

**City of Greater Geraldton**  
**Local Planning Scheme No. 5 (Greenough) – Scheme Amendment No. 9**  
**Schedule of Submissions**

Submission No. & Date Received	Submitter & Affected Property	Nature of Submission	Comment	Recommendation
1 (22/01/13)	Telstra	No objection.		Note submission
2 (24/01/13)	State Heritage Office	No objection.		Note submission
3 (31/01/13)	Western Power	No objection however there are overhead power lines and/or underground cables, adjacent to or traversing the property and therefore consideration should be given to working in proximity to Western Power Distribution and Transmission Lines prior to any works commencing.		Note submission
4 (18/02/13)	Department of Indigenous Affairs	There are currently no Aboriginal heritage sites registered with the Department of Indigenous Affairs within Lot 207 Horwood Road, Woorree.		Note submission
5 (25/02/13)	Water Corporation	<p>Does not object in principle.</p> <p><u>Water and Wastewater Scheme Planning:</u>  The proposed area has not yet been included in the Corporations scheme planning. When the planning is next reviewed it can be included. The area is able to be served by the existing schemes.</p> <p><u>Wastewater Mains Extension:</u>  A preliminary investigation to service Lot 206 Horwood Road in 2009 concluded that this could be served by a mains extension connecting into an access chamber on Woodman Road, AC 1929. The route would require further investigation and potentially additional requirements considering it includes crossing the existing railway reserve which is currently proposed to become the future north south highway.</p>		Note submission

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6 (27/02/13)	Department of Environment and Conservation	<p>DEC understands that the groundwater in this area has a nutrient plume. Groundwater should not be abstracted for irrigation or other uses without analytical testing – consistent with the advice from the Department of Health.</p> <p>DEC anticipates that environmental planning issues will be appropriately managed through the City's planning process.</p>		Note submission
7 (28/02/13)	Main Roads WA	<p>Not in a position to support the proposed amendment.</p> <p>The alignment for the Geraldton North South Highway (GNSH) has been identified as being within the Webberton Road reserve, to the east of the site. However, no detailed land requirements have been developed for the construction of the road and associated intersections and accordingly, Main Roads would be cautious in supporting development which may restrict the ability to construct the road in the future.</p> <p>While guidance suggests that on paper it is theoretically possible to have a safe access so close to an intersection, given the proximity of the future GNSH / Horwood Road intersection and the absence of detailed design and land requirements for the area, Main Roads is unable to confirm that an access to Lot 207 would be possible from land availability perspective or acceptable in terms of safety and impacts on amenity of road users.</p>	<p>The amendment is facilitating the land requirements for the intersection as is evident by the zoning of the southern portion to "Major Road". The rezoning will not restrict the ability to construct to the GNSH.</p> <p>Any subsequent development application for the site will be referred to Main Roads WA for comment in relation to access.</p> <p>It should be noted that detailed design and land requirements have been finalised by Main Roads WA.</p> <p>Access issues will be addressed at development application stage and the application will be referred to Main Roads WA for comment.</p>	<p>Dismiss submission</p> <p>Dismiss submission</p>

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7 continued		<p>Lot 207 is only a small site and with the intention for the area to the west to come forwards as a recreational area, there is a risk that Highway Commercial uses in this area could have the appearance of disjointed development. It is considered that the lot would form a logical extension to the recreation area to the west rather than being a developable / developed site in its own right. This echoes the views of the Minister for Planning in his comments made in response to proposed Amendment 138 to Town Planning Scheme No. 4.</p>	<p>There is no “intention” for the site to form part of the recreation area as is evidenced by the City’s draft Commercial Activity Centres Strategy that identifies the land as “Highway Commercial”.</p> <p>The land to the north-west of the site is a recreation reserve managed by the City and to the north-east, on the opposite side of the GNSH alignment is the site of the proposed Geraldton Business Park which is zoned ‘Highway Commercial’ and as such would be in keeping with surrounding land uses.</p> <p>Amendment No. 138 is not relevant and did not proceed. Instead it was superseded by more recent strategic planning documents such as the Interim Commercial Strategy, the Greater Geraldton Structure Plan and the Draft Sporting Futures Report.</p>	Dismiss submission
		<p>The Greater Geraldton Structure Plan also reflects the potential for this site to be merged with the area to the west as it forms part of ‘Development Investigation Area 7 – Utakarra’, rather than being part of the commercial area as with Lot 206 on the other side of the GNSH alignment.</p>	<p>The Greater Geraldton Structure Plan DOES NOT reflect any potential for this site to be merged with the area to the west.</p> <p>The Greater Geraldton Structure Plan states that:</p> <p><i>It is acknowledged that in the City’s recently adopted Interim Commercial Activity Centres Strategy that a portion of this development investigation area is identified for highway commercial development.</i></p> <p><i>Any proposal to intensify land use within the development investigation area will required the resolution of issues regarding possible site contamination and proposed and future road access. Access issues involving the proposed Geraldton North South Highway, the alignment of which bisects the area will require consideration from Main Roads WA.</i></p>	Dismiss submission

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7 continued		<p>Main Roads objects to the proposal, on the basis of it being inappropriate development in a location that would be better used as an extension to the recreational reserve. We are also unable to confirm that there would be no requirement for any part of Lot 207 for the construction of the GNSH or its intersection with Horwood Road (or associated infrastructure). There would also be questions over whether a safe access to Lot 207 could be developed, given the absence of detailed designs for the GNSH and its intersections.</p>	<p>The Amendment is consistent with the overall strategic planning framework and direction for commercial activity in Geraldton. It is consistent with the specific direction prescribed in the draft Commercial Activity Centres Strategy which shows the land as Highway Commercial.</p> <p>The land to the north-west of the site is a recreation reserve managed by the City and to the north-east, on the opposite side of the GNSH alignment is the site of the proposed Geraldton Business Park which is zoned 'Highway Commercial' and as such would be in keeping with surrounding land uses.</p> <p>In October 2009, Main Roads WA released an alignment definition study for the GNSH. The Study produced various intersections designs including one that depicted the final format of the intersection of Horwood Road and GNSH. The design of a safe access can be configured for Lot 207 once an advanced engineering design for the intersection has been completed by Main Roads WA. Any subsequent development application for the site will be referred to Main Roads WA for comment in relation to access.</p>	Dismiss submission
		<p>Should the City proceed with the proposed rezoning, Main Roads can confirm that no access would be permitted from the new GNSH to the site. We would also need to be involved in any discussions relating to potential access to the site given the impacts of the future GNSH.</p>	<p>Access issues will be addressed at development application stage and the application will be referred to Main Roads WA for comment.</p>	Note submission