

**City of Greater Geraldton – Town Planning Scheme No. 3 (Geraldton)
Geraldton Health Education & Training Precinct Conceptual Master Plan
Schedule of Submissions**

Submission Number & Date	Submitter	Nature of Submission	Comment	Recommendation
1 23 Apr 2013	Department of Education	Landholding shown on Figure 1 as 'Geraldton University Centre' is in fact Reserve 47421, which is in fact under the ownership of the Department.	Figure 1 is meant to represent the general landholdings in the precinct and is not meant to be a "land ownership" type plan.	Note Submission Change Figure 1 to read: <i>The HETP area, demonstrating the general landholdings of major stakeholders.</i>
2 30 Apr 2013	Department of Planning (Tourism)	No objections.		Note Submission
3 01 May 2013	Mid West Development Commission	The draft Concept provides sufficient guidance to support the orderly and appropriate development of the Precinct whilst being neither too prescriptive nor restrictive.		Note Submission
		<u>Vision</u> Agreed that the Vision needs to be re-visited by key Precinct stakeholders which could occur at a future workshop or meeting. Once agreed, the Vision should be stated at the beginning of the Precinct Master Plan.	It is not the City's intention to initiate any further workshops or meetings, however the City would (or course) be available to participate in any future workshops or meetings the key stakeholders wish to initiate. Should a Vision be established then an amendment to the Master Plan can be undertaken at that time.	Note Submission
		<u>Student/Staff Accommodation</u> Sections 3.2.2 and 3.2.3 need to be updated to include information about the Geraldton Health Education and Training Accommodation Project (GHETAP) currently being progressed by Precinct stakeholders, led by the MWDC.	It is appropriate that the document be updated with the relevant information.	Uphold Submission Update sections 3.2.2 and 3.2.3 to include information about the (GHETAP).
		<u>Growth Drivers</u> Reference should be made to CSIRO's Murchison Support Facility which is now completed.	Section 3.3 currently contains no reference to any specific projects but rather outlines principles and ways of promoting growth. Therefore no changes to the Plan are recommended.	Note Submission

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4 06 May 2013	Department of Housing	<p>It is noted the Plan presents two scenarios of early concepts (Figures 10 and 11), common to which is the same allocation of land for 'Residential' and 'Mixed Use'. The two scenarios depict limited opportunities for residential apart from areas that are already developed for housing. Greater scope for residential may be attained by modifying the extent of the open space linkages.</p> <p>The Department is concerned that the Plan does not represent 'Residential' or 'Mixed Use' either on the Plan or in terms of any statements expressing the principles that may apply to such uses. The Plan has been distilled to a suggested road network and village heart location, with a number of supporting statements in respect to car parking and open space links.</p> <p>The Plan does not reflect the vision or the place strategy outlined in sections 5 and 6.1.</p>	<p>The final conceptual master plan was developed following a second workshop with key stakeholders and further feedback/review from the initial two scenarios. Given that the purpose of the Master Plan is to provide a high level, conceptual framework within which future planning and design decisions can be made, much of the detail contained in the early concepts was removed, with only the key principles remaining.</p> <p>It is considered that the Concept provides sufficient guidance to support the orderly and appropriate development of the Precinct whilst being neither too prescriptive nor restrictive.</p> <p>The Plan makes specific reference (section 6.2 Predominant Use Strategy) to 'Mixed Use / Living' and additionally in section 6.3 'Design Elements' refers to intensifying activity. Implied in this is residential development.</p> <p>No changes to the Plan are therefore recommended.</p>	Note Submission
		<p>The Department recognises that in the first instance it would be beneficial to establish key road connections in the Precinct and in this regard the final design of the main east-west road should be suitably aligned to minimise the impact on the Department's housing at Lot 501 Onslow Street.</p>	<p>The final detailed design of any road connections will need to take into consideration all affected landholdings and ultimately gain their approval for appropriate land tenure of the road.</p>	Note Submission
5 07 May 2013	Main Roads WA	<p>Supports the objectives set out within the Strategy. No additional access will be permitted onto John Willcock Link.</p>		Note Submission

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6 07 May 2013	Department of Health	<p>All developments are required to comply with the provisions of the draft Country Sewerage Policy.</p> <p>The Department supports strategies that create an urban environment that supports physical activity and healthy eating. The Plan should be designed to encourage people to walk, cycle use public transport, use public open spaces and other recreational facilities and enable easy access to healthy food.</p> <p>You should consider incorporating Health Impact Assessment and/or Public Health Assessment principles in your decision making process.</p>		Note Submission
7 08 May 2013	National Trust of Australia (WA)	<p>Potential adverse impacts of the proposed roadway and land development on the setting of “The Hermitage” (50 Onslow Street) be carefully considered and managed in consultation with the Trust.</p> <p>The Trust be consulted and provided with the opportunity to work creatively with the City and its consultants to ensure that the heritage values of The Hermitage are protected and that the place contributes positively to the success of the HETP through its landmark presence.</p>	<p>The final detailed design of any road connections will need to take into consideration all affected landholdings and ultimately gain their approval for appropriate land tenure of the road.</p> <p>It is not the City’s intention to initiate any further work on the project, however the City would (or course) be available to participate in any future work the key stakeholders wish to initiate.</p>	Note Submission
8 09 May 2013	Social Infrastructure Solutions	<p><u>Background</u> The Mid West Development Commission engaged SIS to develop a business case and Master Plan for a proposed short-stay student / staff accommodation village (the Geraldton Health Education and Training Accommodation Project – refer to submission 3).</p>		

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8 continued		<p><u>Precinct Brand</u> Agree that the Precinct’s development will need to be based on some common agreed ‘themes’. The report currently nominates themes of emerging resources, marine science and agricultural science. We recommend that these themes be discussed and confirmed with the stakeholders and/or whether there are any other ideas/themes that may better suit the objectives of the Precinct stakeholders.</p>	<p>The Plan has been formulated in close consultation with the key stakeholders and involved 2 workshops.</p> <p>It is not the City’s intention to initiate any further work, however the City would (or course) be available to participate in any future work or meetings the key stakeholders wish to initiate.</p> <p>Should modifications to the themes be necessary then an amendment to the Master Plan can be undertaken at that time.</p>	Note Submission
		<p><u>Leadership and Governance</u> The City is currently acting as the facilitator of the Plan, however it will be the State Government agencies/landowners who will be the ultimate decision makers driving the precinct outcomes.</p>	Section 8 Implementation suggests a way forward for the Plan, however the key stakeholders will need to take the lead on the Plans implementation once adopted.	Note Submission
		<p><u>Land Ownership</u> We note that the land ownership diagram (Figure 1) is not consistent with other plans in the report.</p>	Figure 1 is meant to represent the general landholdings in the precinct and is not meant to be a “land ownership” type plan.	<p>Note Submission</p> <p>Change Figure 1 to read:</p> <p><i>The HETP area, demonstrating the general landholdings of major stakeholders.</i></p>

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8 continued		<p><u>Precinct Infrastructure</u> The coordination of precinct infrastructure as being paramount to the successful implementation of the adopted Plan. It is important to develop a 'Site Infrastructure Strategy' adopted by the stakeholders that address the contributions of and benefit to the stakeholders such that the outcomes are equitable.</p> <p>The key infrastructure areas are:</p> <ul style="list-style-type: none"> • Services – water, sewerage and fire fighting; • Car parking and transport; and • Access, safety and connectivity. 	It is not the City's intention to initiate any further work, however the City would (or course) be available to participate in any future work or meetings the key stakeholders wish to initiate.	Note Submission
9 10 May 2013	Energy Farmers Australia	Welcome the inclusion of alternative energy such as wind and solar in the plan and would like the addition of bioenergy into that energy mix. There are a number of conversion technologies that convert waste into energy or other useful products.	Key stakeholders are encouraged to investigate the feasibility of Alternative Waste Treatments.	Note Submission
10 13 May 2013	The University of WA	<p>The University requests that if the roadway proceeds as detailed in the Plan then:</p> <ol style="list-style-type: none"> 1. Access is not impeded to land or buildings on Lot 719; and 2. Any reduction in current car parking will need to be compensated by the provision of like number of bays in the near vicinity. 	The final detailed design of any road connections will need to take into consideration all affected landholdings and ultimately gain their approval for appropriate land tenure of the road.	Note Submission
11 13 May 2013	State Heritage Office	A State Registered Place, The Hermitage is located in the Precinct. The document should identify the Hermitage and its heritage significance, as future development affecting the site will need to demonstrate that the heritage significance of the place is retained.	<p>As the site is listed on the State Register the provisions of the Heritage of WA Act 1990 will need to be observed including referral of any development proposals to the State Heritage Office.</p> <p>No changes to the Plan are therefore recommended.</p>	Note Submission

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12 17 May 2013	Water Corporation	<p><u>Water</u> The area has been allowed for in the Corporation water land use planning as public purpose which is sufficient at this time. The Geraldton water planning review shall be completed within the next 2 years and the proposed development of this area shall be considered in the planning to ensure there is sufficient capacity to meet the growth of the area.</p> <p><u>Wastewater</u> The area has been allowed for in the Corporation wastewater land use planning as public purpose which is sufficient at this time. A wastewater planning review will consider a number of options to serve further development of the area.</p>		Note Submission
13 24 May 2013	WA Country Health Service – Midwest	<p>There are a number of different maps throughout the document that show differing boundary lines for the Geraldton Health Campus which may be confusing – Figure 1 shows the correct boundary.</p> <p>Please change reference throughout the document from the Geraldton Regional Hospital to the Geraldton Hospital.</p>	<p>Figure 1 is meant to represent the general landholdings in the precinct and is not meant to be a “land ownership” type plan.</p>	<p>Note Submission</p> <p>Change Figure 1 to read:</p> <p><i>The HETP area, demonstrating the general landholdings of major stakeholders.</i></p> <p>Note Submission</p> <p>Change reference throughout the document from the Geraldton Regional Hospital to the Geraldton Hospital.</p>

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13 continued		Comment on pages 2 and 8 – Discussions have alluded to the possible co-location of St. John of God Hospital within the Geraldton Regional Hospital – please remove comments in regards to co-location as it is no longer relevant.		Note Submission Remove comments relating to co-location throughout the document.
		Page 3 – 1.5.1 under the heading 'Geraldton Health Campus' – the Regional office is no longer located on the Geraldton Health Campus, it has relocated to 45 Cathedral Avenue Geraldton.		Note Submission Remove regional office from section 1.5.1.
14 27 May 2013	Western Power	There are overhead powerlines and/or underground cables adjacent to, or traversing the site.		Note Submission
15 30 May 2013	Department of Environment and Conservation	Within the Precinct Lots 7, 8 and 3147 Durlacher Street are currently classified as 'possibly contaminated investigation required' due to the historical use as a pest control depot. Further contamination assessment and/or remediation will be required if there are changes to a more sensitive land use.		Note Submission