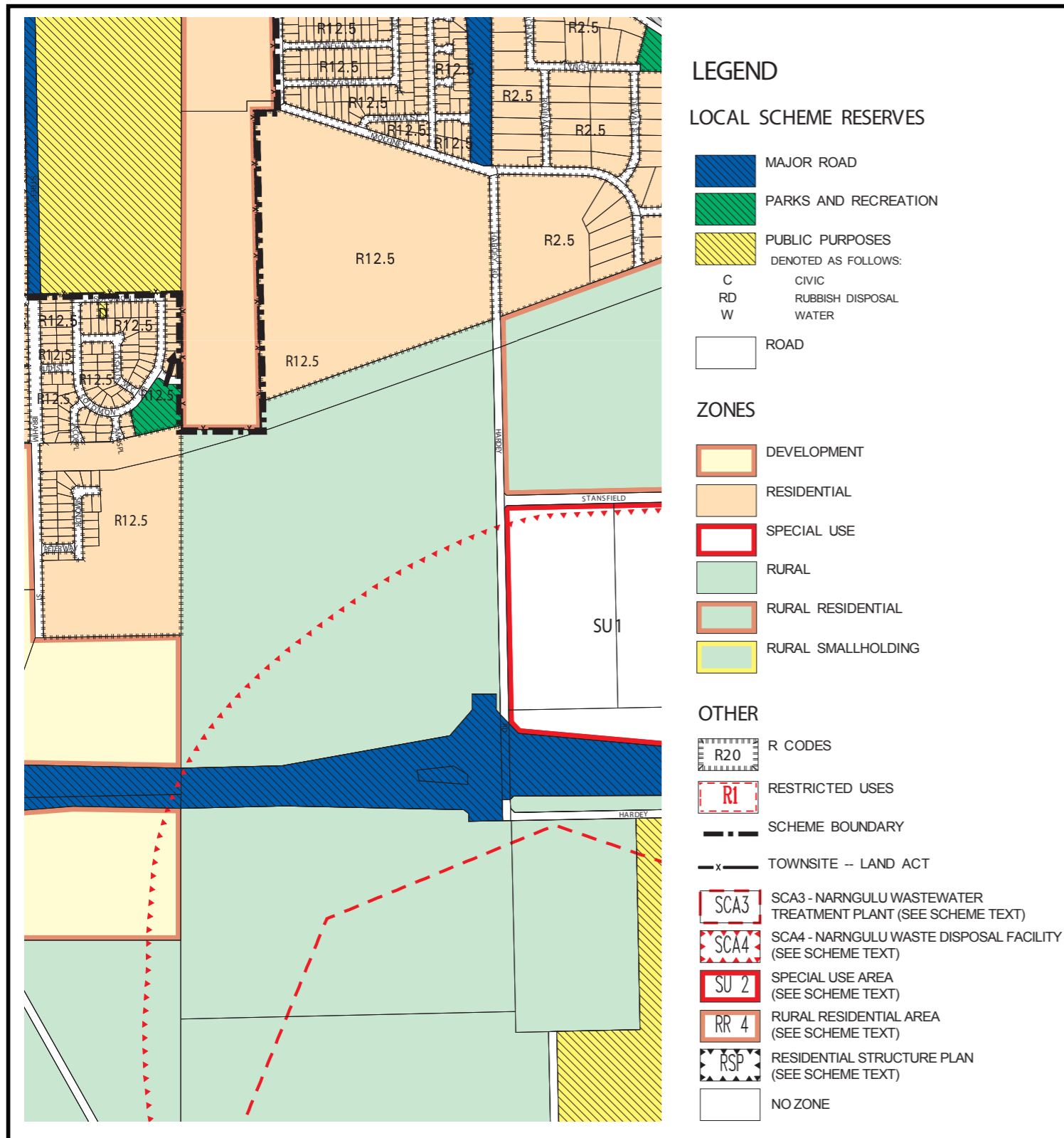
In accordance with the City of Geraldton-Greenough Local Planning Scheme No. 5 (LPS 5), Lots 23 and 800 is currently zoned 'Rural' and 'Residential'. Portions of Lot 800 have been identified by the Narngulu Industrial Area Strategic Land Use Directions document as *'future light industry'*.

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 and light industrial purpose that is suitably integrated with the surrounding landholdings.

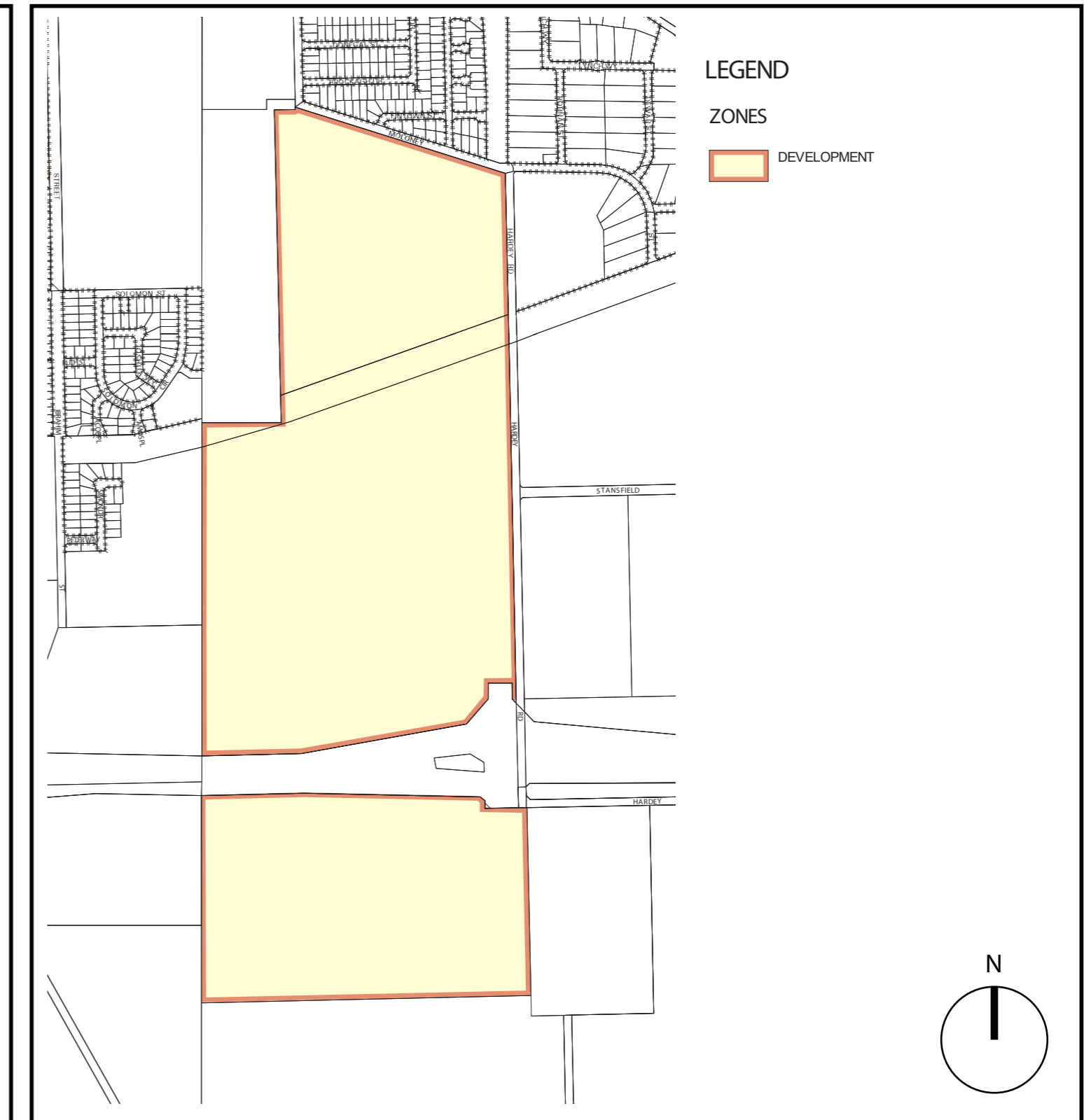


Figure 11: Lot 23 + 800 Indicative Concept Plan





EXISTING ZONING



PROPOSED ZONING

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

0 500 m

