

City of Greater Geraldton Town Planning Scheme No 3 Amendment No 69  
Prepared for Rodale Nominees Pty Ltd  
Project 13100 v1 January 2013

## 1.0 INTRODUCTION

Landwest has been engaged to prepare an amendment to the City of Greater Geraldton Town Planning Scheme No.3 (Geraldton) by rezoning Lot 50 Bradford Street, Wonthella from "Development" to "Industry Service" and "Industry General".

The landholding is located within a wider locality zoned Service Industry and General Industry. An Industrial Development Plan has previously been endorsed by the local authority and Western Australian Planning Commission for the Development Zone.

This proposed amendment is consistent with the intent of the endorsed "Industrial Development Plan", the previous rezoning of the majority of other landholdings contained in the Development Zone and the established Planning Framework for the locality.

### 1.1 Location and Area

The subject property is located in the locality of Wonthella east of Bradford Street (see **Figure 1** – Location Plan). Bradford Street runs parallel to Public Transport Authority controlled land which previously housed the Narngulu to Geraldton railway line. Flores Road also runs parallel to the PTA land and Bradford Street. The Wonthella residential precinct is located to the west of Flores Road. An aerial photograph extract is at **Figure 2**.



*View to Wonthella residential area (Sixth Street) from frontage of land, across Bradford Street unconstructed road reserve, PTA reserve and Flores Road.*

Flores Road is not formally classified in the TPS, however it does have Regional Road status in the City of Geraldton's 'Roads of Regional Significance' defined in conjunction with Main Roads Western Australia. It serves an important function in both the local and district road network. At such time that the Webberton Road bypass is developed to the east, the status of Flores Road may be downgraded.

Landholdings to the north and south of the subject have previously been rezoned to accord with the provisions of the Wonthella Industrial Development zone. Just north of the subject land, lots north Allen Street are zoned Light Industry and Service Industry and some subdivision and development has occurred. To the east is the future Webberton Road alignment. Further east of the regional road alignment, Lot 2 contains the Water Corporation wastewater treatment plant. A portion of Lot 50 is encumbered by the buffer for the WWTP.

**Figure 3** depicts the existing zoning of landholdings in the locality from the City of Greater Geraldton Town Planning Scheme No.3 for the greater locality.

## **1.2 Scheme Amendment Proposal**

The purpose of this amendment is to facilitate the orderly and proper development of the land for industrial purposes consistent with the endorsed "Wonthella Development Zone Industrial Development Plan". It is envisaged that detailed planning and design for the purposes of subdivision will occur over a number of landholdings in the precinct once this amendment is progressed.



## **2.0 BACKGROUND**

### **2.1 Land Tenure**

The landholding is formally known as Lot 50 on Diagram 9367, and is contained in certificate of title 1033/835. The registered proprietor is Rodale Nominees Pty Ltd.

### **2.2 Topography, Soils and Land Capability**

The landholding is all relatively flat, undulating slightly in an east-west direction from approximately 14m to 18m AHD (as defined by Landgate data only). The lot is cleared save for a minor stand of vegetation of non-remnant vegetation.

The locality is characterised by well draining deep red sands, with uniform red siliceous to loamy sands which offer fair to good land capability rating for road construction.

The lot does not contain any improvements.



*Lot 50 looking east from Bradford Street (from north west corner)*



### 2.3 Public Utilities and Services

The subject land is serviced by an existing road network providing a link to the north to Place Road. Bradford Street is unconstructed at the frontage of Lot 50, however has been constructed to the northern boundary of Lot 4 which adjoins Lot 50 to the north. Future access from Bradford Street to Eighth Street and subsequently Flores Road and Webberton may be achieved with the construction of the eastern portion of Eighth Street adjacent to Lot 9.

The greater locality enjoys access to reticulated water supply, sewer, power and telecommunications infrastructure. Where required, upgrading of and extension to service infrastructure will be addressed at the subdivision stage.



*Unconstructed Bradford Street road reserve at frontage Lot 50*



### **3.0 POLICY AND STATUTORY PLANNING FRAMEWORK**

#### **3.1 State Planning Strategy**

The State Planning Strategy (1996) identified the following vision for the Mid-West Region: in the next 33 years the region will continue to grow and diversify its economic base in the areas of agriculture, mineral development, downstream processing of commodities and tourism.

It further states that Geraldton will develop as the largest regional centre north of Perth, offering a wide range of facilities and attractions.

This proposal is consistent with the implementation of this vision.

#### **3.2 Geraldton Regional Plan**

In 1999 the Western Australian Planning Commission (WAPC) endorsed the Geraldton Regional Plan. The Regional Plan provides a framework to implement regional planning strategies for the whole region and detailed planning for Greater Geraldton. The subject land was identified as "Future General Industry" within the Greater Geraldton Structure Plan. The eastern portion of the landholding is encumbered by the "Wastewater Treatment Site Buffer" as indicated in the Region Plan.

#### **3.3 Greater Geraldton Structure Plan Update 2011**

In June 2011, an updated Greater Geraldton Structure Plan 2011 was released. This plan is to be used in conjunction with the Greater Geraldton Structure Plan (1999), and is intended to guide amendments to and reviews of the local planning schemes and strategies of the City of Greater Geraldton and the Shire of Chapman Valley.

The subject land is identified as "Industrial and Service Commercial" in the Greater Geraldton Structure Plan 2011. The document indicates that the development of industrial and service commercial areas will be subject to scheme amendments and local structure planning where required and development based on market demand considerations.

This amendment is consistent with the identified zone and requirement for localized detailed planning and scheme amendment.

#### **3.4 City of Geraldton-Greenough Town Planning Scheme No.3 (TPS No.3)**

The subject land is zoned "Development" in TPS No.3. The objective of the "Development" zone is to -

*"Set aside land for future urban rezoning and development and to ensure that the land is developed in accordance with orderly and proper planning."*

To achieve this objective, clause 4.14.1 of TPS No.3 prescribes the following -



- approval of a development plan for the area of the zone;
- rezoning for appropriate purposes following adoption of an appropriate development plan; and
- prior to rezoning, limiting the use of land to existing uses in order to not prejudice future development.

The proposed rezoning is consistent with the intent of and in accordance with an endorsed development plan.

TPS No.3 provides site requirements for the proposed "Service Industry" and "General Industry" (clauses 4.10.4 and 4.10.2 respectively). Further, clause 4.10.2 (vii) of the scheme requires lot sizes for lots adjacent to the future Webborton Road meet the minimum of 3500m<sup>2</sup>, as prescribed by the related industrial development plan.

Further a portion of the subject land will be included in Schedule 5 Restricted Use 2 (extent depicted on proposed zoning map) to ensure that caretakers dwellings can not be located on lot/s within the Water Corporations Wastewater Treatment Plant No 2 Buffer.

The existing zoning designations provide adequate controls to address matters relating to frontages, use of setback areas, landscaping, building materials and other controls.

### **3.5 Wonthella Development Zone Industrial Development Plan (Development Plan)**

Previously the City of Greater Geraldton and Western Australian Planning Commission (WAPC) have endorsed the "Wonthella Development Zone Industrial Development Plan" (see **Figure 4**).

The development plan identifies a number of precincts for industrial development - "Industry Service" at the western extent of landholding fronting Bradford Street providing an appropriate low-scale, low-impact interface with the residential uses in the adjoining Wonthella suburb. This transitions to "Industry General" over the balance of the landholding. The zoning table in the town planning scheme provides for a range of industrial uses within these proposed zones. The plan also delineates a limited road network, proposing a number of internal roads running east to west that are intended to enable independent subdivision wherever possible, and to ensure connectivity when further detailed planning and design for individual lots occurs.

Lot sizes will be determined at the subdivision stage and will be in accordance with lots sizes stipulated within the scheme and based on market demand at that time. Subdivision design will be in accordance with the Western Australian Planning Commission's DC Policy 4.1 Industrial Subdivision and having due regard for the road network proposed by the Wonthella Industrial Development Plan.



## **4.0 JUSTIFICATION FOR AMENDMENT**

### **4.1 Regional Planning Context**

The regional planning framework for the site identifies the subject land for industrial development, subject to further detailed planning occurring. This initial planning has been implemented with the adoption of the "Wonthella Development Zone Industrial Development Plan" by the relevant agencies. The plan provides for a road network and land use allocations. This amendment proposal reflects the adopted plan and is consistent with the intent of the regional planning framework.

The proposed amendment will ensure development consistent with the intent of the Geraldton Region Plan and associated Update document. The amendment will also ensure that sensitive land uses cannot be developed within the existing wastewater treatment plant buffer.

### **4.2 Land Use Controls**

The proposed zoning configuration reflects the adopted "Wonthella Development Zone Industrial Development Plan". This zoning configuration enables a transitional land use that appropriately addresses the residential interface on the western boundary.

Existing zoning provisions within the scheme text provide appropriate land use and subdivision controls, addressing matters relating to setbacks, land uses and building materials. This also includes minimum lot sizes, prescribed by both the scheme and development plan.

### **4.3 Market Demand**

The scheme amendment is being undertaken to ensure availability of land suitable for development when market conditions dictate.

This development represents the opportunity for future development of larger tracts of land within an established industrial area, which are otherwise not available. This is complemented by good access to services and the established road network in the locality and proximity to the adjoining Webberton Industrial area.

### **4.4 Co-ordinated Development**

The landholding has recently been acquired by the owner of adjoining Lot 4, which increases the opportunities for co-ordinated and detailed planning and development over a significant portion of the development zone area, and follows the expected development front from the north, in a logical pattern.

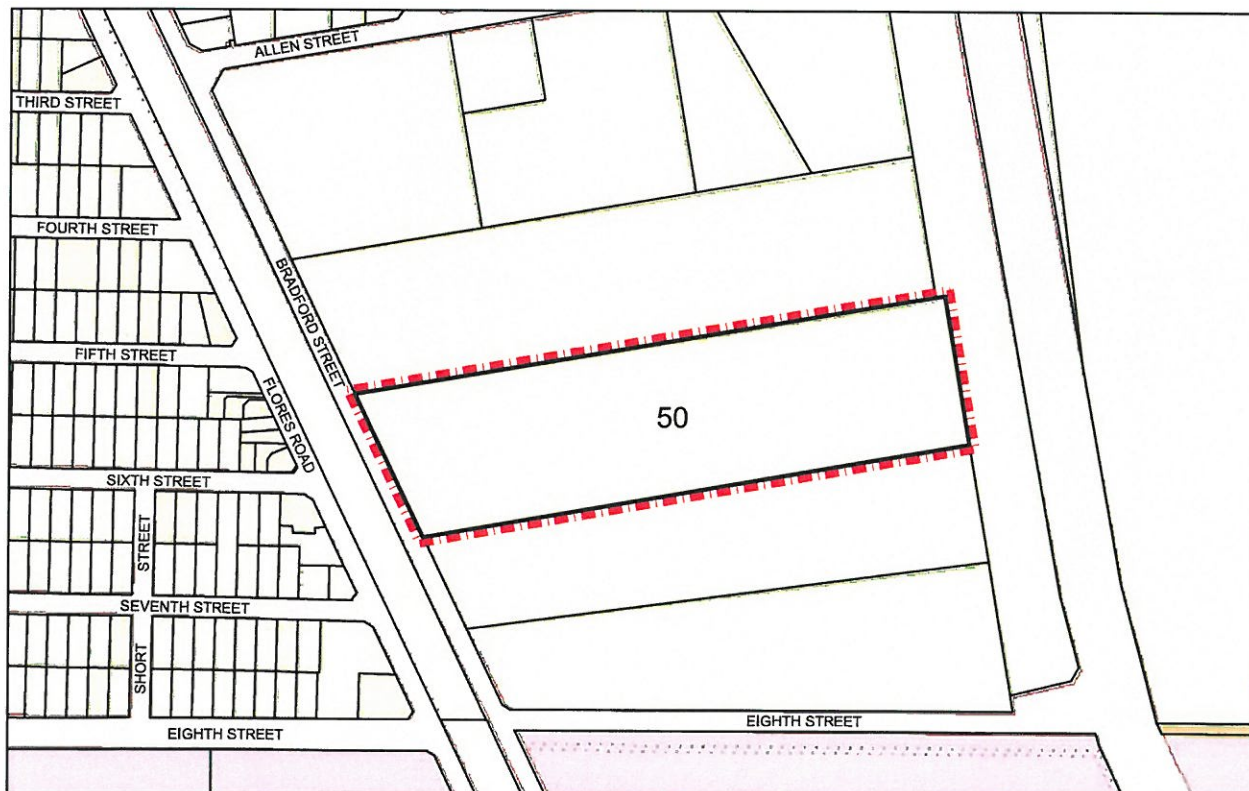
## 5.0 CONCLUSION

The scheme amendment will facilitate the orderly and progressive development of lots within the Wonthella Development Zone. The proposed zoning configurations reflect the adopted Wonthella Development Zone Industrial Development Plan. This proposal is consistent with the strategic planning framework for the locality and adequate development provisions exist within and are proposed to be introduced to the TPS which will guide subdivision and development.





**LOCALITY PLAN - NTS**  
(SOURCE - GOOGLE MAPS)



**LOCATION PLAN - NTS**



66 Chapman Road Geraldton WA 6530  
PO BOX 1597 Geraldton WA 6531  
Email : [info@landwest.net.au](mailto:info@landwest.net.au)  
Phone : (08) 9965 0550  
Fax : (08) 9965 0559

CLIENT: RODALE NOMINEES PTY LTD

TITLE: LOCATION PLAN  
LOT 50 ON DIAGRAM 9367  
BRADFORD STREET, WONTHELLA

CERTIFICATE OF TITLE: 1033-835 DATE LAST MODIFIED: 25/01/2013

DESIGNED: GMB

DRAWN: SD

APPROVED:

REV: DATE:

DETAILS:

BY: APPROVED:

NTS

@A4

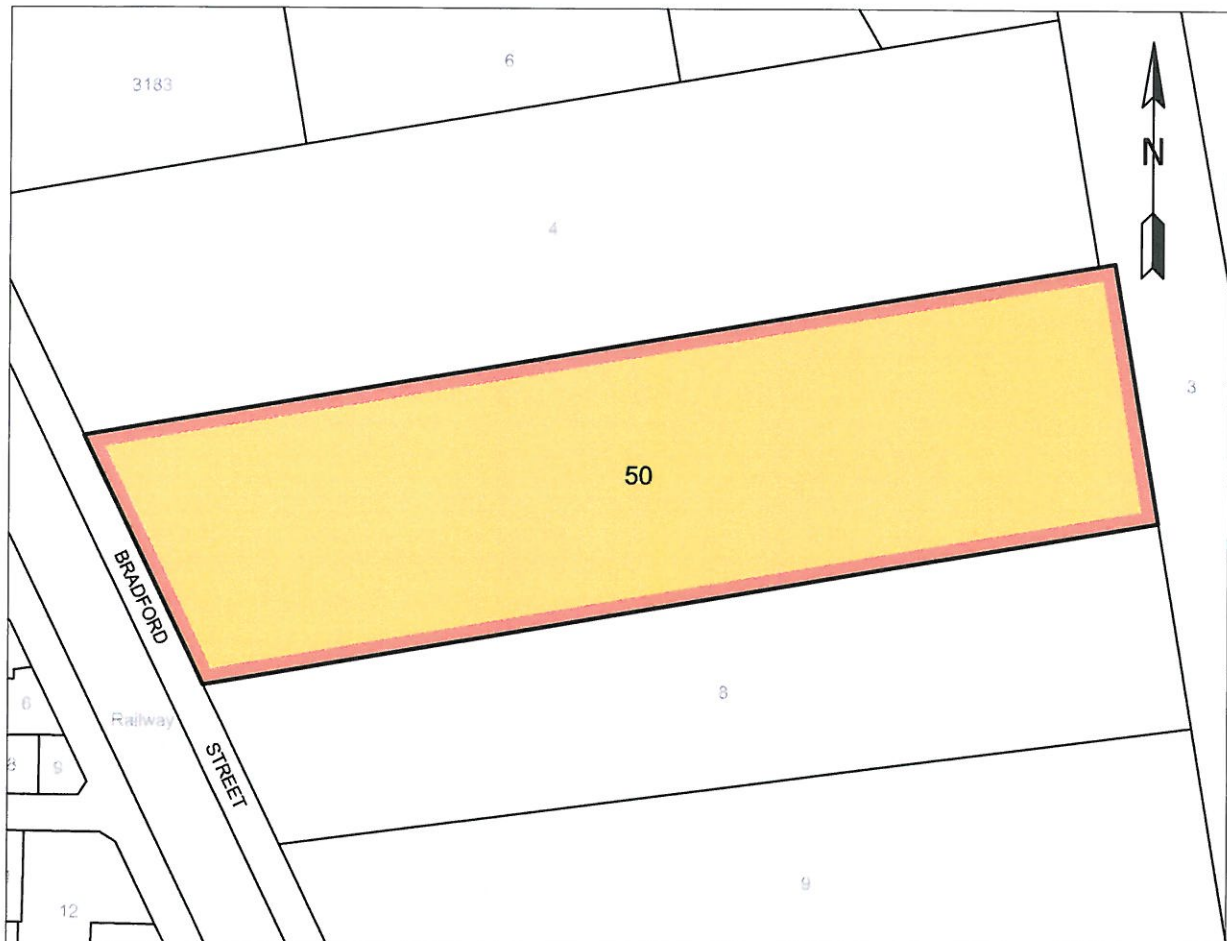
\* This plan remains the property of Landwest and must not be used for any purpose other than which it was prepared for, in relation to the land duly described, Landwest accepts no responsibility for any losses or damages caused to any person/s who may use the information for a purpose for which it was not intended.

PLAN: FIGURE 1

# CITY OF GREATER GERALDTON

## TOWN PLANNING SCHEME No. 3 (GERALDTON)

### (DISTRICT SCHEME)



### LEGEND



DEVELOPMENT



66 Chapman Road Geraldton WA 6530  
PO BOX 1597 Geraldton WA 6531  
Email : [info@landwest.net.au](mailto:info@landwest.net.au)  
Phone : (08) 9965 0550  
Fax : (08) 9965 0559

CLIENT: RODALE NOMINEES PTY LTD									
TITLE: EXISTING ZONING LOT 50 ON DIAGRAM 9367 BRADFORD STREET, WONTHELLA									
CERTIFICATE OF TITLE: 1033-835		DATE LAST MODIFIED: 25/01/2013		REV:	DATE:	DETAILS:			BY: APPROVED:
DESIGNED: GMB		DRAWN: SD		APPROVED:			SCALE: 1:4000		@A4
used for any purpose other than which it was prepared for, in relation to the land duly described, used to any person/s who may use the information for a purpose for which it was not intended.							PLAN: 13100-EZ		

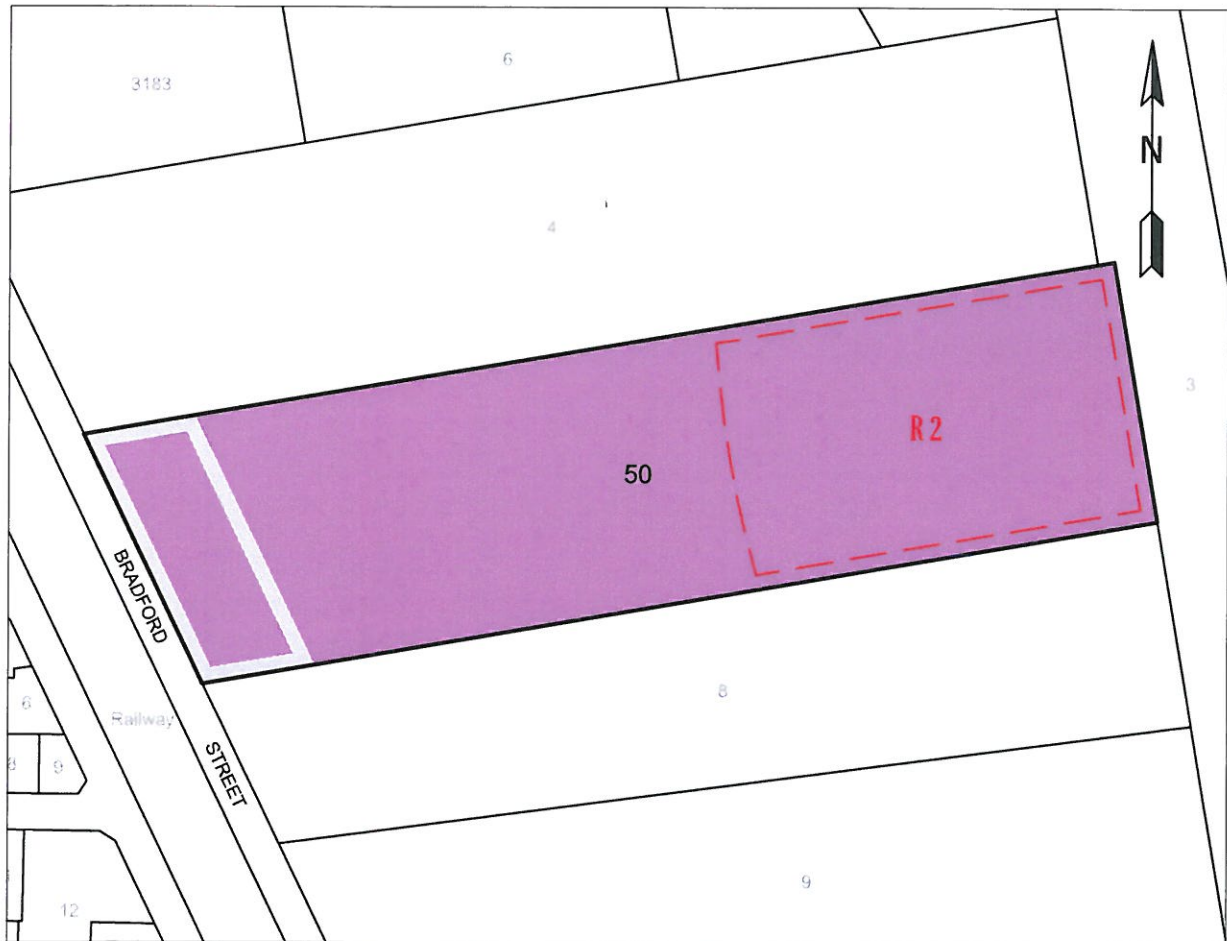
\* This plan remains the property of Landwest and must not be used for any purpose other than which it was prepared for, in relation to the land duly described, Landwest accepts no responsibility for any losses or damages caused to any person/s who may use the information for a purpose for which it was not intended.



# CITY OF GREATER GERALDTON

## TOWN PLANNING SCHEME No. 3 (GERALDTON)

### (DISTRICT SCHEME)



#### LEGEND



INDUSTRY - SERVICE



RESTRICTED USE



INDUSTRY - GENERAL



66 Chapman Road Geraldton WA 6530  
PO BOX 1597 Geraldton WA 6531  
Email : [info@landwest.net.au](mailto:info@landwest.net.au)  
Phone : (08) 9965 0550  
Fax : (08) 9965 0559

CLIENT: RODALE NOMINEES PTY LTD					
TITLE: PROPOSED ZONING LOT 50 ON DIAGRAM 9367 BRADFORD STREET, WONTHELLA					
CERTIFICATE OF TITLE: 1033-835	DATE LAST MODIFIED: 25/01/2013	REV:	DATE:	DETAILS:	BY: APPROVED:
DESIGNED: GMB	DRAWN: SD	APPROVED:		SCALE: 1:4000	@A4

\* This plan remains the property of Landwest and must not be used for any purpose other than which it was prepared for, in relation to the land duly described. Landwest accepts no responsibility for any losses or damages caused to any person/s who may use the information for a purpose for which it was not intended.

PLAN: 13100-PZ