



City of
Greater Geraldton
a vibrant future



CITY OF GREATER GERALDTON
Local Planning Scheme No. 5 (Greenough)
Amendment No. 21

Rezoning a portion of Lot 47 (No. 60) Horwood Road, Utakarra from 'Public Purpose - Civic' Local Scheme Reserve to 'Highway Commercial' zone with restricted uses

Version	Date	Initial	Description
1.0	10-02-2014	MT	Original

**PLANNING AND DEVELOPMENT ACT 2005
RESOLUTION DECIDING TO AMEND A LOCAL PLANNING SCHEME**

**CITY OF GREATER GERALDTON
LOCAL PLANNING SCHEME No. 5 (Greenough)**

AMENDMENT No. 21

RESOLVED that the Council, in pursuance of Section 75 of the Planning and Development Act 2005, amend the above local planning scheme by:

1. Rezoning a portion of Lot 47 (No. 60) Horwood Road, UtaKarra from 'Public Purpose – Civic' Local Scheme Reserve to the 'Highway Commercial' zone,
2. Inserting a new Restricted Use in Schedule 3 as follows:

No.	Description of Land	Restricted Uses	Conditions
R6	Portion of Lot 47 (No. 60) Horwood Road, UtaKarra (former Shire of Greenough Offices) shown on Scheme map 4/12 as R6	<ul style="list-style-type: none">• Caretaker's Dwelling• Club Premises• Convenience Store• Fast Food Outlet• Hospital• Large Format Retail• Lunch Bar• Market• Motor Vehicle, Boat or Caravan Sales• Motor Vehicle Repairs• Restaurant• Service Station• Shop• Storage are NOT PERMITTED	Development should be sited to ensure existing landscaping on the corner of Edward Road and Horwood Road is maintained to the approval of the Local Government

3. Modify the scheme map accordingly.

Dated this _____ day of _____ 2014

CHIEF EXECUTIVE OFFICER

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1. INTRODUCTION

The proposed scheme amendment seeks to amend the City of Greater Geraldton Local Planning Scheme No. 5 (Greenough) (LPS5) by rezoning a portion of Lot 47 (No. 60) Horwood Road, UtaKarra from 'Public Purpose - Civic' Local Scheme Reserve to the 'Highway Commercial' zone with restricted uses as follows;

No.	Description of Land	Restricted Uses	Conditions
R6	Portion of Lot 47 (No. 60) Horwood Road, UtaKarra (former Shire of Greenough Offices) shown on Scheme map 4/12 as R6	<ul style="list-style-type: none"> • Caretaker's Dwelling • Club Premises • Convenience Store • Fast Food Outlet • Hospital • Large Format Retail • Lunch Bar • Market • Motor Vehicle, Boat or Caravan Sales • Motor Vehicle Repairs • Restaurant • Service Station • Shop • Storage <p>are NOT PERMITTED</p>	Development should be sited to ensure existing landscaping on the corner of Edward Road and Horwood Road is maintained to the approval of the Local Government

The purpose of this report is to provide justification for the proposed rezoning which will enable the site to be developed in accordance with the land use and development provisions applicable to the restricted 'Highway Commercial' zone.

2. SUBJECT SITE

2.1. Location

Lot 47 Horwood Road is located approximately 4.5 kilometres west of the city centre, in UtaKarra, at the intersection of Horwood Road and Edward Road (refer Figure 1). The Southern Transport Corridor is located 3 km to the south east.

2.2. Site Description

Lot 47 Horwood Road is irregular in shape, with a total land area of 5.66 hectares and has road frontages to Horwood Road, Edward Road and Davies Road. The portion of Lot 47 subject to this scheme amendment ("the site") is the western portion of the lot and totals a land area of 8331m² (refer Figure 2).

The topography of the site is generally flat with a level of 22 metres Australian Height Datum (AHD) (refer Figures 2)



Figure 1 - Location Plan

2.3. Legal Description

The legal description of Lot 47 is provided in Table 1 below.

Lot No.	Street Address	Ownership	Volume & Folio	Plan No.	Area (m ²)
47	Horwood Road	Shire of Greenough	1368/336	41975	1993

Table 1 : Legal Description of Lot 47

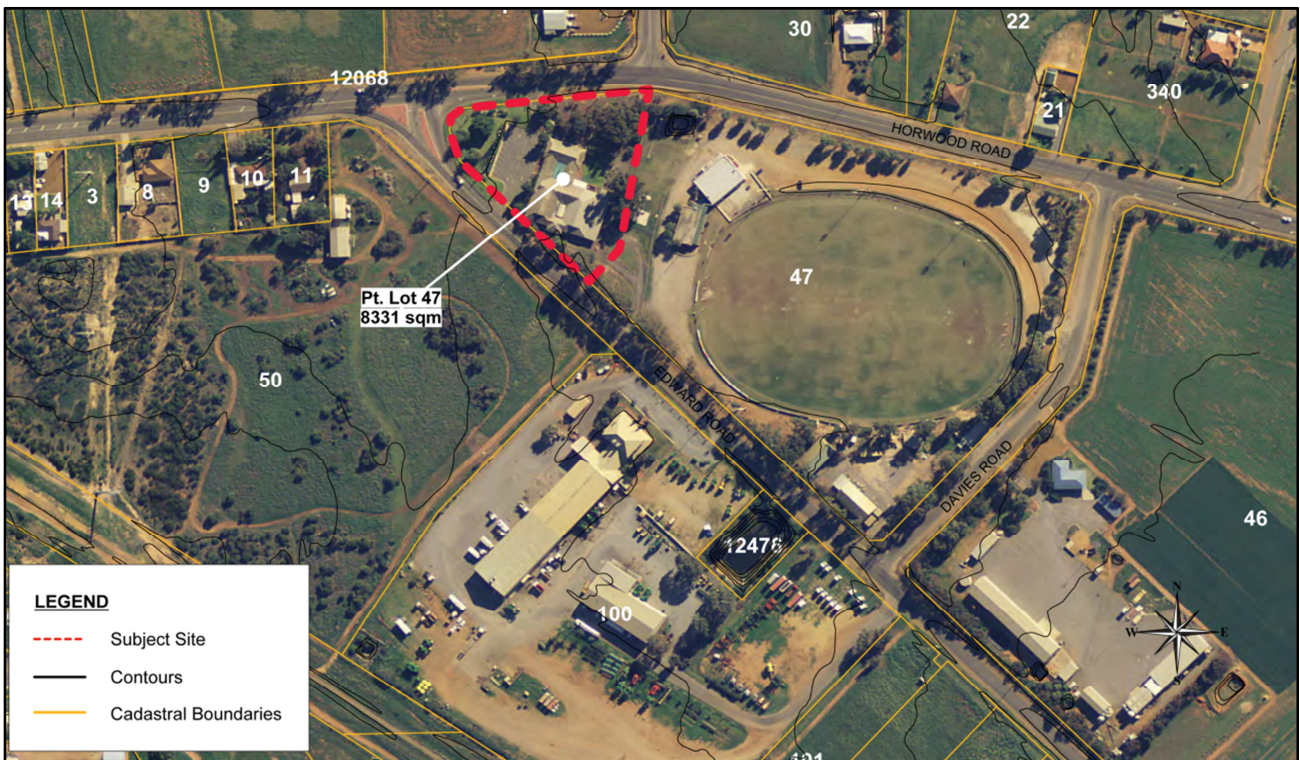


Figure 2 - Site Plan

2.4. Existing Development

Located on the site are the previous Shire of Greenough offices and council chamber. In 2007, City employees commenced their departure from the building and the Department of Sport and Recreation and the Midwest Regional Council relocated to building. In February 2011, the remaining local government office staff and functions were permanently relocated to the City of Greater Geraldton Civic Centre, thus making the entire building available for other uses. The building continues to be leased to the Department of Sport and Recreation and the Midwest Regional Council as office space.

The western portion of the site contains car parking with the rest of the site comprising of grass and landscaping (refer Figure 2). The landscaping includes the fossilised Nawmarracarra Limestone which is proposed to be relocated.

On the eastern portion of Lot 47, the area not subject to this scheme amendment, is the Greenough Oval.

The City has received conditional subdivisional approval to subdivide Lot 47 Horwood Road into two lots, one containing the Shire of Greenough offices and the other which will contain Greenough Oval. The area subject to this scheme amendment is consistent with this subdivision design (refer Figure 3).

The Shire of Greenough Offices were designed by Architect Lewis Eves and built in 1971 by the Geraldton Building Company. The building was officially opened on 6 March 1971 by the Hon Sir David Brand, KCMG, MLA. The Shire of Greenough Offices has some social significance as the centre for local government in the Greenough district since 1971. It has been listed on the City's Municipal Inventory as Place Number 182 and is a Category 5 due to the social and cultural significance of the building (refer section 3.2.1).

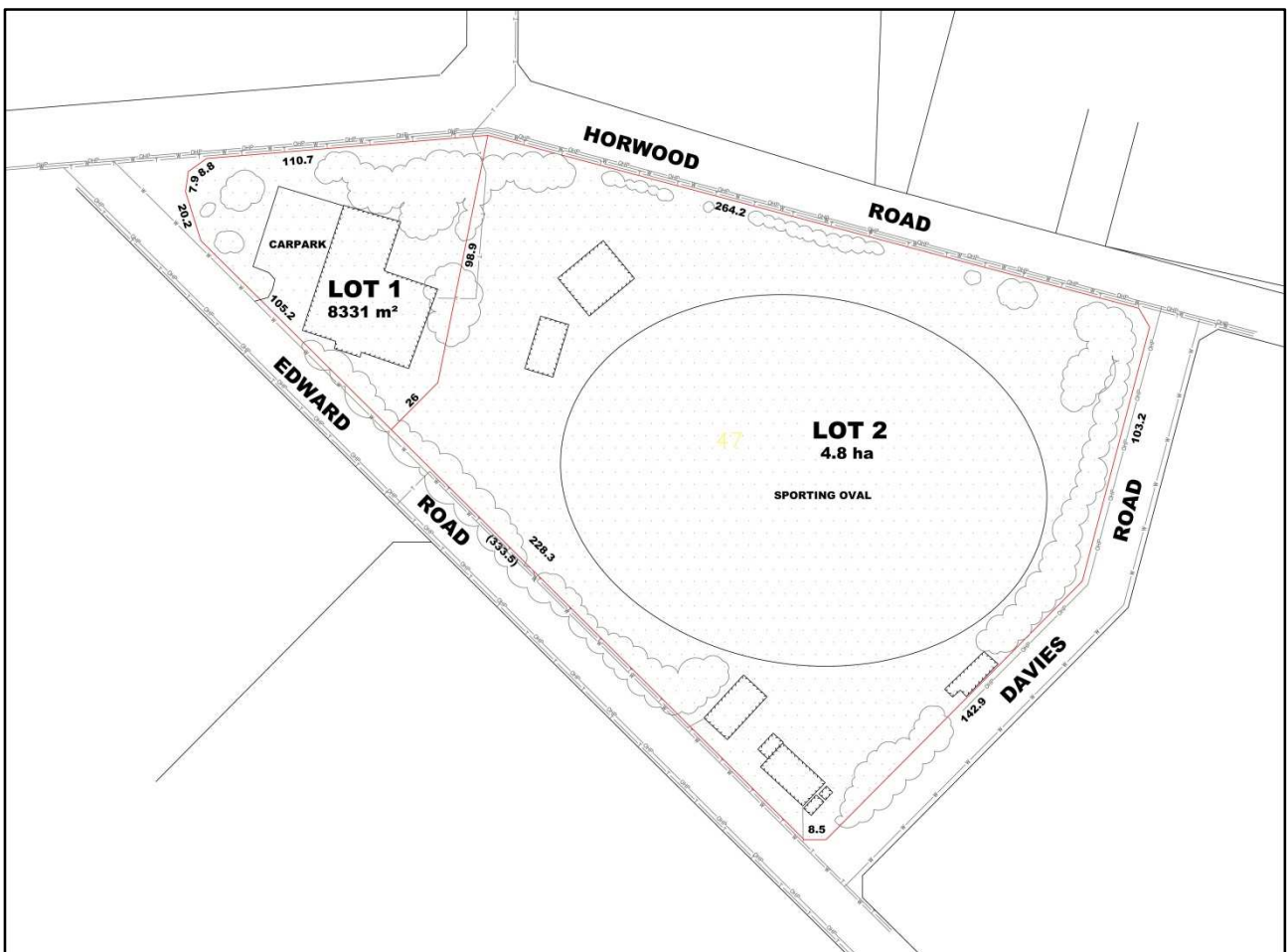


Figure 3 - Subdivision Plan

2.5. SURROUNDING LAND USE

A review of the area in the immediate vicinity to the site shows 'Rural Residential' zone to the north and east with a pocket of low density residential to the west. To the south west of the site, along Edward Road, is a combination of 'Light Industry' and 'Highway Commercial' zoning.

The Geraldton Business Park 'Highway Commercial' precinct is located 250m to the west along Horwood Road. The Narngulu Industrial Estate is located approximately 3.5km to the south.

3. PLANNING FRAMEWORK

3.1. Geraldton Regional Plan and Greater Geraldton Structure Plan Update 2011

The Geraldton Region Plan (incorporating the Greater Geraldton Structure Plan) was adopted by the Western Australian Planning Commission in June 1999 to provide a regional framework to guide strategic planning and development decisions within the region. The Plan recognises that the greater Geraldton area is the focus of commercial and administrative activity for the Mid-West Region and, as such, aims to provide a framework for coordinating development and managing growth of the regional centre.

The Plan was subject to a review and update in 2011 which resulted in the subject site being identified for Rural Living (refer Figure 4).

3.2. Local Planning Scheme No.5 (Greenough)

The subject site is the zoned 'Public Purpose – Civic' Local Scheme Reserve within Local Planning Scheme No. 5 (Greenough). Section 10.9 of the Scheme requires that in considering the use or development of the site, the Local Government is to have due regard for the ultimate purpose of the scheme reserve.

With the removal of the City employees from the site the 'Public Purpose – Civic' Local Scheme Reserve is no longer relevant. The requirement for the City to only approve uses and development consistent with the Local Scheme Reserve will restrict future use of the site. In order to encourage compatible uses for the site, a rezoning is necessary.

3.2.1. Heritage

The site is listed as place number 182 on the Municipal Inventory as follows:

Management Category 5: Significant in contributing to local character and historical knowledge, individually or as one of a group of like places.

The place has social significance and/or contributes to the streetscape and/or built environment of the precinct. Provide encouragement to the owner to maintain or enhance.

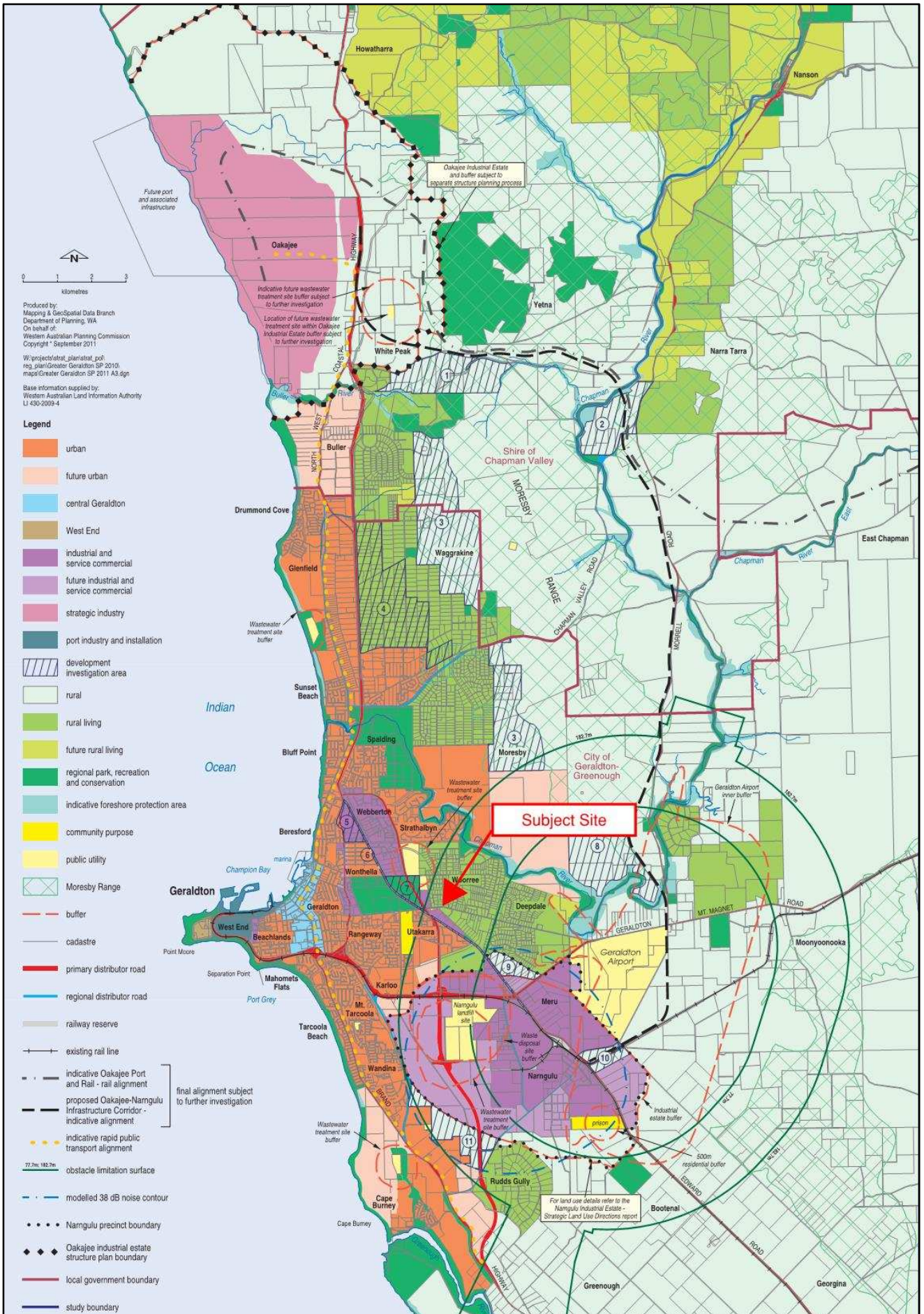


Figure 4 – Greater Geraldton Structure Plan Update 2011

3.3. Commercial Activity Centres Strategy

This Strategy provides a strategic planning framework for the future growth in commercial activity by providing performance-based criteria for commercial centres. The Strategy informs the City and proponents of the potential scale for future retail and commercial development in existing and planned activity centres.

Although the subject land is not specifically identified within the Strategy it is in immediate proximity to the Geraldton Business Park 'Highway Commercial' precinct which is located 250m west along Horwood Road.

The Strategy describes the roles and function of Highway Commercial sites as follows:

The primary function of the Highway Commercial Area is for forms of retail (such as larger showrooms or bulky goods displays) whose floorspace requirements make them unsuited to locate in other areas of commercial development. Generally, office uses, or shopping uses of less than 300m² should not be supported in these areas. The number and smaller size of the existing land parcels along the North-West Coastal Highway may make this difficult to achieve, however preference will be given to larger forms of retail as the primary intent is to ensure that pedestrian-based shopping and uses are located in a pedestrian-friendly urban environment in the core of the activity centres.

3.4. Rangeway Utakarra Karloo Precinct Plan

The Rangeway Utakarra Karloo Precinct Plan (RUK) was compiled in response to the outcomes of the '2029 and Beyond Project' and recognises the important role the area plays in the growth of Greater Geraldton. The Plan identifies four precincts as logical locations for more intense activity. The subject site is located adjacent to the 'East Utakarra' Precinct.

The precinct planning process identified a range of potential initiatives to establish a new East Utakarra centre and integrate it with the existing residential and future commercial area around it, including to 'plan for a new business park precinct to compliment the proposed and future commercial uses to the north of Horwood Road'.

The site has been identified within the document as forming part of the 'gateway' sites into the RUK locality. The document stated that particular attention is to be paid to the landscaping to provide a first impression to the locality. The protection of the existing landscaping is provided through the following condition within the R6 restricted use table:

Development should be sited to ensure existing landscaping on the corner of Edward Road and Horwood Road is maintained to the approval of the Local Government

3.5. City of Greater Geraldton Sporting Futures Report – Volume 1 – Strategy

The objective of this report is to provide an overview of the key findings of previous research, submissions, concepts and City investigations to bring together an overarching master plan that will form the basis for sports infrastructure development for the community.

The area of Lot 47 outside the scope of this amendment contains the recreation ground commonly known as the 'Greenough Oval', which is home to the Rovers Football Club. The Report has identified Greenough

Oval for having development opportunity due to the land being 'freehold' to the City, and recommends the relocation of the club to the future Southern Districts Sporting Facility near Verita Road.

The Report also recommends that in light of the relocation that the Greenough Oval Land Development Project be supported. This proposal intends to develop the land for light industrial purposes.

4. INFRASTRUCTURE AND SERVICING

4.1. Power, Water and Sewer

The subject land is currently serviced by high voltage power supplied in the vicinity of the subject lot with overhead lines. A condition of subdivision is to provide underground electricity supply to both lots.

The subject land is being serviced by potable water as a critical water main runs to the north and to the west of the lot in the service corridor.

The site is not connected to sewer and there is no requirement to connect to deep sewer at time of subdivision.

An underground gas supply is available in Horwood Road. A 150-millimetre diameter high-pressure gas pipeline runs in a north-south direction adjacent to the site's western boundary.

4.2. Existing Road Networks

The subject site is bounded by Edward Road to the south west, and Horwood Road to the north. Access to the site is obtained from both roads.

The Indicative Strategic Road Network Plan (Figure 5) identifies the proximity of the subject site to the alignment of the future Geraldton North-South Transport Corridor (GNSTC) and also shows the future extension of Abraham Street north to connect into Flores Road. This arrangement will significantly improve transport connectivity in the area.

The GNSTC will become the primary north-south road servicing the wider Geraldton area and will function as a bypass for non-heavy vehicles. The GNSTC will take pressure off the North West Coastal Highway, which presently experiences high levels of congestion due to its design constraints and proximity to numerous traffic generating developments. In 2013 the City adopted the 'Geraldton North-South Transport Corridor (Position Statement)' Local Planning Policy which seeks to provide a clear position on the City's prioritisation of the corridor.

Rezoning for the site to 'Highway Commercial' will facilitate land use that can take advantage of the sites close location to the GNSTC and regional road network.

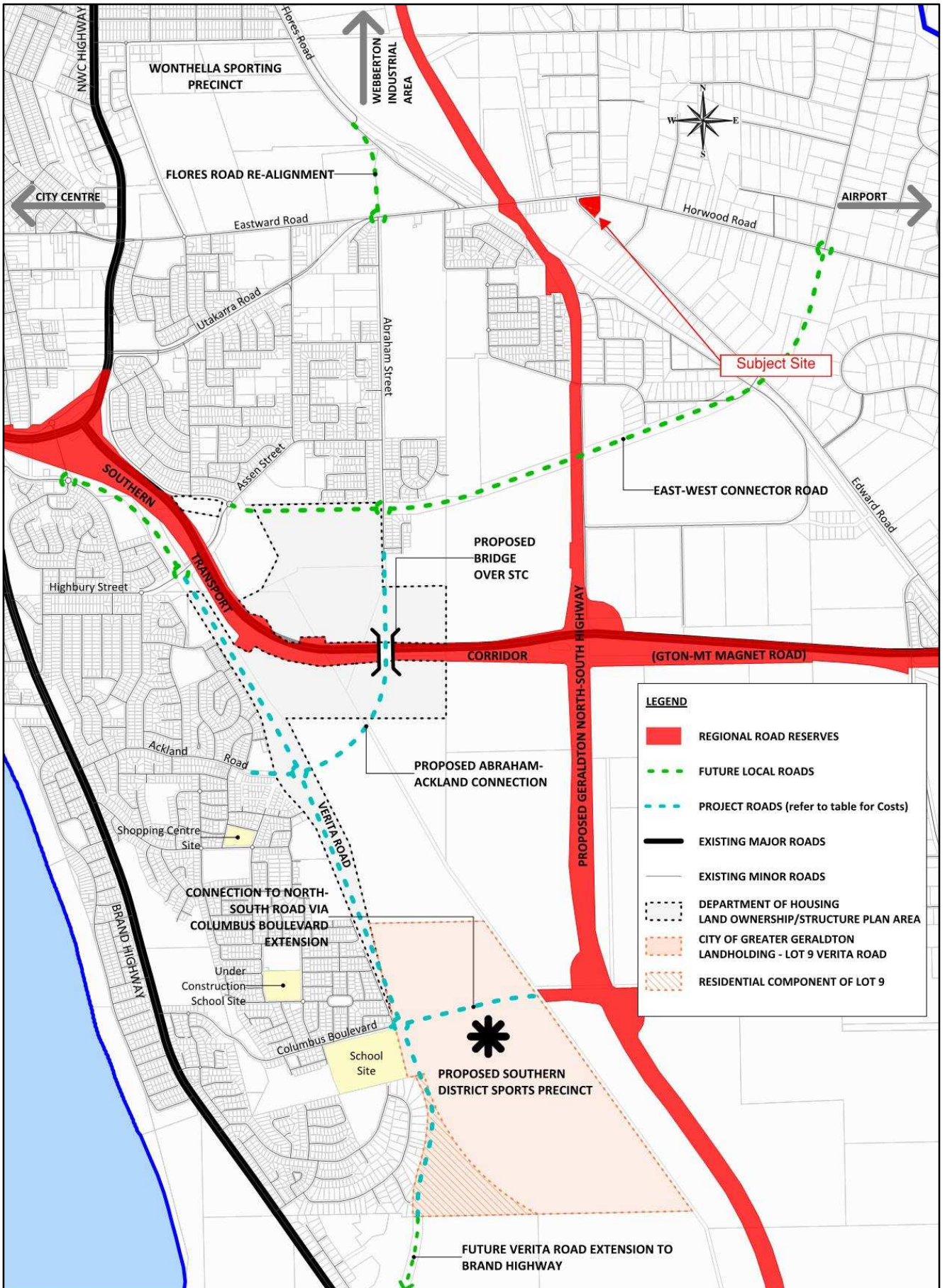


Figure 5 – Indicative Strategic Road Network Plan

5. SCHEME AMENDMENT JUSTIFICATION

The site is considered suitable for development in accordance with the land use provisions and development standards applicable to the 'Highway Commercial' zone with restricted uses under Local Planning Scheme No. 5 (Greenough).

The sites relatively small size of 8331m² and its irregular shape mean any future development is likely to be limited to small scale, low intensity uses. However, to ensure that only appropriate uses for the site are considered, restricted use provisions have been included, as below:

No.	Description of Land	Restricted Uses	Conditions
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It is considered that these restrictions on uses within the 'Highway Commercial' zone will act as a land use transition buffer between the light industry and commercial land to the south west including the greater Narngulu Industrial Estate area to the south, and the Rural Residential land to the north and east.

The current use of 'Office' is considered an 'A' Advertising use within the 'Highway Commercial' zone of Local Planning Scheme No. 5 (Greenough) and therefore no changes to the current land use is necessary.

The proposed rezoning supports future development of the site and takes advantage of its location in close proximity to the district and regional road network, including the proposed GNSTC. The sites position close to the Geraldton Business Park, adjacent to existing 'Light Industry' and 'Commercial' zoned land along Edward Road, and the possible industry redevelopment of Greenough Oval assists in the growth of an efficient, intense and compact service commercial precinct along Horwood Road. This location also services the Narngulu Industrial area to the south.

As Lot 47 Horwood Road is listed on the City's Municipal Inventory, redevelopment of the site is governed by the City's 'Heritage Conservation and Development' Local Planning Policy. The Restricted Use 6 table approved as part of this amendment requires that the landscaping on the corner of Horwood and Edward

Roads be maintained to the approval of the Local Government. Retention of the vegetation is consistent with being a 'gateway' site to the Rangeway Utakarra Karloo Precinct.

6. CONCLUSION

The current zoning of the subject site is reflective of its previous use as the Shire of Greenough administrative building and council chambers. The rezoning of the site will enable a wider range of uses for the existing building and land area, yet will be restricted to form an appropriate land use buffer between existing industry/commercial uses and the surrounding Rural Residential landholdings.

It is considered that expanding the range of uses permissible for the site would complement the long term strategic intent as a broader extension of the existing Geraldton Business Park Precinct which is generally consistent with the objectives of the Commercial Activity Centre Strategy and the Rangeway Utakarra Karloo Precinct Plan.

PLANNING AND DEVELOPMENT ACT 2005

RESOLUTION DECIDING TO AMEND A LOCAL PLANNING SCHEME

**CITY OF GREATER GERALDTON
LOCAL PLANNING SCHEME No. 5 (Greenough)**

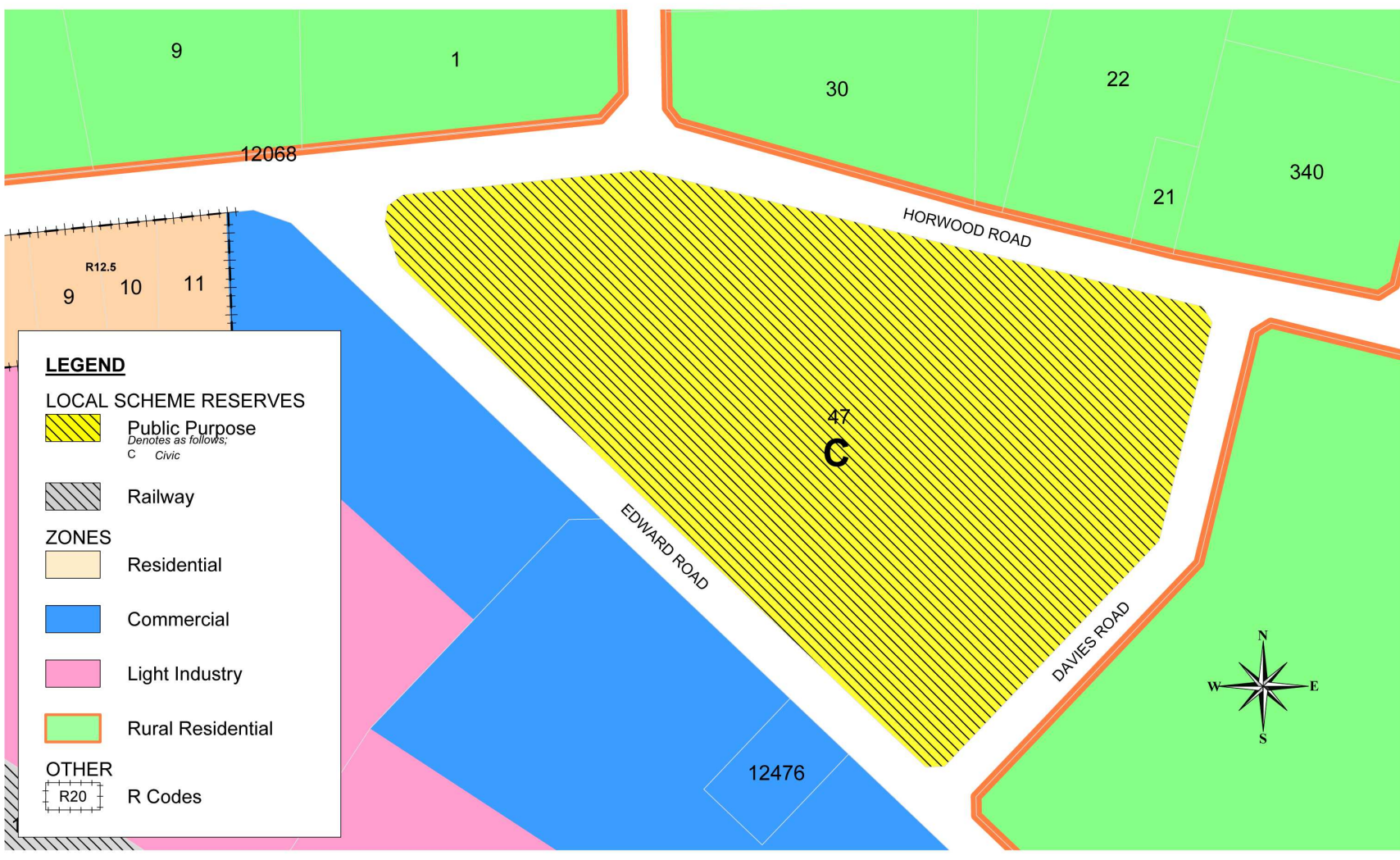
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3. Modify the scheme map accordingly.



LEGEND

LOCAL SCHEME RESERVES

- Public Purpose
Denotes as follows;
C Civic
- Railway

ZONES

- Residential
- Commercial
- Light Industry
- Rural Residential

OTHER

- R Codes



EXISTING ZONING MAP

Scale 1:2,500

Date	04-Nov-13
Department	IPD (Assets)
Drawing No.	
Operator	RJT
Paper Size	A4

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.



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PROPOSED ZONING MAP

Scale 1:2,000

Date	04-Nov-13
Department	IPD (Assets)
Drawing No.	
Operator	RJT
Paper Size	A4

ADOPTION

Adopted by resolution of the Council of the City of Greater Geraldton

at the _____ meeting of the Council held on the
_____ day of _____ 2014.

MAYOR

CHIEF EXECUTIVE OFFICER

FINAL APPROVAL

Adopted for final approval by resolution of the City of Greater Geraldton

at the _____ meeting of the Council held on the
_____ day of _____ 2014.

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