



City of  
**Greater Geraldton**  
a vibrant future



**CITY OF GREATER GERALDTON**

**Local Planning Scheme No. 1**

**Amendment No. 9**

Inclusion of the scheme area for  
Town Planning Scheme No. 1A (Greenough River Resort)  
into Local Planning Scheme No. 1

**PLANNING AND DEVELOPMENT ACT 2005**

**RESOLUTION TO ADOPT AMENDMENT TO LOCAL PLANNING SCHEME**

**CITY OF GREATER GERALDTON  
LOCAL PLANNING SCHEME No. 1**

**AMENDMENT No. 9**

RESOLVED that the Council, in pursuance of Section 75 of the *Planning and Development Act 2005*, amend the above Local Planning Scheme by:

1. Amending the Scheme Area by including all the land formerly contained within the Shire of Greenough Town Planning Scheme No. 1A – Greenough River Resort; and
2. Amending the Scheme Map by zoning the following:
  - a. Lot 12196 as ‘Foreshore’ local reserve;
  - b. Lot 5843 as ‘Foreshore’ local reserve and ‘Rural’ zone;
  - c. Lot 1945 as ‘Rural’ zone;
  - d. Lot 2453 as ‘Environmental Conservation’ local reserve;
  - e. Lot 1268 as ‘Rural’ zone and ‘Environmental Conservation’ local reserve;
  - f. Lot 1 as ‘Rural’ and ‘Urban Development’ zones and ‘Public Open Space’ local reserve;
  - g. Lot 11358 as ‘Public Purposes’ local reserve;
  - h. Lot 1925 as ‘Rural’ zone and ‘Environmental Conservation’ and ‘Public Open Space’ local reserves;
  - i. Lot 11939 as ‘Environmental Conservation’ and ‘Foreshore’ local reserves;
  - j. Lot 4201 as ‘Environmental Conservation’ and ‘Public Open Space’ local reserves and ‘Urban Development’ and ‘Residential R20’ zones;
  - k. Lot 9001 as ‘Urban Development’ zone and ‘Public Open Space’ local reserve;
  - l. Lot 708 as ‘Residential R20’ and ‘Commercial’ zones;
  - m. Lot 3 as ‘Commercial’ zone;
  - n. Lot 4200 as ‘Commercial’ zone;
  - o. Lot 12332 as ‘Public Open Space’ local reserve; and
  - p. Lot 2466 as ‘Urban Development’ zone and ‘Public Open Space’ local reserve,

as shown on the ‘Proposed Zoning Map’.

The amendment is **basic** under the provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015* for the following reasons:

1. The amendment is so that it is consistent with the model provisions in Schedule 1.

Dated this 23<sup>rd</sup> day of October 2018.

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CHIEF EXECUTIVE OFFICER

**PLANNING AND DEVELOPMENT ACT 2005**

**CITY OF GREATER GERALDTON  
LOCAL PLANNING SCHEME No. 1**

**AMENDMENT No. 9**

The City of Greater Geraldton, under and by virtue of the powers conferred upon it in that behalf by the *Planning and Development Act 2005* hereby amends the above Local Planning Scheme by:

1. Amending the Scheme Area by including all the land formerly contained within the Shire of Greenough Town Planning Scheme No. 1A – Greenough River Resort; and
2. Amending the Scheme Map by zoning the following:
  - a. Lot 12196 as 'Foreshore' local reserve;
  - b. Lot 5843 as 'Foreshore' local reserve and 'Rural' zone;
  - c. Lot 1945 as 'Rural' zone;
  - d. Lot 2453 as 'Environmental Conservation' local reserve;
  - e. Lot 1268 as 'Rural' zone and 'Environmental Conservation' local reserve;
  - f. Lot 1 as 'Rural' and 'Urban Development' zones and 'Public Open Space' local reserve;
  - g. Lot 11358 as 'Public Purposes' local reserve;
  - h. Lot 1925 as 'Rural' zone and 'Environmental Conservation' and 'Public Open Space' local reserves;
  - i. Lot 11939 as 'Environmental Conservation' and 'Foreshore' local reserves;
  - j. Lot 4201 as 'Environmental Conservation' and 'Public Open Space' local reserves and 'Urban Development' and 'Residential R20' zones;
  - k. Lot 9001 as 'Urban Development' zone and 'Public Open Space' local reserve;
  - l. Lot 708 as 'Residential R20' and 'Commercial' zones;
  - m. Lot 3 as 'Commercial' zone;
  - n. Lot 4200 as 'Commercial' zone;
  - o. Lot 12332 as 'Public Open Space' local reserve; and
  - p. Lot 2466 as 'Urban Development' zone and 'Public Open Space' local reserve,

as shown on the 'Proposed Zoning Map'.

## **ADOPTION**

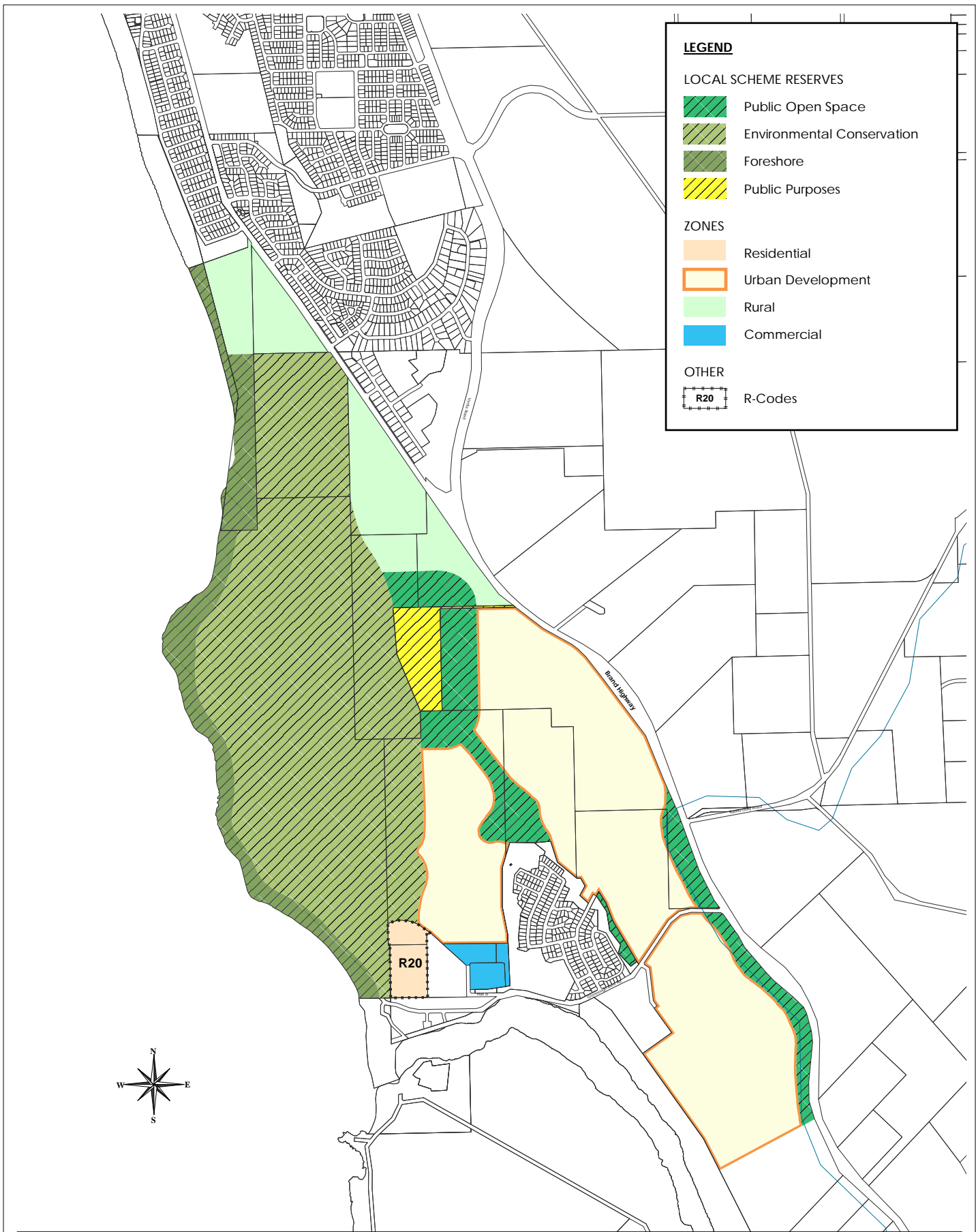
Adopted by resolution of the Council of the City of Greater Geraldton at the ordinary meeting of the Council held on the 23<sup>rd</sup> day of October 2018.

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MAYOR

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CHIEF EXECUTIVE OFFICER



**LEGEND**

**LOCAL SCHEME RESERVES**

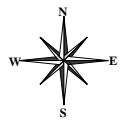
- Public Open Space
- Environmental Conservation
- Foreshore
- Public Purposes

**ZONES**

- Residential
- Urban Development
- Rural
- Commercial

**OTHER**

- R-Codes



**Disclaimer:** Whilst all care has been taken in the preparation of this data, this information is provided as a guide only and no responsibility shall be taken for any omissions or errors in this documentation. The accuracy provided is not to be used for legal purposes, but reference made to original documentation, which includes Certificate of Titles, Survey Diagrams and legal versions of the Town Planning Schemes.

**FINAL APPROVAL**

Adopted for Final Approval by Resolution of the City of Greater Geraldton at the ordinary meeting of the Council held on the 23<sup>rd</sup> day of October 2018 and the Common Seal of the City of Greater Geraldton was hereunto affixed by the authority of a resolution of the Council in the presence of:



\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CHIEF EXECUTIVE OFFICER

Recommended/Submitted for Final Approval

\_\_\_\_\_  
DELEGATED UNDER S.16  
OF THE PD ACT 2005

\_\_\_\_\_  
Date

Final Approval Granted

\_\_\_\_\_  
MINISTER FOR PLANNING

\_\_\_\_\_  
Date

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## **1.0 INTRODUCTION**

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The City of Geraldton-Greenough was created on 1 July 2007, following the voluntary amalgamation of the former City of Geraldton and Shire of Greenough. Four years later on 1 July 2011, the City of Geraldton-Greenough and Shire of Mullewa were amalgamated to form the City of Greater Geraldton (the 'City').

As a legacy of the above local government amalgamations, the City has previously administered four local planning schemes. The need for, and importance of consolidating into a single local planning scheme which covers the entire municipality has been widely recognised and acknowledged in many planning documents including the City's Residential Development Strategy, Commercial Activity Centres Strategy and Local Planning Strategy.

The purpose of this local planning scheme amendment ('amendment') is to include the Town Planning Scheme No. 1A scheme area land into the City's Local Planning Scheme No. 1.

As part of this amendment process it is also proposed to concurrently repeal Town Planning Scheme No. 1A and essentially 'transfer' the land and its current zoning over to Local Planning Scheme No. 1.

## **2.0 BACKGROUND**

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Local Planning Scheme No. 1 was gazetted on 11 December 2015 and involved the revoking of the following schemes:

- (a) Shire of Greenough Town Planning Scheme No. 1A (a portion of this Scheme only) – Gazetted 30 May 1986;
- (b) City of Greater Geraldton Local Planning Scheme No. 2 (Mullewa) – Gazetted 22 June 2012;
- (c) City of Geraldton Town Planning Scheme No. 3 – Gazetted 17 April 1998; and
- (d) City of Geraldton-Greenough Local Planning Scheme No. 5 District Scheme (Greenough) – Gazetted 14 April 2010.

Originally, it was intended that Local Planning Scheme No. 1 would cover the entire municipal area of the City, however at the time an amendment to Town Planning Scheme No. 1A (Amendment No. 4) was the subject of an Environmental Review which had yet to be determined. As a result, the area of land contained within Amendment No. 4 was excluded from the scheme area for Local Planning Scheme No. 1.

With the gazettal of Local Planning Scheme No. 1, the scheme area of Town Planning Scheme No. 1A was subsequently reduced in size to remain consistent with the land that was the subject of Amendment No. 4 (which is the land subject to this amendment).

On 19 June 2018 the Minister for Planning refused Amendment No. 4.

### 3.0 SITE DETAILS

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The subject land is located approximately 7 kilometres south of the Geraldton city centre and has an area of approximately 700 hectares. It is bounded by Brand Highway to the east, the Greenough River to the south and the Indian Ocean to the west in the locality of Cape Burney (refer to Figure 1).

The north of the site is affected by a large parabolic dune referred to as Southgates Dune which has been moving progressively north-east towards Geraldton. The dune has an area of approximately 200 hectares, the majority of which is located on Lot 11939. The south of the site has been largely cleared for grazing and agricultural purposes. Lot 11358 contains the Water Corporation's Greenough-on-Sea Wastewater Treatment Plant and there are areas of native vegetation in good condition found throughout the subject land (refer to Figure 2).

The subject land contains the following land parcels:

- Lot 12196
- Lot 5843
- Lot 1945
- Lot 2453
- Lot 1268
- Lot 1
- Lot 11358
- Lot 1925
- Lot 11939
- Lot 4201
- Lot 9001
- Lot 708
- Lot 3
- Lot 4200
- Lot 12332
- Lot 2466 (the portion contained within Town Planning Scheme No. 1A).

## **4.0 PLANNING FRAMEWORK**

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### **4.1 Local Planning Strategy**

The City's Local Planning Strategy was approved in 2015 and represents the land use planning response to the City's strategic community vision based on an aspirational population of 100,000. The Strategy covers the entire municipality of the City of Greater Geraldton and provides the rationale for land use and development controls.

The Geraldton Urban Area Strategy Plan generally identifies the northern portion of the subject land (north of Greenough River Road) as 'Development Investigation Area No. 8: Cape Burney' and the remaining southern portion as 'Urban' (refer to Figure 3).

The proposed amendment will have no impact on, nor require any changes to, the Local Planning Strategy.

### **4.2 Repeal of Town Planning Scheme No. 1A**

As a separate (but concurrent) process the City is also proposing the repeal of Town Planning Scheme No. 1A.

Part 5, section 74(b) of the *Planning and Development Act 2005* provides for the repeal of a local planning scheme. An 'instrument of repeal' has been concurrently prepared as Town Planning Scheme No. 1A is proposed to be replaced by this amendment to Local Planning Scheme No. 1.

### **4.3 Local Planning Scheme No. 1**

With the repeal of Town Planning Scheme No. 1A there is a need to have the subject land included under some other local planning scheme control. This amendment will facilitate the inclusion of the Town Planning Scheme No. 1A scheme area into Local Planning Scheme No. 1, and essentially will 'transfer' the land and its current zoning/reservation over to Local Planning Scheme No. 1 as follows: (and as shown on the Existing and Proposed zoning Maps)

#### **4.3.1 'Dune Preservation' to 'Environmental Conservation'**

The existing 'Dune Preservation' area primarily covers the Southgates Dune. It is proposed that this area will be zoned 'Environmental Conservation' local reserve. The objective of this reserve is:

*To identify and protect areas of biodiversity and conservation value.*

#### 4.3.2 'Parks and Recreation' to 'Public Open Space'

The 'Parks and Recreation' areas (with the exception of the coastal foreshore areas) are proposed to be zoned 'Public Open Space' local reserve. The objective of this reserve is:

*To set aside areas for public open space and provide for a range of active and passive recreational uses.*

#### 4.3.3 'Parks and Recreation' to 'Foreshore'

The 'Parks and Recreation' area that contains the coastal foreshore area is proposed to be zoned 'Foreshore' local reserve. The objective of this reserve is:

*To set aside land for foreshore reserves and provide for conservation and/or public access with a range of active and passive recreational uses.*

#### 4.3.4 'Public Use' to 'Public Purposes'

The 'Public Use' area (Lot 11358) contains the Water Corporation's Greenough-on-Sea Wastewater Treatment Plant. It is proposed that this lot will be zoned 'Public Purposes' local reserve. The objective of this reserve is:

*To provide for a range of essential physical and community infrastructure services and facilities.*

#### 4.3.5 'Residential' to 'Residential' (no change)

The existing 'Residential' zoned land will remain unchanged along with its current 'R20' density code. The land has previously received WA Planning Commission subdivision approval (refer to Appendix A).

#### 4.3.6 'Residential Development' and 'Resort Development' to 'Urban Development'

The areas zoned 'Residential Development' and 'Resort Development' are proposed to be zoned 'Urban Development'. Clause 6.1 of Town Planning Scheme No. 1A requires an 'Outline Development Plan' to be prepared prior to subdivision or development as follows:

##### *6.1 Outline Development Plan*

- 6.1.1 *a person who desires to subdivide or commence development of land for any purpose shall before making applications to the Council for Planning Consent of applying for a Building Licence submit an Outline Development Plan of the proposed development for the whole of the Resort Development Zone, Residential Development Zone, or the Residential Zone in which the land is situated.*

The above provision is akin to the requirements contained under the 'Urban Development' zone in Local Planning Scheme No. 1 as follows:

### *3.13 Urban Development zone*

#### *3.13.1 Objectives*

- (a) identify areas that require comprehensive planning in order to provide for the coordination of subdivision, land use and development.*
- (b) provide a basis for more detailed structure planning in accordance with the provisions of this Scheme.*

#### *3.13.2 The local government is not to:*

- (a) consider recommending subdivision; or*
- (b) approve development of land;*

*unless a structure plan in respect of the area the subject to the application, has been prepared and endorsed pursuant to Part 4 of the deemed provisions, and the application shall be generally in accordance with the structure plan.*

Of note is that the portion of Lot 2466 south of Greenough River Road has an endorsed structure plan ('Greenough River Estate South, Outline Development Plan', refer to Appendix B).

#### 4.3.7 'Commercial' to 'Commercial' (no change)

The existing 'Commercial' zoned land will remain unchanged.

#### 4.3.8 'General Farming' to 'Rural'

The areas currently zoned 'General Farming' are proposed to be zoned 'Rural'.

## 5.0 CONCLUSION

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As a legacy of local government amalgamations, the City has previously administered four local planning schemes. In order to simplify the statutory planning system, give greater certainty and apply consistent/contemporary planning across the City, a single local planning scheme covering the entire municipality has been widely recognised and acknowledged in many planning documents.

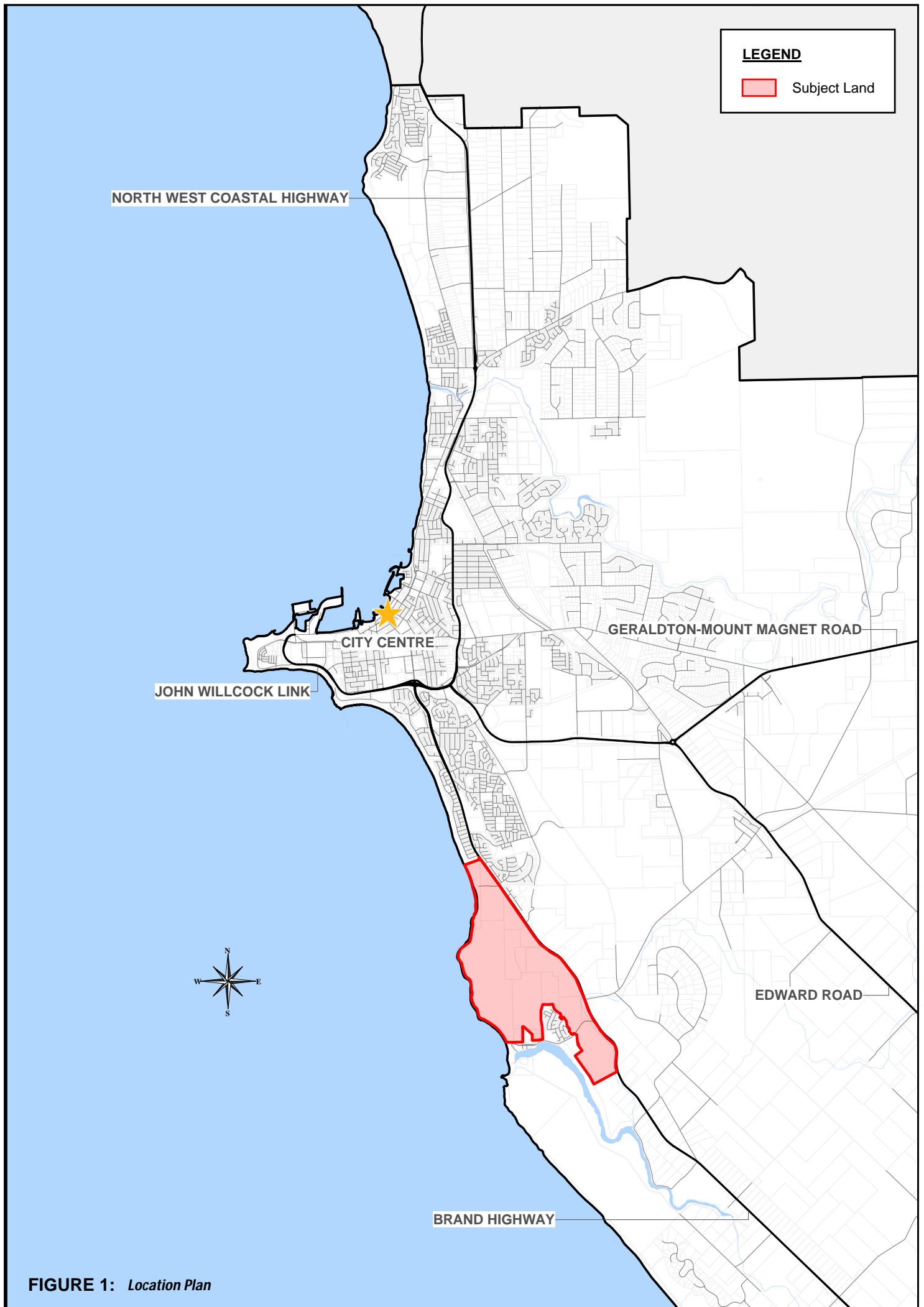
The purpose of this amendment is to include the Town Planning Scheme No. 1A scheme area land into the City's Local Planning Scheme No. 1. As part of this amendment process it is also proposed to concurrently repeal Town Planning Scheme No. 1A and essentially 'transfer' the land and its current zoning over to Local Planning Scheme No. 1.

Local Planning Scheme No. 1 was gazetted in December 2015 and was one of the first local planning schemes adopted under the provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015*. With a final determination having now been made on Amendment No. 4, it is now opportune include the subject land into Local Planning Scheme No. 1 and in the process bring the area under the control of contemporary planning requirements by ensuring consistency with the model provisions in Schedule 1 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

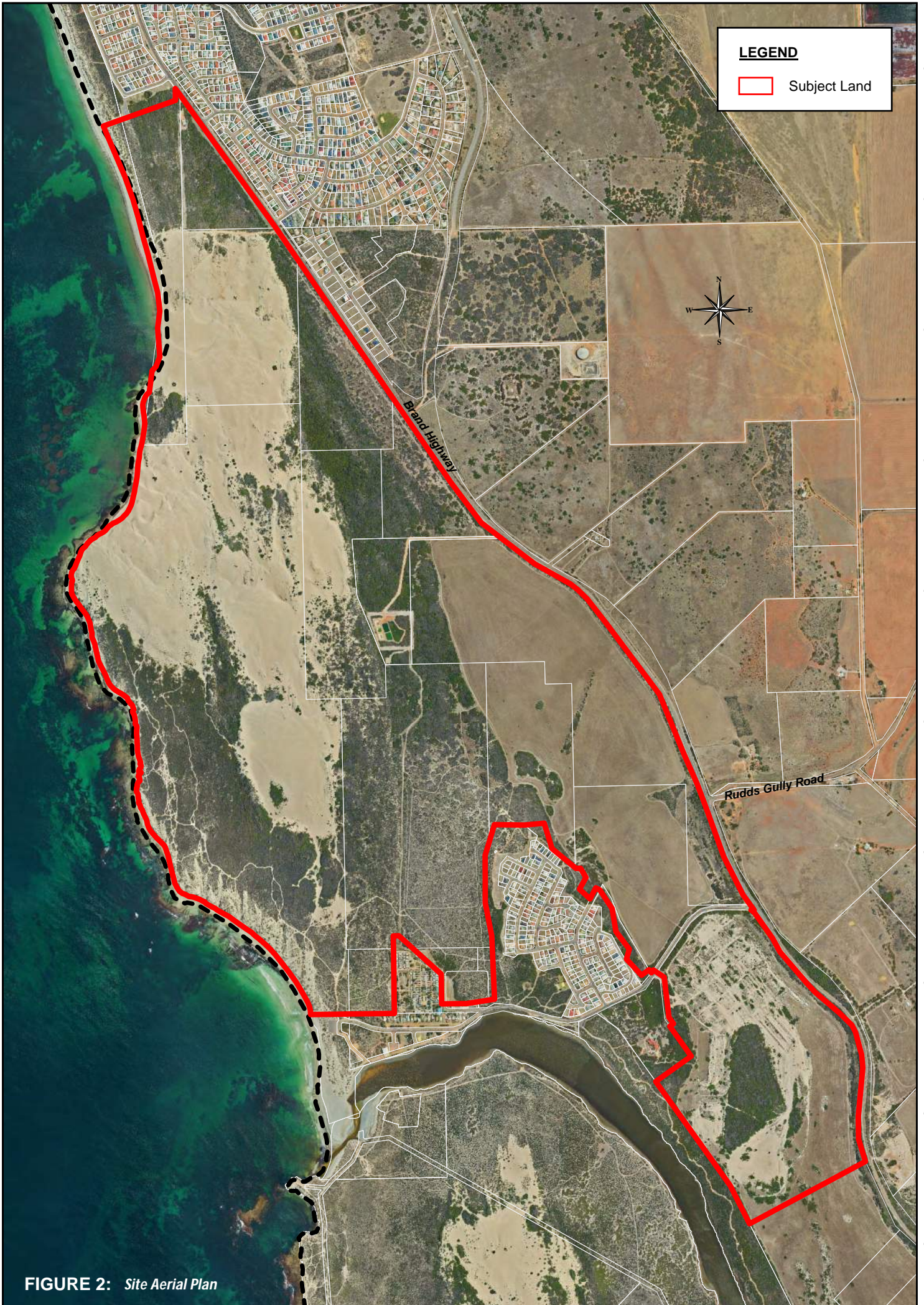
## FIGURES AND MAPS

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**FIGURE 1:** *Location Plan*



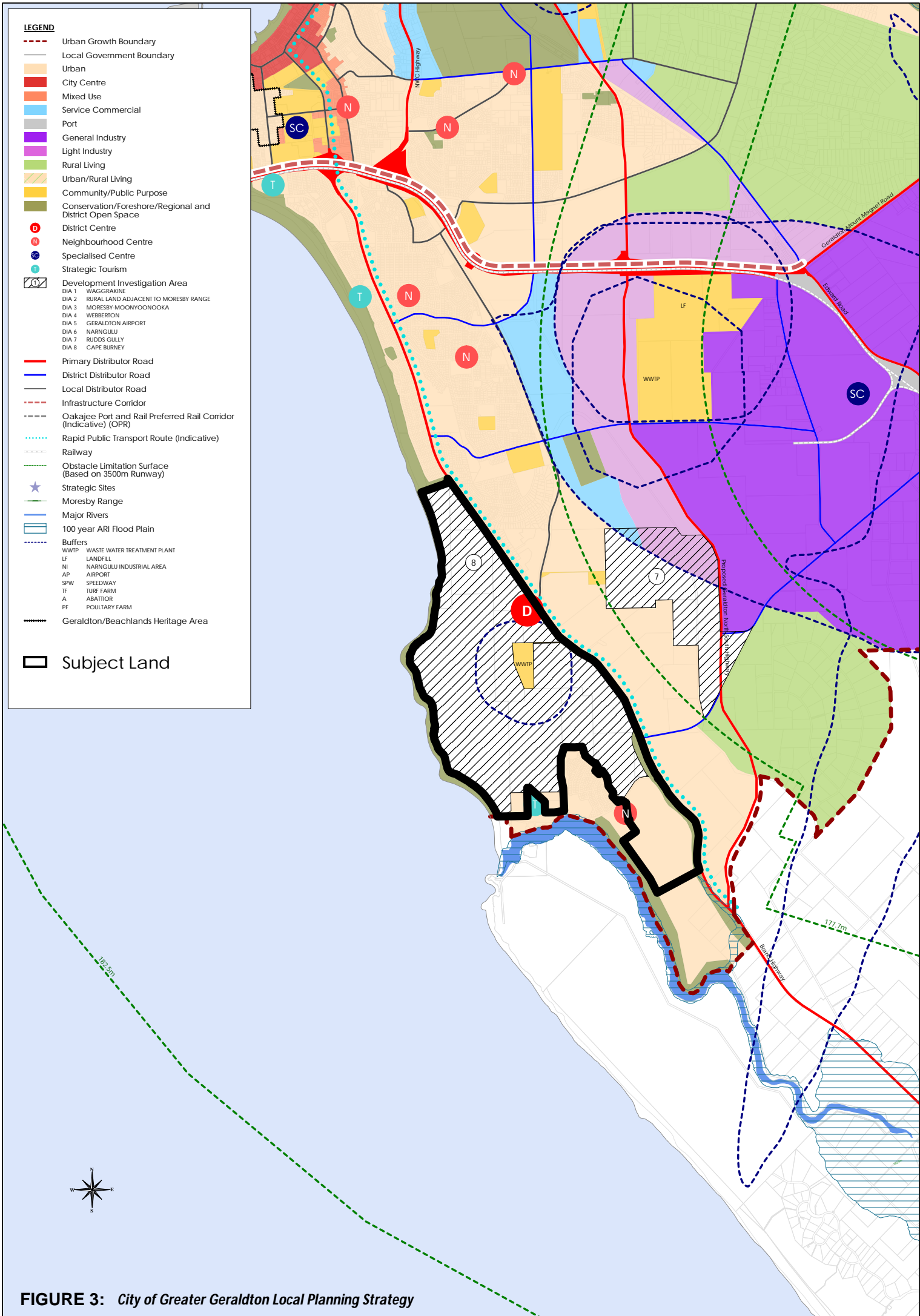
**LEGEND**

 Subject Land

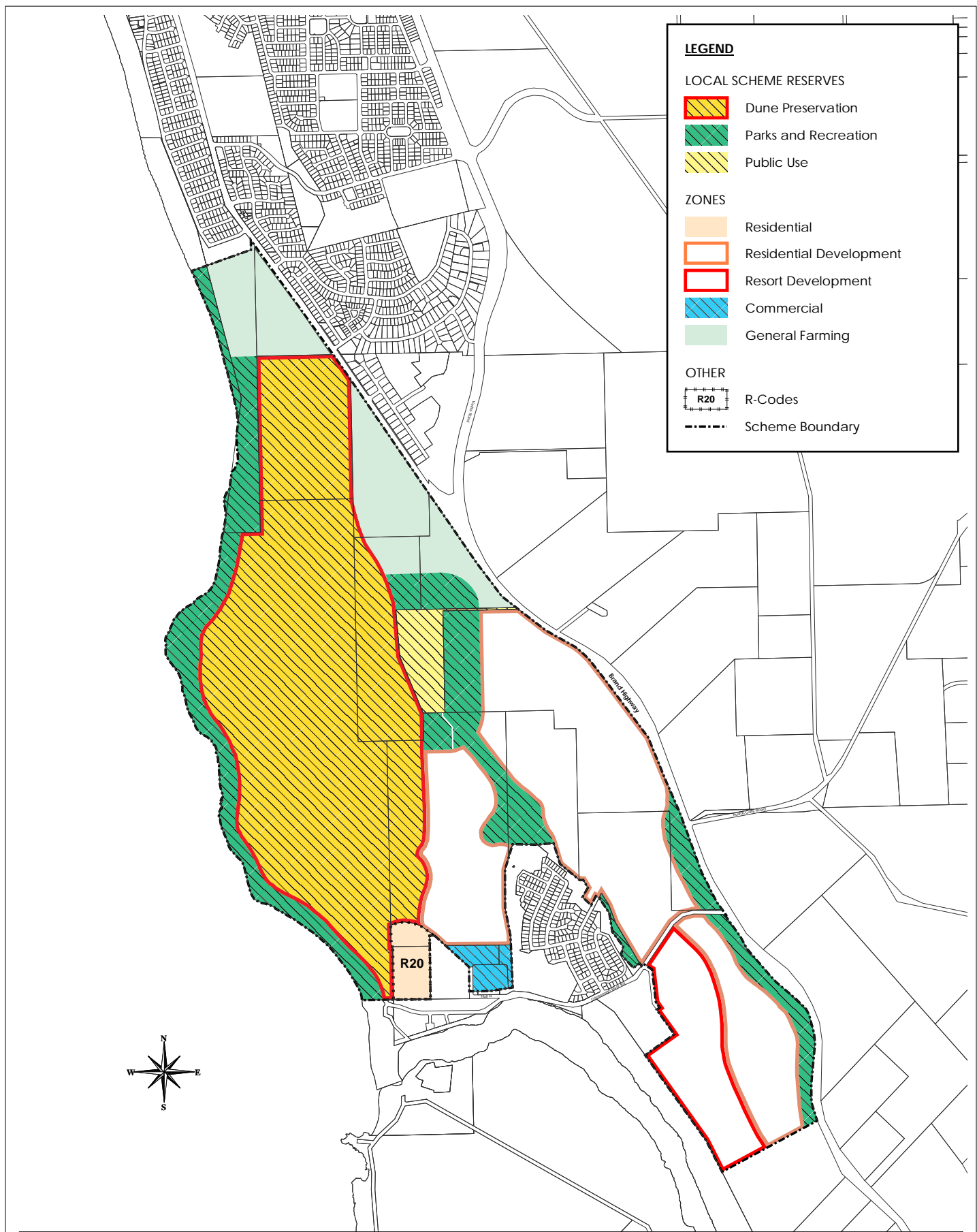
Branch Highway

Rudds Gully Road

**FIGURE 2:** *Site Aerial Plan*






**FIGURE 3: City of Greater Geraldton Local Planning Strategy**








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

**LOCAL SCHEME RESERVES**

-  Dune Preservation
-  Parks and Recreation
-  Public Use

**ZONES**

-  Residential
-  Residential Development
-  Resort Development
-  Commercial
-  General Farming

**OTHER**

-  R-Codes
-  Scheme Boundary

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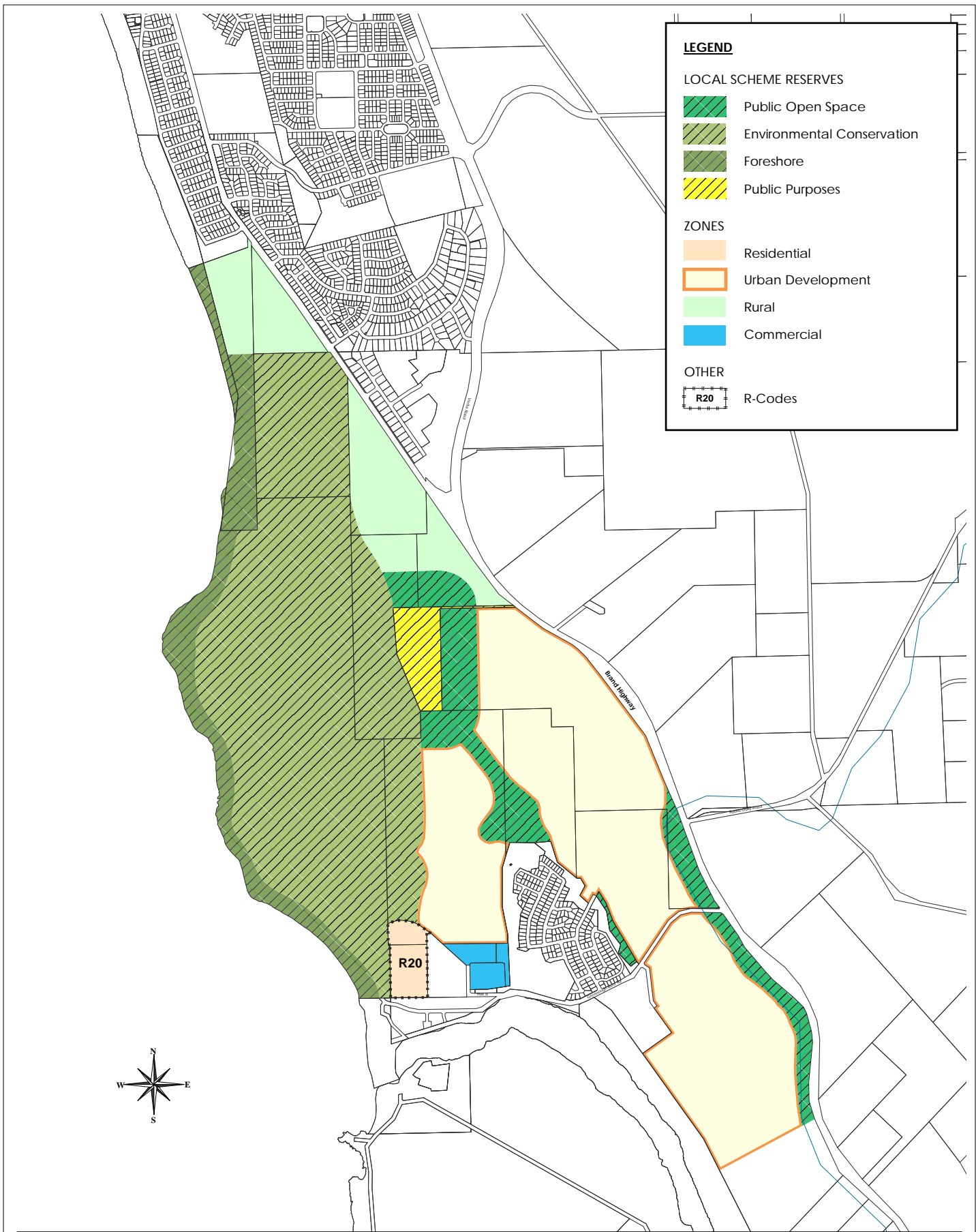


Map produced by the City of Greater Geraldton  
 W: [www.cgg.wa.gov.au](http://www.cgg.wa.gov.au) E: [council@cgg.wa.gov.au](mailto:council@cgg.wa.gov.au)

**Existing Zoning Map**  
 Shire of Greenough Town Planning Scheme No. 1A  
 Greenough River Resort

Scale: 1:20,000

Date	12-Sep-18
Department	IS [Engineering - GIS]
Drawing No.	Existing Zoning
Operator	RJT
Paper Size	A3



**LEGEND**

**LOCAL SCHEME RESERVES**

-  Public Open Space
-  Environmental Conservation
-  Foreshore
-  Public Purposes

**ZONES**

-  Residential
-  Urban Development
-  Rural
-  Commercial

**OTHER**

-  R-Codes

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## **APPENDIX A**

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### **WA Planning Commission subdivision approval**



Your Ref : P150232  
Enquiries : Claire Krummenacher (Ph 9960 6954)

Chief Executive Officer  
City of Greater Geraldton  
P O Box 101  
GERALDTON WA 6531

**Approval Subject To Condition(s)  
Freehold (Green Title) Subdivision**

**Application No : 150232**

***Planning and Development Act 2005***

Applicant	:	Cle Town Planning & Design Po Box 796 SUBIACO WA 6904
Owner	:	Bayform Holdings Pty Ltd 830a Beaufort Street INGLEWOOD WA 6052, Shire Of Greenough Po Box 101 GERALDTON WA 6530
Application Receipt	:	23 June 2014

Lot Number	:	
Diagram / Plan	:	P042657/200,P248688/1925,P254742/708
Location	:	
C/T Volume/Folio	:	2230/202, 1949/731, 2602/223
Street Address	:	Lot 4201 Brand Highway, Cape Burney
Local Government	:	City of Greater Geraldton

The Western Australian Planning Commission has considered the application referred to and is prepared to endorse a deposited plan in accordance with the plan date-stamped **23 June 2014** once the condition(s) set out have been fulfilled.

This decision is valid for **four years** from the date of this advice, which includes the lodgement of the deposited plan within this period.

Central Regions, Regional Planning and Strategy  
Office 10, 209 Foreshore Drive, Geraldton, Western Australia 6530  
Tel: (08) 9960 6999; Fax: (08) 9964 2912; TTY: (08) 9264 7535; Infoline: 1800 626 477  
e-mail: corporate@planning.wa.gov.au; web address: <http://www.planning.wa.gov.au> ABN 35 482 341 493



The deposited plan for this approval and all required written advice confirming that the requirement(s) outlined in the condition(s) have been fulfilled must be submitted by **30 September 2018** or this approval no longer will remain valid.

**Reconsideration - 28 days**

Under section 151(1) of the *Planning and Development Act 2005*, the applicant/owner may, within 28 days from the date of this decision, make a written request to the WAPC to reconsider any condition(s) imposed in its decision. One of the matters to which the WAPC will have regard in reconsideration of its decision is whether there is compelling evidence by way of additional information or justification from the applicant/owner to warrant a reconsideration of the decision. A request for reconsideration is to be submitted to the WAPC on a Form 3A with appropriate fees. An application for reconsideration may be submitted to the WAPC prior to submission of an application for review. Form 3A and a schedule of fees are available on the WAPC website: <http://www.planning.wa.gov.au>

**Right to apply for a review - 28 days**

Should the applicant/owner be aggrieved by this decision, there is a right to apply for a review under Part 14 of the *Planning and Development Act 2005*. The application for review must be submitted in accordance with part 2 of the *State Administrative Tribunal Rules 2004* and should be lodged within 28 days of the date of this decision to: the State Administrative Tribunal, 12 St Georges Terrace, Perth, WA 6000. It is recommended that you contact the tribunal for further details: telephone 9219 3111 or go to its website: <http://www.sat.justice.wa.gov.au>

**Deposited plan**

The deposited plan is to be submitted to the Western Australian Land Information Authority (Landgate) for certification. Once certified, Landgate will forward it to the WAPC. In addition, the applicant/owner is responsible for submission of a Form 1C with appropriate fees to the WAPC requesting endorsement of the deposited plan. A copy of the deposited plan with confirmation of submission to Landgate is to be submitted with all required written advice confirming compliance with any condition(s) from the nominated agency/authority or local government. Form 1C and a schedule of fees are available on the WAPC website: <http://www.planning.wa.gov.au>

**Condition(s)**

The WAPC is prepared to endorse a deposited plan in accordance with the plan submitted once the condition(s) set out have been fulfilled.

The condition(s) of this approval are to be fulfilled to the satisfaction of the WAPC.

Central Regions, Regional Planning and Strategy  
Office 10, 209 Foreshore Drive, Geraldton, Western Australia 6530  
Tel: (08) 9960 6999; Fax: (08) 9964 2912; TTY: (08) 9264 7535; Infoline: 1800 626 477  
e-mail: [corporate@planning.wa.gov.au](mailto:corporate@planning.wa.gov.au); web address: <http://www.planning.wa.gov.au> ABN 35 482 341 493





The condition(s) must be fulfilled before submission of a copy of the deposited plan for endorsement.

The agency/authority or local government noted in brackets at the end of the condition(s) identify the body responsible for providing written advice confirming that the WAPC's requirement(s) outlined in the condition(s) have been fulfilled. The written advice of the agency/authority or local government is to be obtained by the applicant/owner. When the written advice of each identified agency/authority or local government has been obtained, it should be submitted to the WAPC with a Form 1C and appropriate fees and a copy of the deposited plan.

If there is no agency/authority or local government noted in brackets at the end of the condition(s), a written request for confirmation that the requirement(s) outlined in the condition(s) have been fulfilled should be submitted to the WAPC, prior to lodgement of the deposited plan for endorsement.

Prior to the commencement of any subdivision works or the implementation of any condition(s) in any other way, the applicant/owner is to liaise with the nominated agency/authority or local government on the requirement(s) it considers necessary to fulfil the condition(s).

The applicant/owner is to make reasonable enquiry to the nominated agency/authority or local government to obtain confirmation that the requirement(s) of the condition(s) have been fulfilled. This may include the provision of supplementary information. In the event that the nominated agency/authority or local government will not provide its written confirmation following reasonable enquiry, the applicant/owner then may approach the WAPC for confirmation that the condition(s) have been fulfilled.

In approaching the WAPC, the applicant/owner is to provide all necessary information, including proof of reasonable enquiry to the nominated agency/authority or local government.

The condition(s) of this approval, with accompanying advice, are:

CONDITION(S):

1. The subdivision being redesigned so that the whole road reserve proposed from Greenough River Road running north south to the lot boundary (ie. the Neighbourhood Connector) is a minimum of 19.5 metres wide and in a position to accord with the endorsed Greenough River Outline Development Plan for Lot 200 to the satisfaction of the Western Australian Planning Commission. (Local Government)

Central Regions, Regional Planning and Strategy  
Office 10, 209 Foreshore Drive, Geraldton, Western Australia 6530  
Tel: (08) 9960 6999; Fax: (08) 9964 2912; TTY: (08) 9264 7535; Infoline: 1800 626 477  
e-mail: corporate@planning.wa.gov.au; web address: <http://www.planning.wa.gov.au> ABN 35 482 341 493



- 2. Prior to commencement of subdivisional works:
  - a) the application area is to be subjected to a limited assessment survey (field validation) for unexploded ordnance; and
  - b) in the event that evidence of unexploded ordnance contamination is found on site, the area is to be fully searched for unexploded ordnance to a depth of at least 1 metre; and
  - c) Should evidence of unexploded ordnance be located, a notification, pursuant to section 165 of the *Planning and Development Act 2005* is to be placed on the certificates of title of the proposed vacant lot(s) advising of the existence of a hazard or other factor. Notice of this notification to be included on the diagram or plan of survey (deposited plan). The notification to state as follows:

*'This land has previously been used as an artillery range and may contain unexploded ordnance. Whilst the land has been searched to a depth of at least 1 metre no guarantee can be given that all unexploded ordnances have been located. Any ordnance found should be treated as dangerous and its location reported to police or defence establishment.'* (Department of Fire and Emergency Services UXO)

- 3. Arrangements being made to the satisfaction of the Western Australian Planning Commission and to the specification of Western Power for the provision of an underground electricity supply to the lot(s) shown on the approved plan of subdivision. (Western Power)
- 4. The transfer of land as a Crown reserve free of cost to Western Power for the provision of electricity supply infrastructure. (Western Power)
- 5. Arrangements being made with the Water Corporation so that provision of a suitable water supply service will be available to the lots shown on the approved plan of subdivision. (Water Corporation)
- 6. Arrangements being made with the Water Corporation so that provision of a sewerage service will be available to the lots shown on the approved plan of subdivision. (Water Corporation)
- 7. Uniform fencing being constructed along the boundaries of all of the proposed lots abutting the caravan park. (Local Government)
- 8. Engineering drawings and specifications are to be submitted, approved, and works undertaken in accordance with the approved engineering drawings, specifications

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and approved plan of subdivision, for grading and/or stabilisation of the site to ensure that:

- a) lots can accommodate their intended use; and
- b) finished ground levels at the boundaries of the lot(s) the subject of this approval match or otherwise coordinate with the existing and/or proposed finished ground levels of the land abutting. (Local Government)

9. Prior to the commencement of subdivisional works, an urban water management plan is to be prepared and approved, in consultation with the Department of Water, consistent with any approved Local Water Management Strategy/Drainage and Water Management Plan. This includes the proposed sump site being removed and other arrangements being made on site for the disposal of waste water. (Local Government)

10. Engineering drawings and specifications are to be submitted and approved, and works undertaken in accordance with the approved engineering drawings and specifications and approved plan of subdivision, for the filling and/or draining of the land, including ensuring that stormwater is contained on-site, or appropriately treated and connected to the local drainage system. Engineering drawings and specifications are to be in accordance with an approved Urban Water Management Plan (UWMP) for the site, or where no UWMP exists, to the satisfaction of the Western Australian Planning Commission. (Local Government)

11. Prior to the commencement of subdivisional works, the landowner/applicant is to provide a pre-works geotechnical report certifying that the land is physically capable of development or advising how the land is to be remediated and compacted to ensure it is capable of development; and

In the event that remediation works are required, the landowner/applicant is to provide a post geotechnical report certifying that all subdivisional works have been carried out in accordance with the pre-works geotechnical report. (Local Government).

12. Drainage easements and reserves as may be required by the local government for drainage infrastructure being shown on the diagram or plan of survey (deposited plan) as such, granted free of cost, and vested in that local government under Sections 152 and 167 of the *Planning and Development Act 2005*. (Local Government)

13. Arrangements being made for the proposed public open space to be developed by the landowner/applicant to a minimum standard and maintained for two summers through the implementation of an approved landscape plan providing for the

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development and maintenance of the proposed public open space in accordance with the requirements of Liveable Neighbourhoods and to the specifications of the local government. (Local Government)

- 14. Engineering drawings and specifications are to be submitted, approved, and subdivisional works undertaken in accordance with the approved plan of subdivision, engineering drawings and specifications, to ensure that those lots not fronting an existing road are provided with frontage to a constructed road(s) connected by a constructed road(s) to the local road system and such road(s) are constructed and drained at the landowner/applicant's cost.

As an alternative, and subject to the agreement of the Local Government the Western Australian Planning Commission (WAPC) is prepared to accept the landowner/applicant paying to the local government the cost of such road works as estimated by the local government and the local government providing formal assurance to the WAPC confirming that the works will be completed within a reasonable period as agreed by the WAPC. (Local Government)

- 15. Engineering drawings and specifications are to be submitted and approved, and subdivisional works undertaken in accordance with the approved plan of subdivision, engineering drawings and specifications to ensure that:
  - a) street lighting is installed on all new subdivisional roads to the standards of the relevant licensed service provider and/or
  - b) roads that have been designed to connect with existing or proposed roads abutting the subject land are coordinated so the road reserve location and width connect seamlessly and/or
  - c) temporary turning areas are provided to those subdivisional roads that are subject to future extension.

to the satisfaction of the Western Australian Planning Commission. (Local Government)

- 16. Engineering drawings and specifications are to be submitted, approved, and subdivisional works undertaken in accordance with the approved plan of subdivision, engineering drawings and specifications, for the provision of shared paths through and connecting to the application area to the satisfaction of the Western Australian Planning Commission. The approved shared paths are to be constructed by the landowner/applicant. (Local Government)

- 17. The proposed access way(s) being constructed and drained at the landowner/applicant's cost to the specifications of the local government. (Local Government)

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18. Measures being taken to ensure the identification and protection of any vegetation on the site worthy of retention that is not impacted by subdivisional works, prior to commencement of subdivisional works. (Local Government).
19. A mosquito risk assessment and management plan for the subdivision area being prepared by a medical entomologist in consultation with the City of Greater Geraldton and the Department of Health Mosquito Borne Disease Control Section. (Local Government)
20. The proposed reserve(s) shown on the approved plan of subdivision being shown on the diagram or plan of survey (deposited plan) as reserve(s) for recreation and vested in the Crown under Section 152 of the *Planning and Development Act 2005*, such land to be ceded free of cost and without any payment of compensation by the Crown. (Local Government)
21. The landowner/applicant making a pro-rata contribution towards the cost of the acquisition of the primary school site identified in the subdivision locality. (Department of Education)

ADVICE:

1. In regard to Condition 3, Western Power provides only one underground point of electricity supply per freehold lot.
2. In regard to Conditions 5-6, the landowner/applicant shall make arrangements with the Water Corporation for the provision of the necessary services. On receipt of a request from the landowner/applicant, a Land Development Agreement under Section 83 of the *Water Services Act 2012* will be prepared by the Water Corporation to document the specific requirements for the proposed subdivision.
3. Prior to the commencement of subdivisional works, the landowner/applicant is advised to investigate whether or not approval is required pursuant to the *Aboriginal Heritage Act 1972*. The landowner/applicant should conduct a search of the Register of Aboriginal Sites to determine if any aboriginal sites have been recorded in the vicinity of their application, and this heritage information should be submitted to the Department of Indigenous Affairs with a request for advice.
4. With regard to Condition 13, the development is to include full earthworks, basic reticulation, grassing of key areas, and pathways that form part of the overall pedestrian and/or cycle network.
5. In regard to condition 19 the City of Greater Geraldton and the Department of Health have highlighted the potential risk of mosquito bites in the Cape Burney area, given

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its proximity to the Greenough River. The outcomes of the risk assessment will determine the need for, and extent of measures to be undertaken as part of any management plan. These measures could include:

- prospective purchasers being advised of the risks/notifications of title; and
- signage advising of the risk of mosquito borne disease and nuisance caused by mosquitos.

A handwritten signature in black ink, appearing to read "Andrew Hawkins". The signature is fluid and cursive, with a large initial 'A' and 'H'.

Andrew Hawkins  
A/Secretary  
Western Australian Planning Commission  
30 September 2014



Single - 77 Lots  
 Balance - 3 Lots  
 Yield - 80 Lots

DEPARTMENT OF PLANNING  
 DATE 20 JUN 2014  
 FILE 150232



**PROPOSED SUBDIVISION**  
 Lots 200, 708 & 4201 Greenough River Road, Cape Burney  
 City of Greater Geraldton



plan no: 2088-101C-01  
 scale: 1:1500 @ A3  
 date: 28.04.2014

11/11/15 10:00:00 AM  
 11/11/15 10:00:00 AM  
 11/11/15 10:00:00 AM  
 11/11/15 10:00:00 AM

This plan is correct at the revised date & subject to approval, survey & engineering detail. This plan remains the property of CLE.

## **APPENDIX B**

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### **Greenough River Estate South, Outline Development Plan**





CITY OF GERALDTON-GREENOUGH  
 RECORDS SECTION  
 9 MAY 2011  
 REC'D .....  
 REG. No. 11/060316 .....  
 FILE No. LP/0067 .....  
 DEPT. DSC .....  
 ACTION REQ'D

Your Ref: LP/0067  
 Our Ref: 801/3/7/179V2  
 Enquiries: Ryan Taylor (9264 7632)

Chief Executive Officer  
 City of Geraldton-Greenough  
 A Cathedral Avenue  
 GERALDTON WA 6530

ATTENTION: Karrie Elder

Dear Sir/Madam

**PROPOSED GREENOUGH RIVER ESTATE SOUTH - OUTLINE DEVELOPMENT PLAN**



I refer to your letter dated 10 September 2010 in respect to the above.

In this regard the Western Australian Planning Commission has resolved to endorse the modified Greenough River Estate South Outline Development Plan received by the Department of Planning on 15 September 2010.

Two copies of the certified modified Outline Development Plan are enclosed for your records.

Yours faithfully

For Tony Evans  
 Secretary  
 Western Australian Planning Commission

4 May 2011

(attachments)

c.c. Chappell Lambert and Everett



**ENDORSEMENT OF MODIFIED OUTLINE DEVELOPMENT PLAN  
GREENOUGH RIVER ESTATE SOUTH**

The Western Australian Planning Commission resolved on 28 April 2011 to endorse the modified Outline Development Plan received by the Department of Planning on 15 September 2010.

Signed for and on behalf of the Western Australian Planning Commission

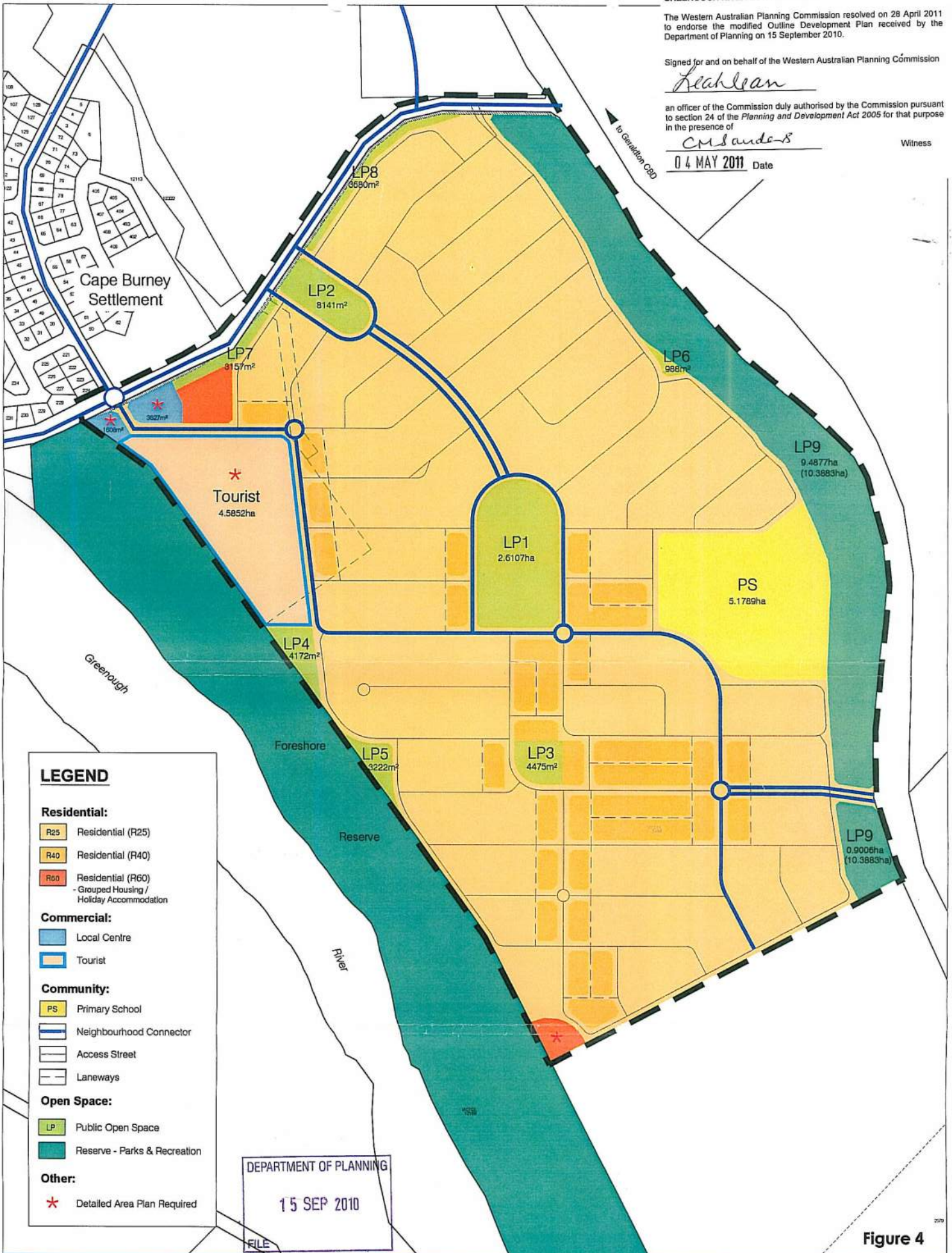
*Keahlean*

an officer of the Commission duly authorised by the Commission pursuant to section 24 of the *Planning and Development Act 2005* for that purpose in the presence of

*CMSanders*

Witness

04 MAY 2011 Date



**LEGEND**

**Residential:**

- R25 Residential (R25)
- R40 Residential (R40)
- R60 Residential (R60)  
- Grouped Housing /  
Holiday Accommodation

**Commercial:**

- Local Centre
- Tourist

**Community:**

- PS Primary School
- Neighbourhood Connector
- Access Street
- Laneways

**Open Space:**

- LP Public Open Space
- Reserve - Parks & Recreation

**Other:**

- Detailed Area Plan Required

DEPARTMENT OF PLANNING

15 SEP 2010

FILE

**Figure 4**

**OUTLINE DEVELOPMENT PLAN**

Greenough River Estate South  
Cape Burney - Geraldton

City of Geraldton-Greenough



plan no: 2088-121A-01

scale: 1:5000 @ A3

date: 31.08.2010

**CHAPPELL  
LAMBERT  
EVERETT**