



City of
Greater Geraldton
a vibrant future



**CITY OF GREATER GERALDTON
TOWN PLANNING SCHEME NO.5 (GREENOUGH)
AMENDMENT NO. 23**

**PORTION LOT 9004 PRESENTATION PARADE,
WAGGRAKINE
(TO BE KNOWN AS LOT 442 ON DP 403491)**

**"RESIDENTIAL R12.5"
TO
"RESIDENTIAL R30"**

RESOLUTION TO AMEND A TOWN PLANNING SCHEME

CITY OF GREATER GERALDTON TOWN PLANNING SCHEME NO. 5 (GREENOUGH)

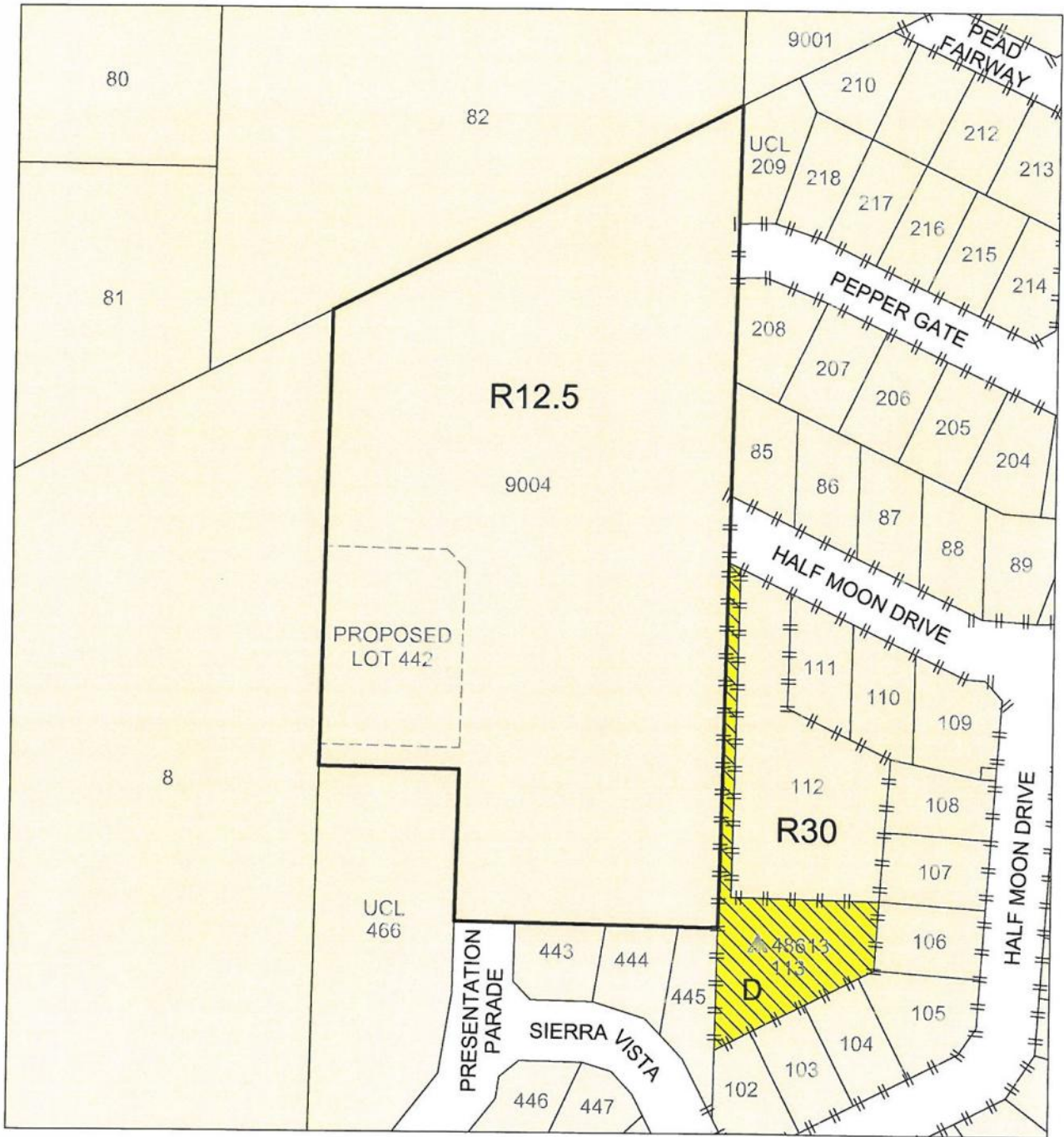
AMENDMENT NO. 23

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 Town Planning Scheme by-

1. Modifying the residential coding of portion Lot 9004 (to be known as Lot 442 on DP 403491) Presentation Parade, Waggrakine from "R12.5" to "R30";
2. Amending the Scheme Map accordingly.


CITY OF GREATER GERALDTON

TOWN PLANNING SCHEME No. 5 (DISTRICT SCHEME)



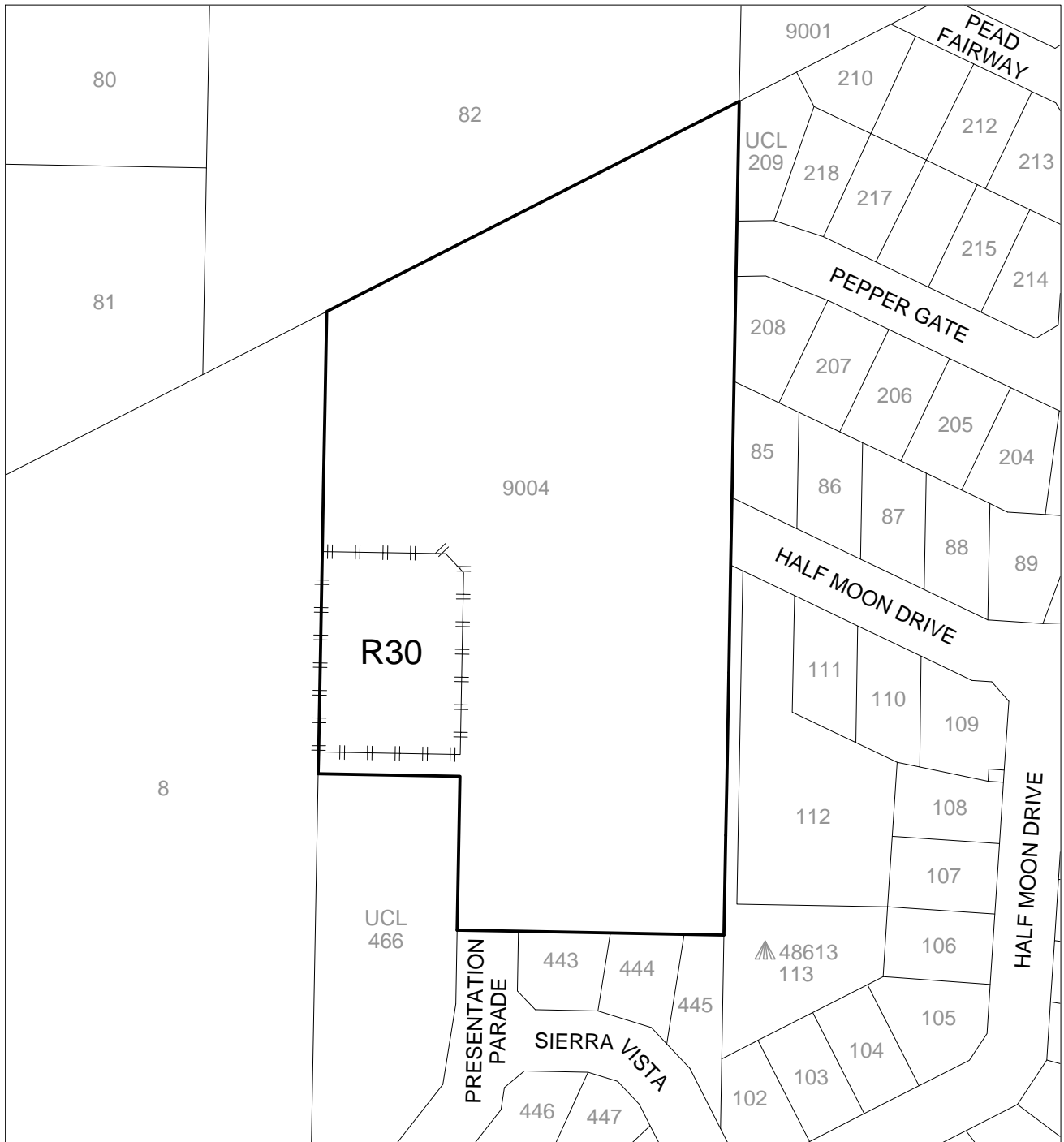
LEGEND

- 
RESIDENTIAL
- 
COMMUNITY AND PUBLIC PURPOSES
DENOTED AS FOLLOWS:
D DRAINAGE
- 
R CODES

 LANDWEST <small>URBAN AND RURAL PLANNING CONSULTANTS</small>	8 Anzac Terrace Geraldton WA 6530 PO BOX 1597 Geraldton WA 6531 Email : info@landwest.net.au Phone : (08) 9965 0550 Fax : (08) 9965 0559	CLIENT: WESTBROOK ASSETS PTY LTD TITLE: EXISTING ZONING LOT 442 (PORTION LOT 9004) ON DP 403491 PRESENTATION PARADE, WAGGRAKINE				
	CERTIFICATE OF TITLE: N/A DATE LAST MODIFIED: 17/07/2014		REV: DATE: DETAILS:	BY: APPROVED:		
	DESIGNED: GMB	DRAWN: SD	APPROVED:	SCALE: 1:2000	@A4	
	<small>* 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.</small>				PLAN: 14133-EZ	

CITY OF GREATER GERALDTON

TOWN PLANNING SCHEME No. 5 (DISTRICT SCHEME)



LEGEND



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CLIENT: WESTBROOK ASSETS PTY LTD		REV:	DATE:	DETAILS:	BY:	APPROVED:
TITLE: PROPOSED ZONING LOT 442 (PORTION LOT 9004) ON DP 403491 PRESENTATION PARADE, WAGGRAKINE						
CERTIFICATE OF TITLE: N/A	DATE LAST MODIFIED: 02/09/2014					
DESIGNED: GMB	DRAWN: SD	APPROVED:	SCALE: 1:2000			@ A4

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PLAN: 14133-PZ

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1.0 INTRODUCTION

This report is in support of the application to the City of Greater Geraldton to initiate a scheme amendment over a portion only of Lot 9004 Presentation Parade Waggrakine, to amend the residential coding for development from R12.5 to R30.

The rezoning of the portion of the lot will facilitate medium density residential development in accordance with the endorsed Waggrakine Residential Estate Structure Plan.

2.0 LAND DESCRIPTION

Lot 9004 is located within "*Seafields Estate*" in the suburb of Waggrakine. The lot is north of Presentation Parade and west of Half Moon Drive. A location plan is appended at **Figure 1**.

Lot 9004 was created as a "balance lot" on Deposited Plan Lot 67952 and is contained in Certificate of Title 2773/380. The registered proprietor is Westbrook Asset Pty Ltd.

Lot 9004 is subject to current WAPC Approval 148287 which proposes the creation of 174 residential lots as a part of further stages of "*Seafields Estate*". An extract of the approved WAPC plan is attached at **Figure 2**.

Only portion of Lot 9004 is subject to the scheme amendment application, known as Lot 442 on the approved subdivision plan and identified on the approved plan as a grouped housing site. The portion to be rezoned will legally be known as Lot 442 on Deposited Plan 403491 and created as a part of Stage 2A development works.

Lot 9004 is 2.91ha in area, the portion to be rezoned is 3000m² in area. The area of Lot 442 and therefore the amendment extent is identified in the endorsed licensed surveyor's pre-calculation plan, a copy of which is enclosed at **Figure 3**.

The lot will be regular in shape, with frontages of 40m and 59m respectively to Half Moon Drive and Presentation Parade. The future lot will derive access to extensions to Presentation Parade and Half Moon Drive. It will be subject to site works at time of construction and be provided with a full complement of urban services as required.

The landholding will be surrounded by residential lots of varying sizes in accordance with the residential zoning and development aspirations of statutory agencies for fully serviced urban development, The lot will be adjoined on its western and southern boundaries by a future POS reserve.

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

The amendment will facilitate an increased range of residential choice in the Geraldton region by catering for varying household composition and demand; this is consistent with the vision for the midwest region to provide for an expanding economy and population.

3.2 Geraldton Region Plan and Greater Geraldton Structure Plan 2011

The Geraldton Region Plan (1999) was prepared by the Western Australian Planning Commission (WAPC). The Region Plan provides a regional planning framework for the entire Geraldton region (which extends from the Shire of Northampton to the Shire of Irwin and inland to the Shire of Mullewa) and detailed planning for Greater Geraldton.

The Geraldton Region Plan incorporates a detailed Greater Geraldton Structure Plan. The subject land is identified as Future Urban within the Greater Geraldton Structure Plan. In June 2011, an updated Greater Geraldton Structure Plan 2011 was released. This 2011 plan is to be read 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 Greater Geraldton Structure Plan 2011 identifies the subject land as Urban. This reflects that all Future Urban designations from the

original structure Plan (with two exceptions) were identified as Urban in the updated structure plan, and recognizes the need to provide for *“rising housing demand in Greater Geraldton in the immediate term.”*

The structure plan identifies that there is a need for local structure planning to occur for urban designations and an opportunity to increase residential density coding to support infill development under the relevant local planning scheme/s where servicing constraints can be overcome.

The proposed lot has previously been identified in a local structure plan as having potential for grouped housing and increased residential density, which accords with region plan parameters.

3.3 City of Greater Geraldton Residential Development Strategy

In 2013 the local authority endorsed their Residential Development Strategy. The overarching objective the strategy document is to provide a framework for sustainable residential growth in the City of Greater Geraldton.

The Strategy does not provide specific residential codes for individual landholdings but rather provides guidance for residential densities that may be contemplated through the strategic and statutory planning processes.

Small increases in density can be considered to facilitate medium density development adjacent to areas of high amenity such as public open space.

3.4 City of Greater Geraldton Town Planning Scheme No 5

Lot 9004 is zoned Single Residential R12.5 in the City of Greater Geraldton Town Planning Scheme No.5 (Greenough).

In accordance with the provisions of the Residential Design Codes, the following provisions apply for the R12.5 Single Residential zoning –

Minimum Lot Size	700m ²
Average Lot Size	800m ²

Clause 5.3.2 of the TPS - *Special Application of Residential Design Codes* delineates that grouped dwelling development may be considered at R20 density of development provisions; however a maximum of two dwellings only can be achieved where this provision is enacted.

Development at R30 standards, as proposed by the amendment will facilitate –

Minimum Lot Size	260m ²
Average Lot Size	300m ²

The amendment is commensurate with increasing opportunities for dwelling yield and dwelling choice based on varying household composition.

3.5 Waggrakine Residential Estate Structure Plan

The greater development area is included in the Waggrakine Residential Estate Area Structure Plan previously endorsed by the local authority and Western Australian Planning Commission. The structure plan defines the movement network, and allocates POS across the structure plan area. An extract that includes the subject land is included at **Figure 4**.

The structure plan defines predominant single residential development at a base density of R12.5 with a minimum lot size of 700m². The structure plan delineates a number of grouped housing sites, including a site over portion of Lot 9004 adjoining POS reserve. The structure plan notes that a Detailed Area Plan (DAP) will be required at subdivision stage to address lot/dwelling layout, orientation to street frontages and adjoining public open space, on-site parking, fencing, and other safety and amenity principles.

4.0 JUSTIFICATION FOR AMENDMENT

The local planning framework identifies areas for residential development and growth to ensure adequate supply of suitably zoned land, whilst ensuring development for higher density residential development occurs in a planned and co-ordinated manner. This is in recognition of need to service the needs of an identified growing population.

Structure planning for the greater residential estate in which the subject land is located, identified the site as being suitable for higher residential density development. This is supported by the subsequent issue of a subdivision approval by the WAPC which creates proposed Lot 442.

The rezoning of the landholding will facilitate a medium density grouped housing development in accordance with the provisions of the Residential Design Codes for the R30 code.

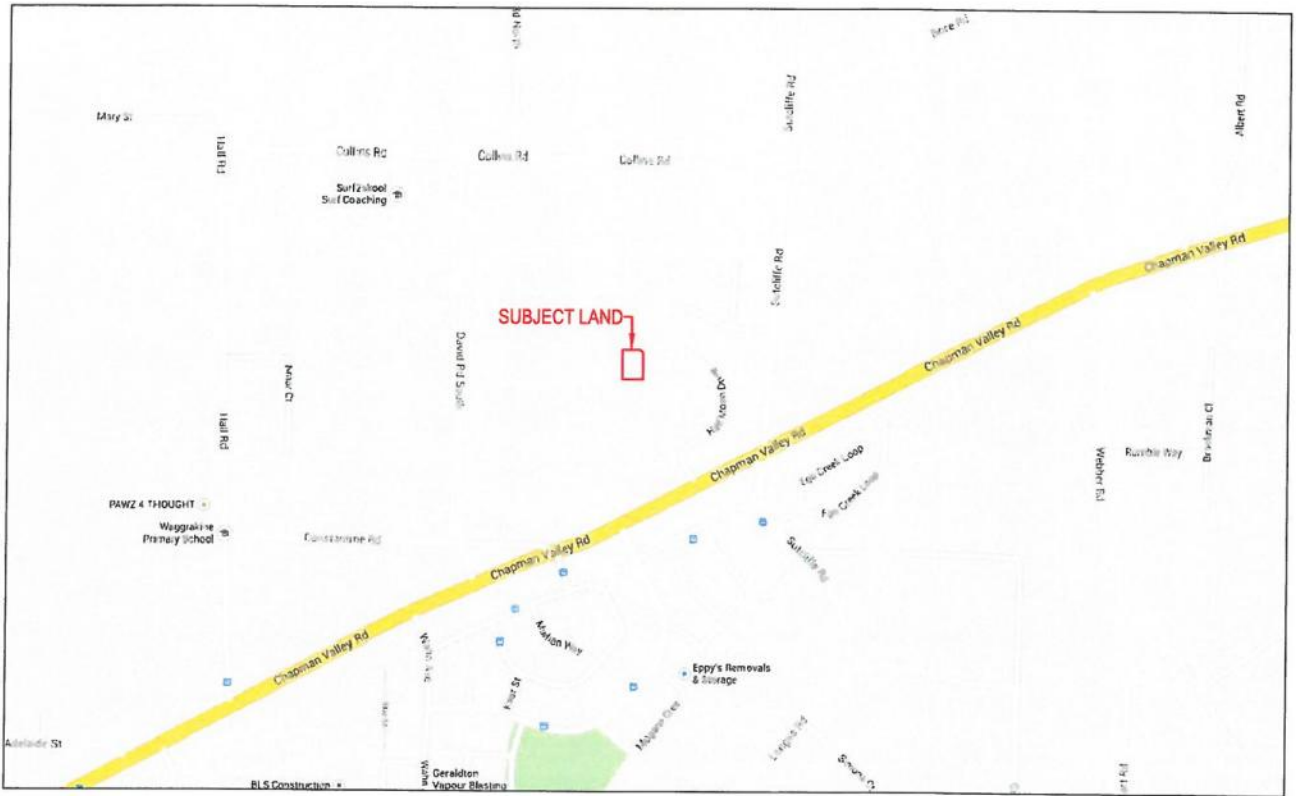
As a condition of the current WAPC approval which will create proposed Lot 442, a Detailed Area Plan (DAP) for the lot will be prepared to address development design criteria. This ensures the final built form will address the performance criteria of the Residential Design Codes, particularly in regards to frontage to the adjoining proposed POS reserve. The parent lot configuration provides opportunity for achieving good design outcomes for future dwellings.

The proposal will facilitate a greater diversity in lot sizes and residential alternatives in the suburb which will be adequately serviced with future community facilities and neighbourhood services as demonstrated in the endorsed structure plan, whilst ensuring the continuation of the residential characteristic of the locality.

It is contended that the residential re-coding proposed by the amendment is consistent with state and local planning objectives and will result in a more sustainable use of land available and the associated service infrastructure.

City of Greater Geraldton Town Planning Scheme No 5 Amendment No 23
Prepared for Westbrook Assets Pty Ltd Project 14133
v1 July 2014

**FIGURE 1
LOCATION MAP**



LOCALITY PLAN - Not to scale
SOURCE - GOOGLE MAPS



LOCATION PLAN - Not to scale
SOURCE - C.O.G.G. INTRAMAPS

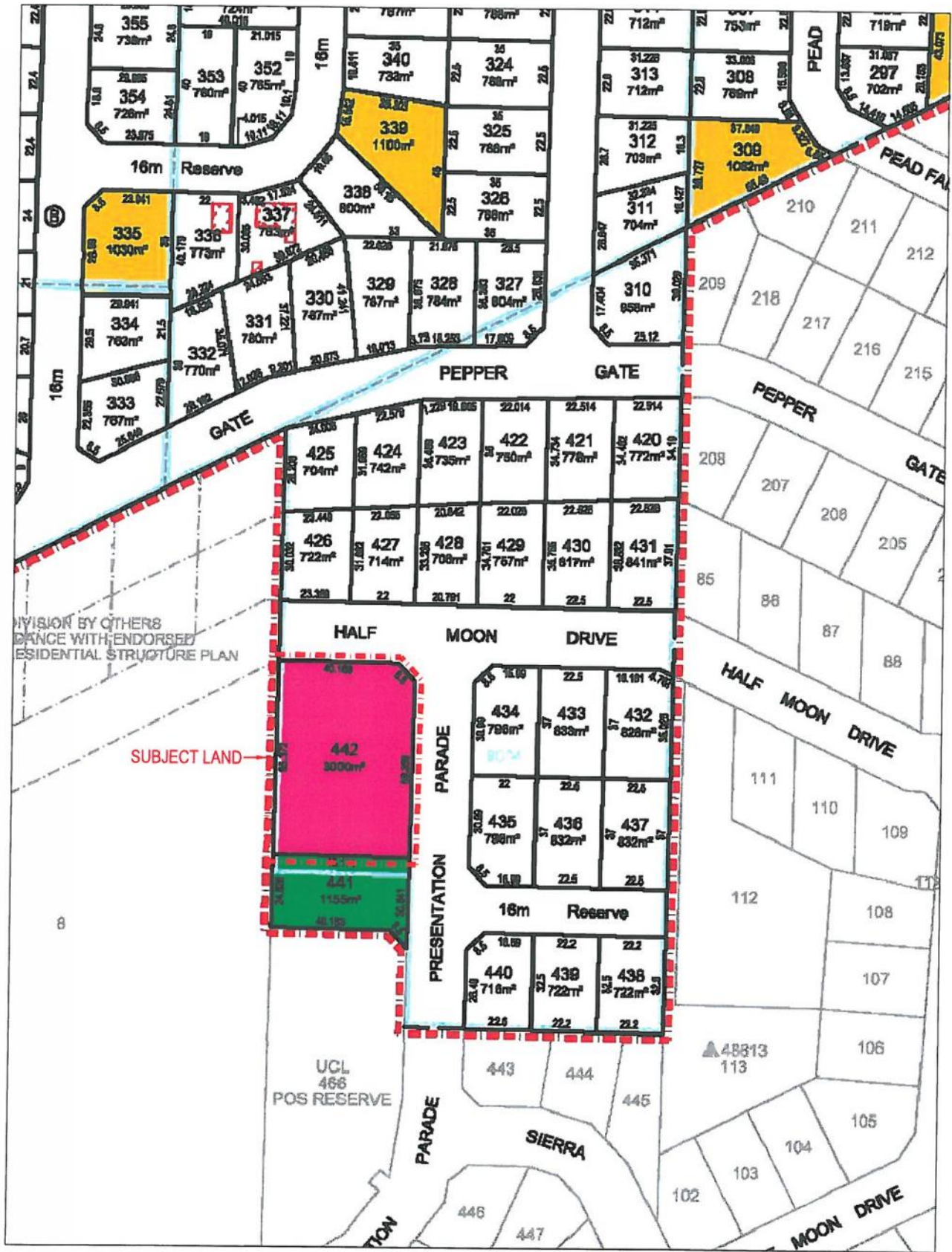


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CERTIFICATE OF TITLE: N/A	DATE LAST MODIFIED: 17/07/2014	REV:	DATE:	DETAILS:	BY: APPROVED:
DESIGNED: GMB	DRAWN: SD	APPROVED:	SCALE: NTS	@A4	

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FIGURE 2
APPROVED SUBDIVISION PLAN EXTRACT
WAPC REF_148287



PROVISION BY OTHERS
 IN ACCORDANCE WITH ENDORSED
 RESIDENTIAL STRUCTURE PLAN

SUBJECT LAND

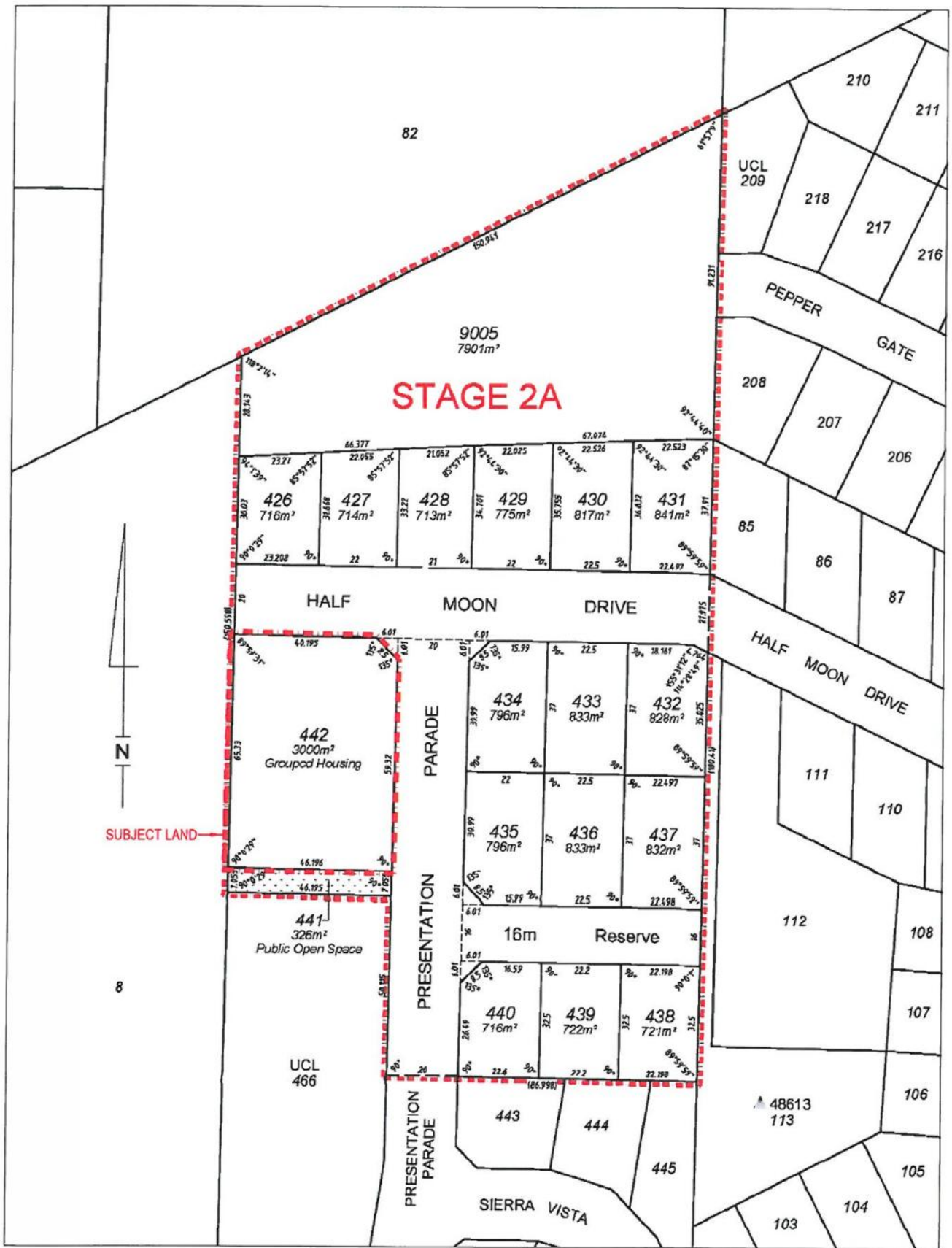
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CLIENT:	WESTBROOK ASSETS PTY LTD			REV:	DATE:	DETAILS:	BY:	APPROVED:
TITLE:	APPROVED SUBDIVISION PLAN EXTRACT WAPC REF: 148287			DESIGNED:	GMB	DRAWN:	SD	APPROVED:
CERTIFICATE OF TITLE:	N/A	DATE LAST MODIFIED:	17/07/2014	SCALE:	NTS		@A4	
PLAN:				FIGURE 2				

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FIGURE 3
SEAFIELDS ESTATE STAGE 2A
PRE-CALCULATION PLAN EXTRACT




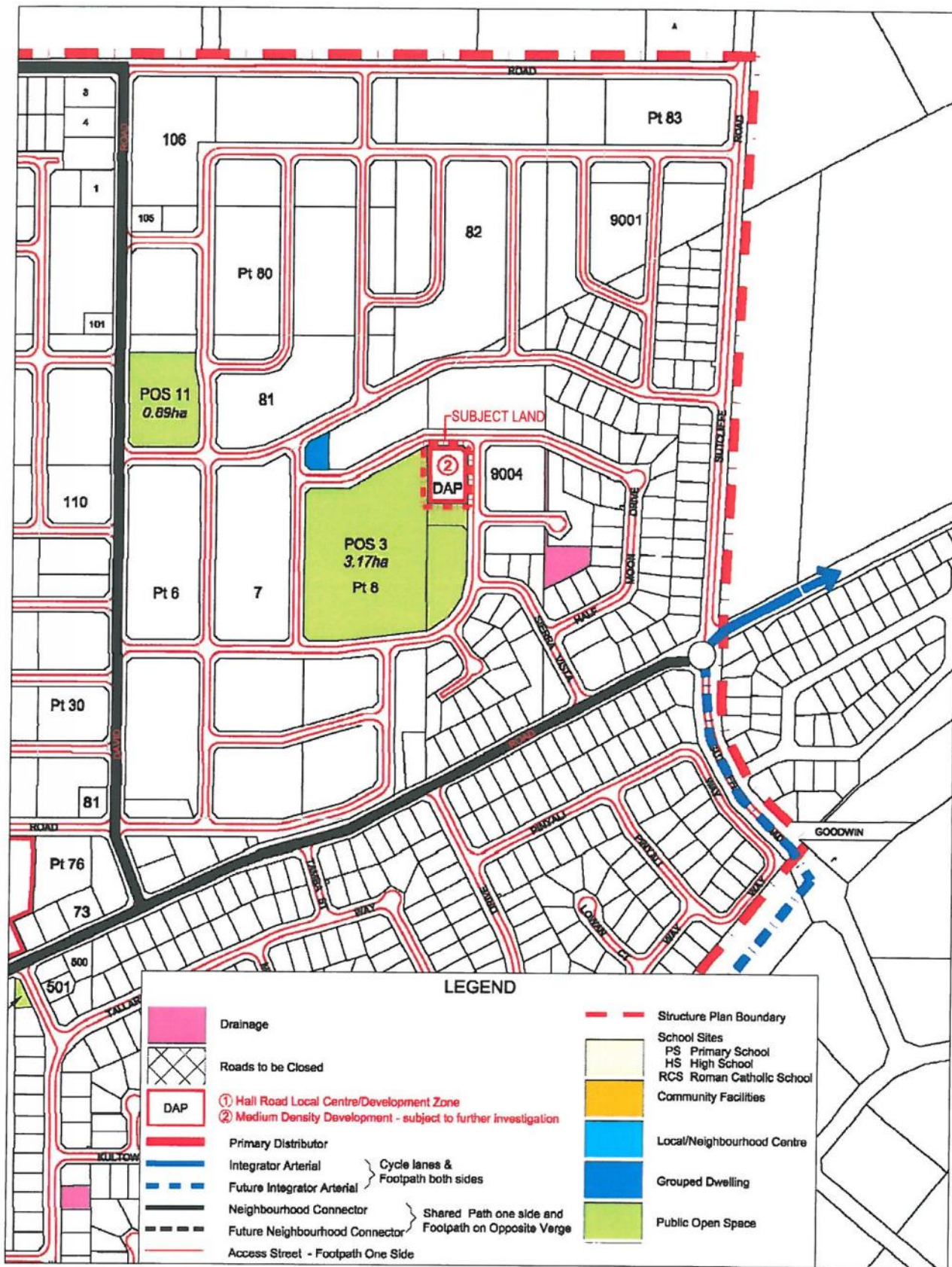
 <p>8 Anzac Terrace Geraldton WA 6530 PO BOX 1597 Geraldton WA 6531 Email : info@landwest.net.au Phone : (08) 9965 0550 Fax : (08) 9965 0559</p>	CLIENT:	WESTBROOK ASSETS PTY LTD							
	TITLE:	SEAFIELDS ESTATE - STAGE 2A PRECALCULATION PLAN EXTRACT							
	CERTIFICATE OF TITLE:	N/A	DATE LAST MODIFIED:	17/07/2014	REV:	DATE:	DETAILS:	BY:	APPROVED:
	DESIGNED:	GMB	DRAWN:	SD	APPROVED:		SCALE:	NTS	@A4
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FIGURE 4
WAGGRAKINE RESIDENTIAL ESTATE
STRUCTURE PLAN EXTRACT



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TITLE: WAGGRAKINE RESIDENTIAL ESTATE STRUCTURE PLAN EXTRACT		CERTIFICATE OF TITLE:	N/A	DATE LAST MODIFIED:	17/07/2014	
DESIGNED:	GMB	DRAWN:	SD	APPROVED:		SCALE: NTS @A4
PLAN: FIGURE 4						

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