

1.0 INTRODUCTION

Dynamic Planning and Developments acts on behalf of ASDC Pty Ltd, the registered proprietor of Lot 55 (No. 871) Chapman Road, Glenfield (herein referred to as the subject site). Dynamic Planning and Developments has prepared the following report in support of a Scheme Amendment request for the rezoning of the subject site from 'Residential – R2.5' and 'Special Use – SU2' to 'Development' under the provisions of the City of Greater Geraldton Town Planning Scheme No. 5 (TPS 5).

The following report shall discuss various issues pertinent to the proposal including:

- Existing land use;
- Scheme Amendment proposal;
- Zoning details; and,
- State and local planning considerations.

The proposed Scheme Amendment is intended to facilitate a future 'Activity Centre' development on the subject site, subject to separate planning processes including approval of an Activity Centre Plan and planning approval. The development of the subject site as an 'Activity Centre' would provide the necessary means to service the needs of the existing population, as well as the planned residential population surrounding the site.

As further described in succeeding sections of the report, the proposed Scheme Amendment is compliant with the relevant statutory and strategic planning considerations applied by the planning authorities and Council is respectfully requested to initiate the amendment to its TPS 5.

2.0 SITE DETAILS

2.1 Legal Description

The subject site is legally described as “*Lot 55 on Plan 19887*” and is wholly contained on Volume 2009, Folio 981.

The subject site has an area of approximately 12.232 hectares.

Appendix 1 contains a copy of the Certificate of Title pertinent to the subject site.

2.2 Regional Context

The subject site is located within the municipality of the City of Greater Geraldton and is located approximately 9 kilometres north of the Geraldton City Centre.

The subject site is provided efficient access to the local road network and Geraldton City Centre via Chapman Road and the North West Coastal Highway, both of which are located within close proximity of the subject site.

On a regional scale, the subject site is located approximately 450 kilometres north of the Perth and can be accessed via the regional road network of Western Australia, including the Mitchell Freeway, Brand Highway and the aforementioned North West Coastal Highway.

Figure 1 depicts the subject site’s regional context.

2.3 Local Context

The subject site has frontage onto Chapman Road. Located north of the subject site, via Chapman Road, is the residential population of the Glenfield Townsite. Located to the south of the subject site, also via Chapman Road, is the residential population of the greater Geraldton area.

The subject site is currently vacant of any existing land use. The environment of the subject site and the majority of its surrounding hinterland can generally be described as vegetated coastal dune. The quality of this vegetation and the extent to which it has been damaged or degraded is varied. The condition of vegetation at the subject site will be discussed in the succeeding sections, in the context of a site specific environmental assessment

As shall be discussed in greater detail in the succeeding sections, the subject site is located within proximity of an operational Water Corporation Wastewater Treatment Plant (WWTP). A portion of the subject site falls within the buffer of the WWTP, however this is not anticipated to affect the proposed Scheme Amendment as the future of the WWTP in its current location is anticipated to be short term, given its likely relocation to the proposed Oakajee Industrial Area to the north.

Figure 2 depicts the subject site’s local context.



Figure 1
REGIONAL CONTEXT PLAN
LOT 55 CHAPMAN ROAD
GLENFIELD

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Figure 2
LOCAL CONTEXT PLAN
LOT 55 CHAPMAN ROAD
GLENFIELD

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3.0 PROPOSED SCHEME AMENDMENT

The proposed Scheme Amendment seeks to rezone the subject site from its current split zoning of 'Residential – R2.5' and 'Special Use – SU2' to blanket 'Development' zoning under the provisions of the City of Greater Geraldton Town Planning Scheme No. 5 (TPS No. 5).

The proposed Scheme Amendment is intended to facilitate the appropriate statutory planning environment to facilitate the potential for the future development of the subject site as an 'Activity Centre'. It is submitted that an 'Activity Centre' located at the subject site would provide opportunities for commercial development in line with market demand and to meet the needs of the existing and planned future residential population of the greater northern Geraldton locality.

As outlined in the succeeding sections of this report, the current nature of the vegetation at the subject site can generally be classified as degraded. As such, it is submitted that the proposed rezoning and future development of the subject site presents an opportunity to improve the amenity of the subject site and the surrounding locality with a high standard of built form. Furthermore, any future development of the subject site could be designed to embrace the site's frontage onto Chapman Road and activate the environment around this major arterial thoroughfare.

It is submitted that the proposed 'Development' rezoning shall provide adequate opportunity for further detailed planning, through an Activity Centre Plan, to deal with specific opportunities and constraints of the site.

4.0 PLANNING CONSIDERATIONS

4.1 City of Greater Geraldton Town Planning Scheme No. 5

As outlined within the preceding sections, the subject site is located within the municipal locality of the City of Greater Geraldton. As such, the subject site falls within the area covered by the City of Greater Geraldton Town Planning Scheme No. 5 (TPS 5), and is therefore subject to its provisions. Under the provisions of TPS 5, the subject site currently has a split zoning of 'Residential – R2.5' and 'Special Use – SU2'.

The overall objectives of the 'Residential' and 'Special Use' zones, as stated within the TPS 5, are outlined below:

Residential Zone

To provide for residential development at a range of densities with a variety of housing to meet the needs of different household types through the application of the Residential Design Codes.

Special Use Zone

To provide for special categories of land use which are not fully compatible with other zones in the Scheme.

It is submitted that any future development of the subject could result in a land use conflict occurring within the development, if the current split zoning of the subject site is allowed to remain unchanged and unchecked, given the contradicting objectives of the 'Residential' and 'Special Use' zones. It is considered that any development within the 'Residential' zoned portion of the subject site may be non-compatible with and therefore negatively impacted upon by any development within the 'Special Use' zone of the subject site.

The aforementioned potential for future land use conflict within any development of the subject site, based on its current split zoning, is emphasised by the land use permissibility provisions for the site's 'Special Use – SU2' zoning, as outlined in Schedule 4 of TPS 5. Schedule 4 lists numerous land uses that are permissible at the subject site, subject to Council discretion (i.e. 'D' use) or advertising (i.e. 'A' use), and which can generally be described as being commercial and/or industrial in nature. It is submitted that the establishment of any industrial land use within the 'Special Use' zoned portion of the subject site would be contrary to the preferred amenity and appearance for the 'Residential' zoned portion of the site.

The proposed Scheme Amendment to rezone the entire subject site to 'Development' would replace the current split zoning of 'Residential' and 'Special Use' and as a result avoid any potential land use conflict occurring at the subject site due to the contradicting zone objectives.

The overall objective for the 'Development' zone, as stated in TPS 5, is outlined below:

Development Zone

To provide for comprehensive planning of large scale/broadacre development including residential, industrial and/or commercial through a structure plan to facilitate subdivision and development.

The proposed Scheme Amendment shall facilitate the appropriate planning framework for the subject site to entertain future development as an activity centre subject to future and further planning exercises being carried out.

With consideration of the above, the proposed Scheme Amendment is consistent with the applicable statutory provisions of TPS 5 and warrants support and approval accordingly.

4.2 Interim Commercial Activity Centres Strategy 2011

The Interim Commercial Activity Centre Strategy (ICACS) is a local level strategic planning document, prepared by the City of Greater Geraldton to guide the development of commercial centres within the City's jurisdiction, whilst providing flexibility for the future to respond to market conditions.

The overall objectives for the development of future commercial activity centres within the City, as stated within ICACS, are outlined below:

- *Promote district centres to meet the weekly shopping and service needs of the community including the provision of offices and community facilities;*
- *Encourage activity centres to be developed as the focus of the community and employment activities comprising a range of appropriate commercial and community uses; and,*
- *Ensure that activity centres are highly accessible, of a high standard of urban design and developed with due regard to the residential amenity of the locality.*

It is considered that the proposed Scheme Amendment to rezone the subject site from 'Residential' and 'Special Use' to 'Development' satisfies the above objectives, by virtue of the following:

- A separate and future activity centre structure planning process could secure a variety of commercial, retail and community facilities and services to meet the weekly shopping needs of the community;
- Further detailed planning and design during the structure plan and planning approval processes could ensure the Activity Centre is delivered as a focal point for the community; and,
- Further detailed planning and design during the structure plan and planning approval processes should ensure the Activity Centre embraces the accessibility provided via Chapman Road and is designed with a high standard of amenity that considers the surrounding residential locality.

4.2.1 Centre Plans

The provisions of the ICACS advocate the need for an approved 'Centre Plan' for any commercial centre development, in order to achieve orderly and proper planning outcomes. All centre plans are intended to guide development standards in order to achieve integrated, cohesive and accessible centres.

It is submitted that it is acceptable for the City to consider amending its Scheme to rezone the subject site to 'Development' without first receiving a 'Centre Plan' for the subject site, as in accordance with the provisions of TPS 5 pertaining to the 'Development' zone, all development must be in accordance with an approved structure plan. As such, the provisions of TPS 5 are considered an appropriate mechanism for the City to ensure future detailed planning is undertaken for the subject site prior to development occurring. This may also require the surrounding land parcels to be included in an Activity Centre Plan.

In light of the above, the proposed Scheme Amendment is deemed to embrace the overall ethos of the Interim Commercial Activity Centres Strategy for the northern Geraldton Glenfield area and as such warrants favourable consideration and approval.

4.3 Greater Geraldton Structure Plan 2011

The Greater Geraldton Structure Plan is a document within the state level planning framework, prepared by the Western Australian Planning Commission (WAPC), which is intended to coordinate development and growth of the greater Geraldton area until such a point in time when the relevant local government(s) have prepared new local planning strategies and/or district structure plans.

Under the provisions of the Greater Geraldton Structure Plan the subject site is designated as 'Urban'. The general objective of the 'Urban' land use category, as stated in the Greater Geraldton Structure Plan, is outlined below:

The 'Urban' category is predominantly residential, but is diverse enough to include some commercial, community purpose and recreational land uses.

It is submitted that the proposed Scheme Amendment to rezone the subject site from 'Residential – R2.5' and 'Special Use – SU2' to 'Development' is in line with the 'Urban' classification of the subject site, as it shall provide a benefit to the surrounding residential community.

In addition, it is important to highlight that the Greater Geraldton Structure Plan locates a portion of the subject site within the buffer of the nearby Wastewater Treatment Plant (WWTP), which is located to the west of the subject site between Chapman Road and the coast. As detailed in the succeeding sections, it is submitted that the proposed amendment shall not be impacted by the location of the WWTP buffer, as it is anticipated that the entire WWTP operation shall be relocated, in the short to medium term, to the Oakajee Industrial Area, approximately 13 kilometres north of the subject site. Notwithstanding, separate subsequent planning processes can appropriately plan the WWTP's short to long term future.

4.4 State Planning Policy 3.0 Urban Growth and Settlement

State Planning Policy 3.0 Urban Growth and Settlement (SPP 3.0) falls within the State level of the current planning framework for Western Australia and is intended to facilitate sustainable patterns of urban growth and settlement by setting out requirements for sustainable community development.

The overall objectives of the policy, as stated in SPP 3.0, are outlined below:

To promote a sustainable and well planned pattern or settlement across the State, with sufficient and suitable land to provide for a wide variety of housing, employment, recreation facilities and open space.

It is submitted that the proposed amendment adequately addresses the abovementioned objective, as the location of the subject site shall allow the proposed 'Development' zoning and future 'Activity Centre' development to provide local employment opportunities and cater for the needs of the existing and future planned residential population.

To promote the development of a sustainable and liveable neighbourhood form which reduces energy, water and travel demand whilst ensuring safe and convenient access to employment and services by all modes, provides choice and affordability of housing and creates an identifiable sense of place for each community.

The proposed amendment satisfies the abovementioned objective as the future planned residential population surrounding the subject site, through appropriate future planning, shall be provided access to the subject site via sustainable modes of transport. In addition, the future development of the subject site shall contribute towards a high aesthetic for the locality and generate an identifiable sense of place for the community.

To coordinate new development with the efficient, economic and timely provision of infrastructure and services.

The proposed amendment satisfies the abovementioned objective as the proposed rezoning to 'Development' and subsequent 'Activity Centre' development will provide a wide variety of land uses capable of servicing the needs of the existing residential population of the northern Geraldton area, as well as the future planned residential population of the Glenfield area.

4.5 Draft State Planning Policy 4.1 State Industrial Buffer

The Draft State Planning Policy 4.1 (SPP 4.1) is a state level planning document intended to provide guidance on industrial buffer areas and the location of development within or around these areas.

It is submitted that the majority of the considerations outlined within SPP 4.1 are most appropriately dealt with at the development application stage, when a more detailed level of planning can prescribe mechanisms to mitigate impacts to the subject site, given its location within the WWTP buffer area.

However, it is relevant to note that any impacts from the WWTP are anticipated to be short term, given the potential for the entire WWTP operation to be relocated to the north of the subject site, to the future Oakajee Industrial Area development.

5.0 OTHER CONSIDERATIONS

5.1 Environmental

An Environmental Assessment and Justification Report has been prepared by Emerge Associates, on behalf of ASDC Pty Ltd, consisting primarily of a desktop review of all available information relating to the environmental values and attributes associated with the subject site and the proposed Scheme Amendment to rezone the subject site 'Development'.

A copy Emerge Associate's Environment Assessment and Justification Report is contained within Appendix 3.

Key outcomes and findings of the environmental assessment are outlined below:

- The majority of the site has 'no known risk' of Acid Sulfate Soils (ASS) within three metres of the ground surface, however the eastern portion of the site is mapped as having 'high to moderate risk' of ASS;
- ASS can be managed through the subdivision process, when detailed site information is available on the location and extent of excavation below the natural ground surface;
- The site contains no naturally occurring surface water features;
- The majority of the site contains remnant vegetation except areas that have been cleared for vehicle tracks, however the vegetation condition within the site is likely to be 'Degraded' based on the presence of invasive weed species in high densities and the historic disturbance caused by vehicle and other unauthorised access and use;
- No wetlands are mapped as occurring within the site;
- A wastewater treatment facility is located adjacent to the western boundary of the site, however it is understood that this facility is likely to be decommissioned and relocated to the Oakajee Industrial Area in the medium term, so will only pose a constraint to sensitive uses in the short term; and,
- No indigenous or non-indigenous heritage sites were identified within the site.

In addition to the above findings, the conclusion of the environment assessment outlined the following:

- Any environmental values or attributes present at the site could be considered further as part of the future development of the subject site, however, it is unlikely that the development of the site would result in any significant environmental impacts.

5.2 Servicing

An engineering servicing report has been prepared for the subject site, on behalf of the registered proprietor, ASDC Pty Ltd, by Wood and Grieve Engineers. The report

is a preliminary outline of the civil infrastructure that will likely be required to service the proposed development across the subject site.

A copy of the Engineering Servicing Report is contained within Appendix 4.

A summary of the overall comments outlined within the servicing report is detailed below:

- Earthworks and retaining will be required on site to generally create flat building pads and accommodate differential development elevations (assuming no fill is exported off the site);
- Natural elevation of the site provides adequate clearance to groundwater levels and as such groundwater will not influence the finished levels or civil servicing for this site;
- There is no reticulated sewerage infrastructure within the vicinity of the site, subsequently the site would require a wastewater pumping station, pressure main and associated reticulation mains to meet servicing requirements;
- The site is capable of conveying and attenuating stormwater discharge generated by any potential development;
- Initial stages of development across the site could be serviced by existing water main infrastructure along Chapman Road, however for ultimate development to proceed an off-site main extension would be required;
- Subject site would require significant traffic management devices;
- Power supply to the site could likely be via the existing high voltage infrastructure along Chapman Road;
- An existing gas main adjacent to the site has the capacity to service the initial stages of the development; and,
- Civil servicing infrastructure is available to Lot 55 to the benefit of the proposed Scheme Amendment, subject to the aforementioned extension/upgrade requirements.

6.0 CONCLUSION

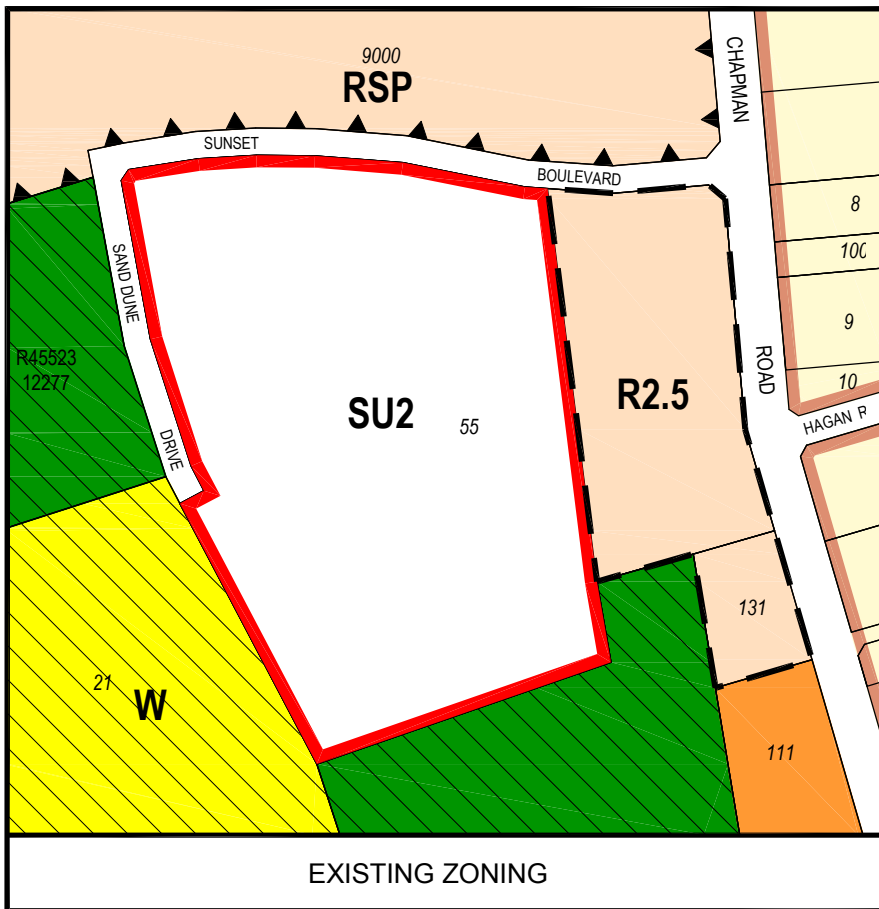
In light of the above, the proposed Scheme Amendment is considered appropriate and justified.

Specifically, the proposed Scheme Amendment request for the rezoning of the subject site from 'Residential – R2.5' and 'Special Use – SU2' to 'Development' under the provisions of the City of Greater Geraldton Town Planning Scheme No. 5 is warranted as it:

1. Is consistent with the existing and future planned land uses for the surrounding locality;
2. Is consistent with the objectives of TPS 5;
3. Is consistent with the ethos and objectives of the Interim Commercial Activity Centres Strategy;
4. Is consistent with the provisions of the Greater Geraldton Structure Plan 2011;
5. Is consistent with the provisions and objectives of relevant state planning documents including State Planning Policies and Planning Bulletins;
6. Is supported by an economic market assessment that supports the development of the subject site as a future 'Activity Centre';
7. Is supported by an environmental assessment that mitigates any impact to the environmental values or attributes of the site and promotes the rezoning of the site to 'Development'; and,
8. Is supported by a civil engineering report which establishes that the development of the site based on the proposed rezoning to 'Development' could be facilitated based on the availability of the necessary service infrastructure.

As the proposal is consistent with planning principles derived from state and local levels, the proposed Scheme Amendment warrants the support of the City of Greater Geraldton Officers and initiation by the Council of the City.

It is noted that due to the request for a rezoning to the 'Development' zone, further detailed planning matters can be dealt with through subsequent planning processes.



LEGEND

LOCAL SCHEME RESERVES

- PARKS AND RECREATION
- PUBLIC PURPOSES DENOTED AS FOLLOWS:
 - WATER
 - ROAD

ZONES

- DEVELOPMENT
- RESIDENTIAL
- COMMERCIAL
- SPECIAL USE
- CIVIC AND CULTURAL

OTHER

- R CODES
- SPECIAL USE AREA (SEE SCHEME TEXT)
- RESIDENTIAL STRUCTURE PLAN (SEE SCHEME TEXT)

