

**City of Greater Geraldton – Local Planning Scheme No. 5 (Greenough)
Amendment No. 21 – Schedule of Submissions**

Number & Date	Submitter	Nature of Submission	Comment	Recommendation
1 (14/04/2014)	Private Landowner	Support.		Note Submission
2 (10/04/2014)	Department of Education	No objection to the proposed amendment.		Note Submission
3 (15/04/2014)	Main Roads WA	While the site is close to the future alignment of the North South Highway, it is not considered that this would have any impact on the current or planned Main Roads network.		Note Submission
4 (24/04/2014)	Private Landowner	Object. Concerned how the rezoning may devalue our property.	In essence, the planning issue for consideration by a local government is not whether a proposal will adversely impact on the value of land, but whether the proposal will have an adverse impact on the amenity of the locality. Accordingly, a submission that suggests a proposal will have an adverse impact on the value of land can be disregarded unless it can be shown that the reason for the reduction in value is due to an adverse impact on the amenity of the locality. There is no such evidence.	Dismiss Submission
		Commercial properties are very messy and will be an eyesore when we pass by.	The site has been identified within the Rangeway Utakarra Karloo (RUK) Precinct Plan as forming part of the 'gateway' sites into the RUK localities. Due to this, particular attention is to be paid to the landscaping to provide a good first impression to the locality. The protection of the existing high amenity landscaping is provided through the following condition within the R6 restricted use table: <i>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</i>	Dismiss Submission

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4 continued		Noise levels could also be concerned.	The proposal is to rezone the land to 'Highway Commercial' with the uses being restricted under the R6 restricted use table. The uses prevented from locating on the site have been specifically chosen to ensure that any future development is compatible with the location and the mix of surrounding land uses. Any future development is required to comply with the relevant decibel levels as set out in the Environmental Protection (Noise) Regulations 1997.	Note Submission
		There are no open maintained spaces for the public to safely use when the oval is demolished. Many people use the oval as it is green, safe and off the roads as there are not footpaths to work around.	The Greenough Oval is outside the scope of this Amendment and Council has previously dealt with the matter as part of the City's Sporting Futures Report.	Note Submission
5 (2/05/2014)	Department of Aboriginal Affairs	There are no known Aboriginal heritage sites or places within the proposed Amendment therefore no impact to any heritage values and no heritage clearance required.		Note Submission
6 (12/05/2014)	Department of Fire and Emergency Services (UXO Services)	Support.		Note Submission
7 (13/05/2014)	State Heritage Office	No objection.		Note Submission
8 (15/05/2014)	Department of Health	No objection to the proposed amendment subject to all developments being connected to scheme water and reticulated sewage in order to comply with the draft <i>Country Sewerage Policy</i> .	Scheme water is connected to the site. No conditions were placed on the subdivision of the land that required connection to reticulated sewage and therefore no connection is proposed. Existing on-site effluent disposal systems are sufficient.	Note Submission
9 (16/05/2014)	Water Corporation	Does not object to this development in principle and provided comments in regard to the future subdivision of the Greenough Oval.	The comments of the Water Corporation are applicable to the future subdivision of the Greenough Oval and not this Amendment.	Note Submission