



LANDWEST

CITY OF GREATER Geraldton TOWN PLANNING SCHEME NO 5 AMENDMENT NO 22
PREPARED FOR SUNCITY CHRISTIAN CENTRE INC PROJECT 13160
V1 APRIL 2014



City of
Greater Geraldton
a vibrant future



**CITY OF GREATER GERALDTON
LOCAL PLANNING SCHEME NO.5 (GREENOUGH)
AMENDMENT NO. 22**

LOT 11379 ASSEN STREET, KARLOO

~

**ADDITIONAL USE
(COMMUNITY PURPOSE)**



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RESOLUTION TO AMEND A LOCAL PLANNING SCHEME
CITY OF GREATER GERALDTON
LOCAL PLANNING SCHEME NO. 5 (GREENOUGH)
AMENDMENT NO. 22

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. Insert A1 Additional Use Community Purpose to Lot 11379 Assen Street;
2. Including the following into Schedule 2 – Additional Use in the Local Planning Scheme;

No.	Description of Land	Additional Use	Conditions
1	Lot 11379 Assen Street Karoo	Community Purpose "A" Use	As Determined by Local Government

3. Amending the Scheme Map accordingly.



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CITY OF GREATER GERALDTON TOWN PLANNING SCHEME NO 5 AMENDMENT NO 22
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PLANNING AND DEVELOPMENT ACT 2005
RESOLUTION TO AMEND A LOCAL PLANNING SCHEME
CITY OF GREATER GERALDTON
LOCAL PLANNING SCHEME NO. 5 (GREENOUGH)
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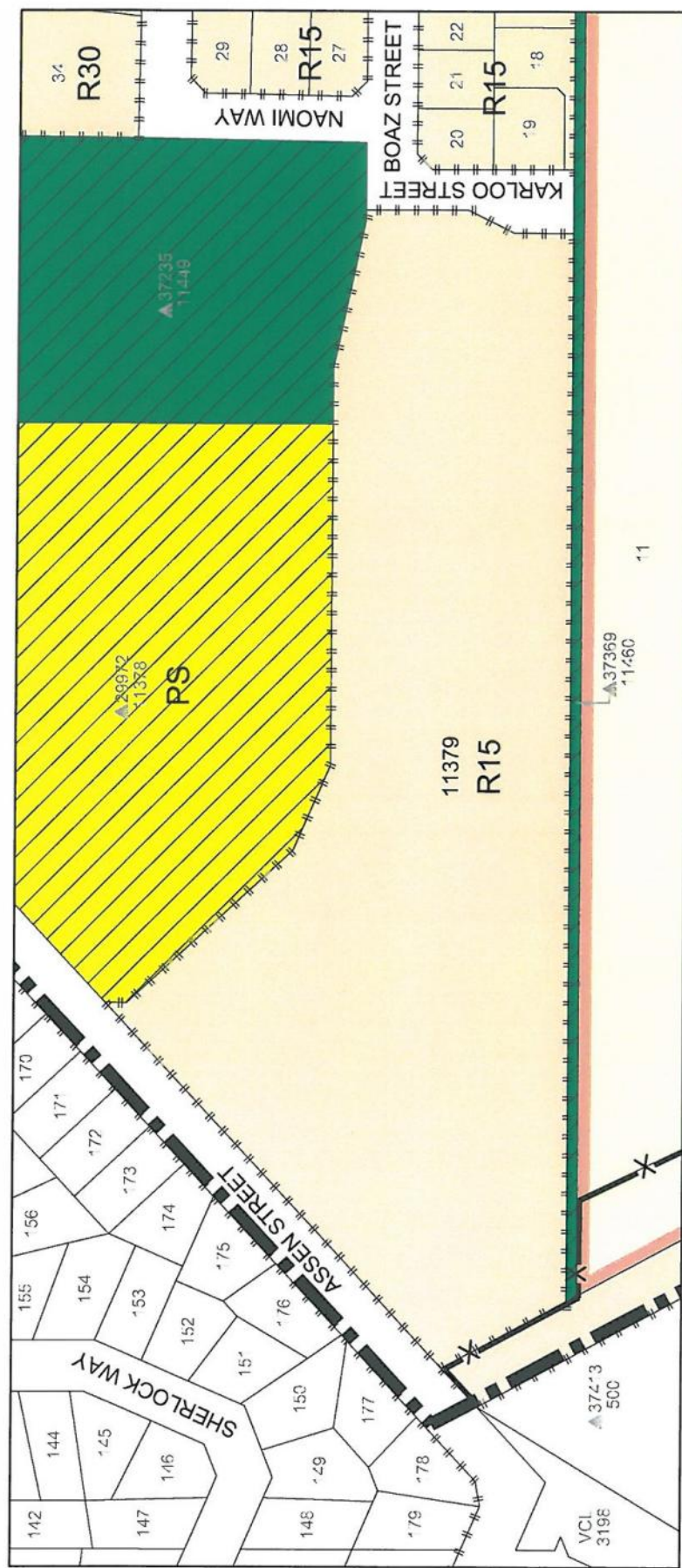
No.	Description of Land	Additional Use	Conditions
1	Lot 11379 Assen Street Karlool	Community Purpose "A" Use	As Determined by Local Government

3. Amending the Scheme Map accordingly.

Dated this _____ day of _____ 20_____.

CHIEF EXECUTIVE OFFICER

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	RESIDENTIAL		PARKS AND RECREATION		COMMUNITY AND PUBLIC PURPOSES		SCHEME BOUNDARY
	R CODES		DEVELOPMENT	PS	PS PRIMARY SCHOOL		TOWNSITE - LAND ACT

TITLE:		EXISTING ZONING LOT 11379 ON DEPOSITED PLAN 183634 ASSEN STREET, KARLOO		CLIENT:		SUN CITY CHRISTIAN CENTRE INC.		 LANDWEST LAND AND HOUSE PLANNING CONSULTANTS		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		REV. DATE: DESIGNED:		DETAILS: GMB		BY: APPROVED:		PLAN: 13160-EZ	
				CERTIFICATE OF TITLE: 2018-191		DATE LAST MODIFIED: 18/03/2014										DRAWN: SD			
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ADDITIONAL USE

LEGEND

PLAN: 13160-PZ



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PREPARED FOR SUNCITY CHRISTIAN CENTRE INC PROJECT 13160
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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 Lot 11379 Assen Street Karloo. The amendment will rezone the lot to include the additional use of 'Community Purpose' to the existing 'Residential' zone.

The additional use will enable the development of a range of community purpose facilities and service provision undertaken by Sun City Care, on behalf of Sun City Christian Centre Inc.



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2.0 LAND DESCRIPTION

The subject land is contained in Certificate of Title 2018/191 and the registered proprietor is Sun City Christian Centre Inc ("SCCC").

The subject site is located between Assen Street and Karloo Court in the suburb of Karloo, bordering Rangeway. A location plan is included at **Figure 1**. The landholding is 4.7ha in area. It is vacant at present, and contains low grade vegetation. It is traversed by a system of fire breaks. The land undulates gently from the Assen Street frontage at approximately 33m AHD to 26m AHD at the Karloo Court frontage. An aerial photograph is included for assistance at **Figure 2**.

The site is serviced with reticulated power, water and sewerage services, and both road frontages are sealed.

The land adjoining and adjacent to the subject lot comprises various zonings and land uses. Residential development is located to the to the northwest and east, Public Purpose (Primary School) to the north (undeveloped), Development to the south (undeveloped) and Parks and Recreation for a portion abutting the north eastern boundary (undeveloped). John Willcock secondary school is located to the south west of the site. Adjoining land use context is indicated at **Figure 3** appended to the application.

Previously, the City of Greater Geraldton has granted planning approval to SCCC for Place of Worship and Outbuilding, development of which is currently in the final stages of planning (TP13/355).



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3.0 SUN CITY CARE FACILITIES AND PROGRAMS

Sun City Care operates under the auspice of the Sun City Christian Centre Inc, which is a non-profit organisation which operates from a Christian heritage. Sun City Care provides for the needs of the community in which it exists – the young, the old and the disadvantaged.

Strategic planning for SCCC identified a need for significant infrastructure investment in order to more sustainably develop and support the work undertaken by Sun City Care, and to meet the needs of the community, both existing and anticipated. To this end, the subject land was acquired by SCCC in 2012. The objectives of SCCC also note that proposed infrastructure will be located “in the heart” of a high need community and is intended to enhance and assist with revitalisation of the area in which it will be located.

In addition to the Place of Worship and associated outbuilding/s previously approved, a range of additional facilities will be required to be developed incrementally when funding opportunities are available, to support anticipated programs (in conjunction with place of worship building). Ultimately, these may include emergency accommodation, transitional housing, medical facilities; community kitchen and dining area, community garden and thrift shop. The longer term land use of buildings will be better managed by the proposed additional use community purpose zoning.

Through these facilities a range of community services are intended to be delivered which may include (but are not limited to) -

Practical Assistance

Distribution of food parcels and meals to individuals and families.

Provision of free breakfasts and cooked lunches up to 5 days per week for individuals and families in need.

Distribution of affordable clothing in partnership with Midwest Disaster Relief. Providing an opportunity for lower income earners to attain clothing suitable for interviews and special occasions.

Distribution of household items to individuals and families in need.

Referrals to Midwest Disaster Relief for clients who wish to access their services.

Continuation of Mobile Soup Van services. Provision of soup throughout Geraldton community as currently committed and approved under planning approval TP09/118.

Emergency Accommodation

Offering short to medium term accommodation for individuals and families in need.

Offering crisis accommodation, including provision of meals and access to support services for up to 7 days. Residents may then move into transitional

accommodation. Through this residents are offered individualised case

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management, support services, training and encouragement to be involved in volunteer activities.

Case management via referrals, advocacy, linking into training and volunteer services, provision of tenancy and life skill programs.

Training and Education

Provision of 'work for the dole' programs. The availability of a variety of programs, from Certificates 1 through to 3 in Retail, Hospitality and Permaculture.

Courses in life skills such as Parenting, Anger Management, Budgeting, Personal Presentation and Interview Skills.

Courses for individual development such as Adult Literacy and Numeracy, basic Computer Skills and similar courses that can be developed over time.

Community Garden

A community garden providing an opportunity for the community to lease raised garden beds, while being involved in ongoing work of the gardens. The gardens will see the facilitation of a common meeting place, workshop areas and tool shed, water tanks, high tunnel propagation and garden areas, pizza oven, compost and mulching areas. Espalier fruit trees, herb garden and indigenous planting is to be incorporated throughout the community garden.

Associated with Sun City Care the community garden will assist in the facilitation of a 'Work for the Dole program'. The produce as a result of the garden will form a portion of food handouts. The harvest will also contribute to the community meals prepared from the proposed 'Care Centre'.

Volunteer Opportunities

Volunteers from Sun City Christian Centre and Sun City Care will be utilised throughout the facilities. Volunteers will be inducted through a training program available to those volunteering their time within the services provided.

Intention to develop an opportunity for corporate volunteers, community volunteers and school volunteering programs.

Intention to host an annual 'Caring for Our Community' conference. Aimed to up skill workers and volunteers who provide care within the community.

Other

Youth Group

Sunday School

Bible College

Indoor Playground

Creche

Mobile Van for Free Meal/Soup Distribution

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Previously Sun City Christian Care has prepared indicative only concept plans for the site to illustrate the possible final form of development and the integration of possible future uses with the use/s previously approved by the local authority. The development plans also demonstrate the integration of SCCC uses with the adjoining residential land use, and to demonstrate the positive impact of development on the Assen Street streetscape, compared to current situation.

The final form of development is yet to be determined and will be subject to further design work based on various factors including needs based on derivation of programs.



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4.0 STATUTORY PLANNING FRAMEWORK

The additional use of 'Community Purpose' over the subject site has been considered in the context of the following planning documents.

4.1 State Planning Strategy

Geraldton is identified in the State Planning Strategy to develop as the largest regional centre to the north of Perth and is anticipated to provide a vast range of attractions and facilities. The proposal will assist in the implementation of the above objective through the provision of a range of services and facilities appropriate for a regional centre and to cater for identified demand for such services and facilities in our region.

4.2 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. recognizes the need to provide for "rising housing demand in Greater Geraldton in the immediate term." The structure plan notes that the urban classification provides opportunity for a range of land uses, including community purposes.

The proposal plans for uses that are commensurate with the urban designation and associated with urban development. An increasing population results in increased demand for services, including social services, which is the primary purpose of Sun City Care operations.

4.3 City of Greater Geraldton 2013-2023 Strategic Community Plan

The City of Greater Geraldton Strategic Community Plan 2013- 2023 is a reference point for residents, organisations, businesses and all levels of government. It forms the basis of the City of Greater Geraldton's planning, informing the Corporate Business Plan, long-term financial planning, asset management plans, operational plans and influences potential funding opportunities. The plan provides direction for



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the region, our community and business sectors in planning for Greater Geraldton's vibrant future.

The plan defines various community aspirations which are considered in detail following extensive engagement and delineation of a "shared" vision –

- Culture: We value our cultural heritage, our Aboriginal and Torres Strait Islander and multicultural communities; our creativity and our life-long learning opportunities.
- Environment: We value our natural and built environment and live sustainably; in balance with nature.
- Social: A strong healthy community which is equitable, connected and cohesive.
- Economy: A dynamic, diverse and sustainable economy.
- Governance: Inclusive civic and community engagement and leadership.

The proposal demonstrates the correlation between SCCC objectives for delivery of appropriate services to cater for identified demand and to be an active part of the revitalisation of the locality in which it will be located, and the City's strategic direction to inform the development of improved services and outcomes for the people of Greater Geraldton.

4.4 City of Greater Geraldton Local Planning Scheme No. 5 (Greenough)

The subject land is zoned Residential R15 in the local planning scheme. Under the residential zoning, the primary use "Place of Worship" is a discretionary use under the Scheme (previously approved by the local authority). Whilst some of the anticipated additional uses can be contemplated by the local authority under the existing residential zoning, they are not all encompassing and may preclude some future uses and therefore the ability for SCCC to respond and evolve to changing need and service delivery.

Ancillary uses instrumental to the facilities and services to be developed by SCCC can be contemplated under the Scheme's definition of 'Community Purpose', a use that is currently not permitted under the Residential zoning –

"means the use of premises designed' or adapted primarily for the provision of educational, social or recreational facilities or services by organizations involved in activities for community benefit."

Whilst community purpose within the residential zone may be contemplated as a discretionary use in draft City of Greater Geraldton scheme currently under preparation, the timeframe for adoption of the scheme is not known or guaranteed and SCCC expect to be in a position to undertake infrastructure development in the ensuing period. In any event, the proposed additional use zoning will not be contrary to expected strategic direction for the residential zone or the locality in which the subject is located.

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4.5 City of Greater Geraldton Local Planning Policy (LPP)

A number of local planning policies have been prepared which will assist with preparation of future development applications and which have particular relevance to the proposal –

Geraldton – From a Local to Global Regional City

- Provides a “road map” to enable the City to become an economic, cultural and social hub in its own right – a global city – but will still be the place people recognise as Geraldton.

Green Travel Plan

- To reduce car use and increase physical activity by reducing car dependency and increasing opportunities for more sustainable forms of travel/transport.

International Charter for Walking

- Increased inclusive mobility
- Well designed and managed spaces and places for people
- Improved integration of networks
- Supportive land-use and spatial planning
- Reduced road danger
- Less crime and fear of crime
- More supportive authorities
- A culture of walking

5.0 JUSTIFICATION FOR AMENDMENT

The proposal for the additional use Community Purpose designation is not contrary to the objectives of the residential zone. In fact, individual uses are ones which can be contemplated by the local authority in the residential zone at present. However, the overarching community purpose additional use does allow the proponent the flexibility required to develop uses and services which are more appropriately defined by the current community purpose definition and in a timeframe which meets with their development aspirations.

Adjoining landholdings are zoned community purpose including school site (primary school and high school) and recreation. The development of further community purpose infrastructure will enhance the range of facilities and services available to the greater residential precinct in which it exists. Integration of proposed uses with existing adjoining residential development and the existing streetscape will be a development control matter in conjunction with the local authority at development stage to ensure adequate consideration. In part, this has already occurred at previous development application stage.

The development will enhance the locality by progressively introducing new development which will be developed to a high standard and in accordance with local authority requirements. This will assist with revitalisation of the suburb in its own right, and may set a higher precedent for new development within the surrounding area.

Sun City Christian Centre and its service provider arm, Sun City Care, are well established within the Geraldton community. The intention to relocate and establish at the new location will enable the broadening of existing programs and the facilitation of new programs that are designed wholly to benefit the community.

Previous planning approvals for initial development at the site indicate a clear and determined timeframe for development, and this is expected to continue in a progressive manner once initial development has occurred and re-location to the new site has completed. The proposed zoning and future uses will complement those already approved for the site, Place of Worship.

Appropriate zoning and approvals also assists with derivation of funding alternatives and applications, where often it is necessary to confirm that particular form of development can be contemplated by statutory agencies.

The SCCC is committed to creating an environment which supports the current and changing population and to accommodate future needs by exploring ways to support future growth, increase the organisation's sustainability and deliver the best possible social outcomes to not only Geraldton but also to the smaller communities which are such an important part of the Midwest.



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The total project including stage 1 already approved by the local authority, has immense community value in an area that has an urgent need of such facilities and established effective programs to benefit not only the residents and their families but the wider community as well.

This project has tangible benefits to the community, is "shovel" ready and has a clear and determined timeframe with funding in place.

The project is set to establish a community asset that will benefit generation's families in and around Geraldton.



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FIGURE 1 LOCALITY PLAN



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CITY OF GREATER Geraldton TOWN PLANNING SCHEME NO 5 AMENDMENT NO 22
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FIGURE 2
AERIAL PHOTOGRAPH EXTRACT



AERIAL PHOTOGRAPHY EXTRACT - Not to scale
(SOURCE - LANGATE 2013)

TITLE	AERIAL PHOTOGRAPHY EXTRACT LOT 11379 ON DEPOSITED PLAN 183634 ASSEN STREET, KARLOO	CLIENT: SUN CITY CHRISTIAN CENTRE INC.	DATE LAST MODIFIED: 18/03/2014	CERTIFICATE OF TITLE: 2018-191	 LANDWEST URBAN AND RURAL PLANNING CONSULTANTS	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	BY APPROVED:				
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						REV. DATE: DETAILS		BY APPROVED:			
						DESIGNED		GMB		PLAN:	
								DRAWN: SD			



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CITY OF GREATER Geraldton TOWN PLANNING SCHEME NO 5 AMENDMENT NO 22
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FIGURE 3
TOWN PLANNING SCHEME EXTRACT

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and Appraisal | Rezoning/Scheme Amendments | Small & Large Scale Subdivisions | Strata Schemes | Development Applications | Project Management

LEGEND

LOCAL SCHEME RESERVES



- NATURE RESERVES**
PARKS AND RECREATION
PUBLIC PURPOSES
PUBLIC PURPOSES
DEDICATED AS FOLLOWS:

- | | | |
|------|------------------------------|--|
| A | AMPHIT | |
| C | CIVIC | |
| CE | COURT | |
| CH | COMMISSION OF FLORIDA & PALM | |
| CH | CLUB HOUSE | |
| D | DANCE | |
| FT | FIRE FIGHTING | |
| C | CHURCH | |
| H | HALL | |
| HS | HIGH SCHOOL | |
| M | MUSEUM | |
| P | PRISON | |
| PS | PRINCE STREET SCHOOL | |
| PS-3 | PRINCE STREET SCHOOL | |
| RD | RAILROAD | |
| TS | TRAM STOP | |
| W | WATER | |
| WP | WESTERN POWER | |
| | RAILWAY | |

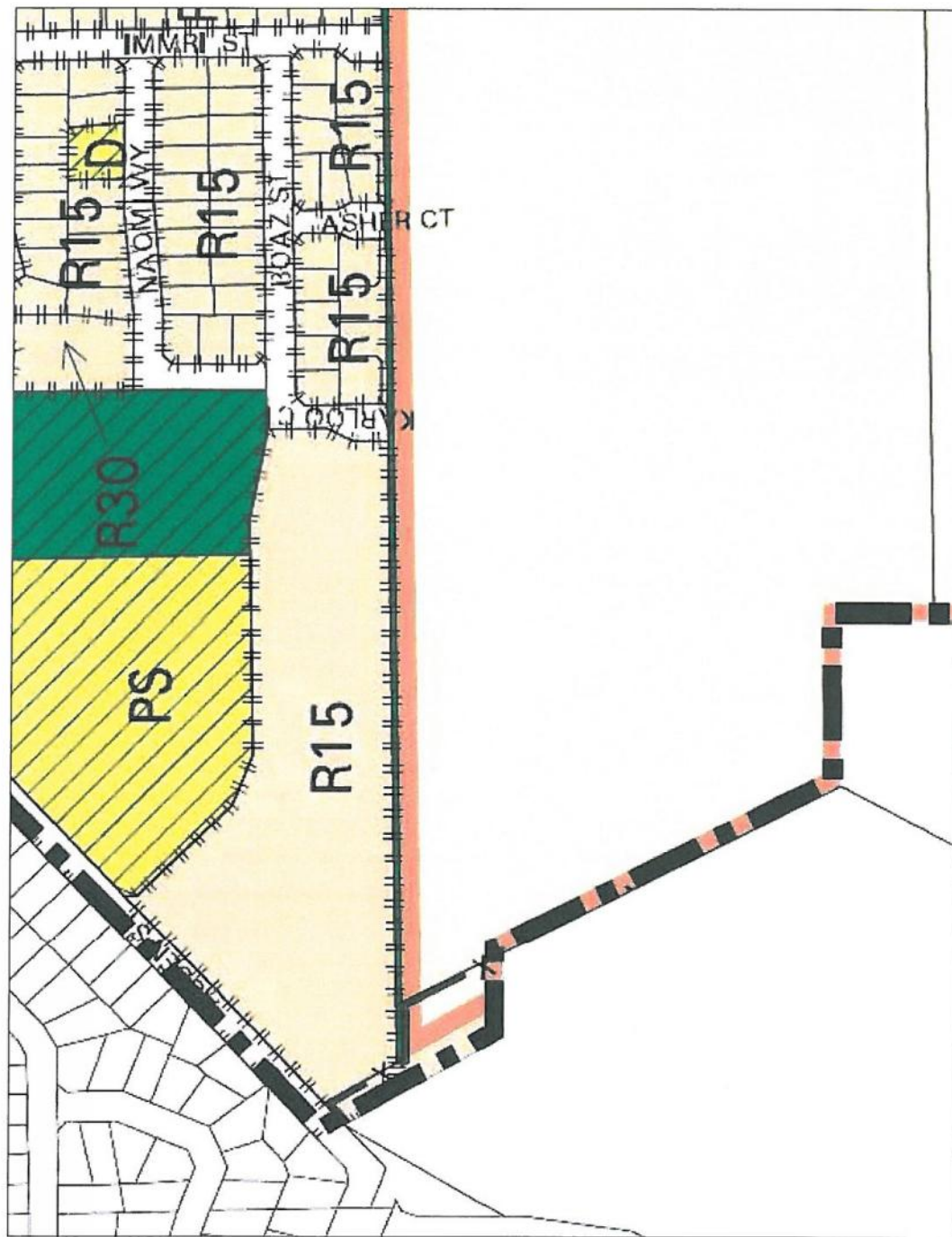
ZONES

- | DEVELOPMENT | GENERAL INDUSTRY |
|--------------------|-------------------|
| RESIDENTIAL | LIGHT INDUSTRY |
| TOURIST | RETAIL |
| COMMERCIAL | RURAL RESIDENTIAL |
| HIGHWAY COMMERCIAL | RURAL SMALL-SCALE |

OTHER

- [illegible]

CITY OF GREATER GERALDTON
LOCAL PLANNING SCHEME NO. 5
(DISTRICT SCHEME)



TITLE:

CLIENT:

CITY OF GREATER GERALDTON
TOWN PLANNING SCHEME No. 5
(DISTRICT SCHEME)

SUN CITY CHRISTIAN CENTRE INC.

DATE OF TITLE:	DATE LAST MODIFIED:
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18/03/2014

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URBAN AND RURAL PLANNING CONSULTANTS

APPROVED:

SCALE: NTS @A4

REV:	DATE:	DETAILS:
DESIGNED:		

DRAWN:	CD	OWID

PLAN:

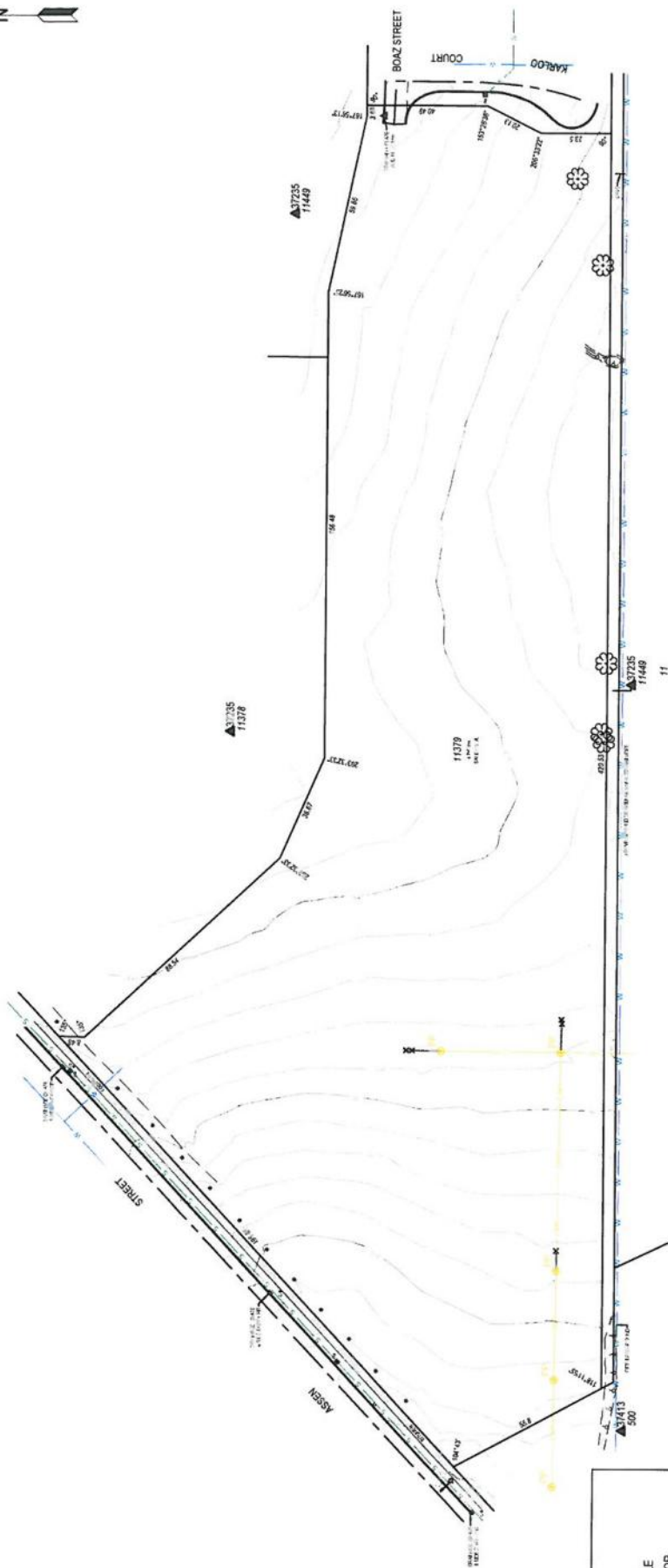
FIGURE 3



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FIGURE 4
SITE SURVEY AND SERVICES PLAN



Drainage	FAIR	LOCAL AUTHORITY: CITY OF GREATER DORSET Deposited Plan: 183634 Volume: 2018 Folio: 191 Check title for any encumbrances
Electrical	OVERHEAD	
Footpath	YES	
Gas	NO	
Kerb	MOUNTABLE	
Road	BITUMEN	
Sewer	YES	
Telecom	NOT FOUND	
Water	YES	
Waste	YES	

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CLIENT: SUN CITY CHRISTIAN CENTRE INC.

CERTIFICATE OF TITLE(S) :	DATE LAST MODIFIED:
---------------------------	---------------------

18/03/2014

SCALE 1:1500 @A3

TITLE: FEATURE SURVEY
LOT 11379 ON DEPOSITED PLAN 183634
ASSEN STREET, KARLOO

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DESIGNED	CHG	DRAWN	DATE

FIGURE 4

FIGURE 4



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APPENDIX 1
INDICATIVE ONLY CONCEPT PLAN

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12703F\$01	Drainage - Fair Electrical - Overhead Foodplot - Yes Gas - No Kib - No Kib - Mountable Road - Bitumen Sewer - Yes Telecom - Not Found Water - Yes	LOCAL AUTHORITY: CITY OF GREATER GERALDTON Deposited Plan: 183634 Volume: 2018 Folio: 191 Check file for any encumbrances
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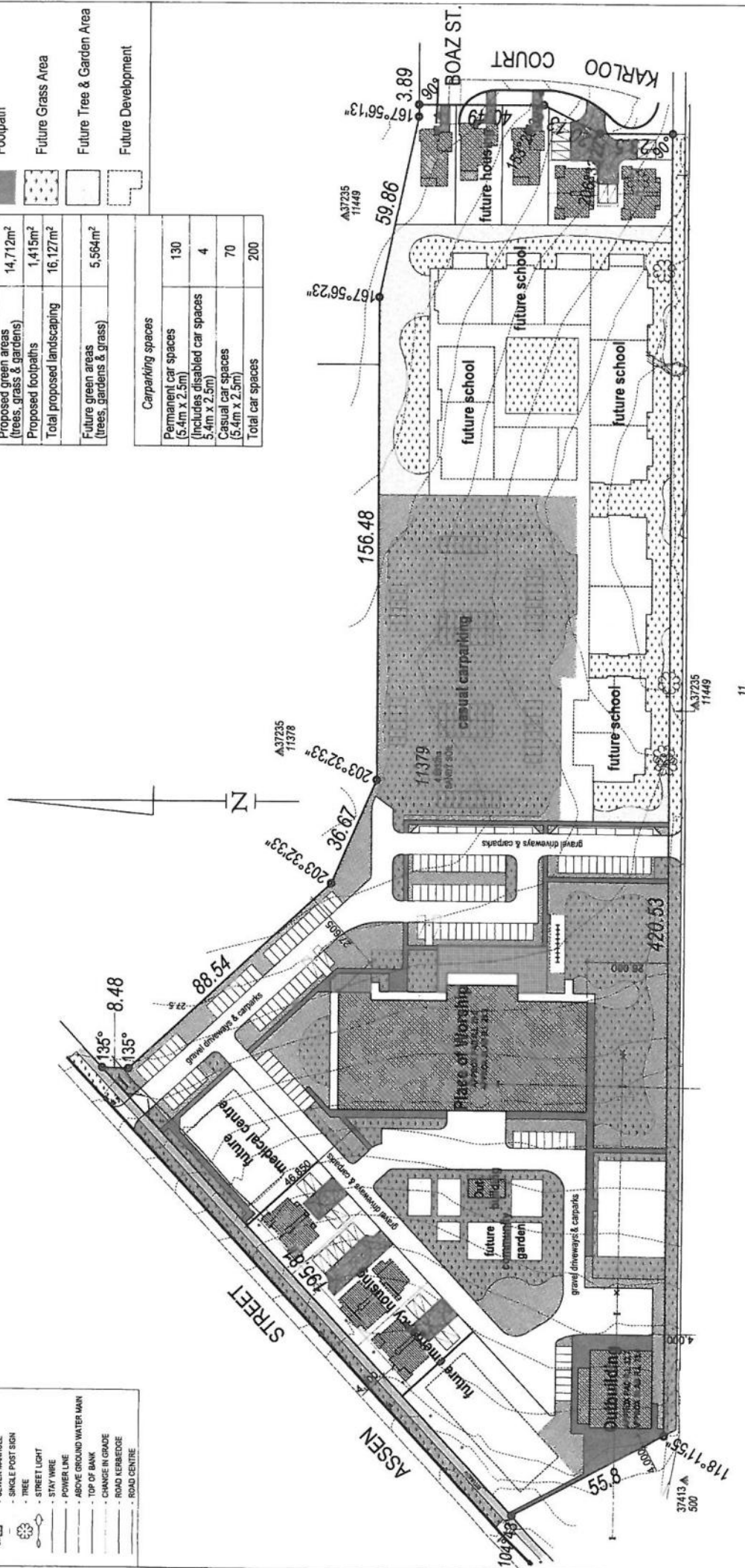
Legend

Total site area	48,932m ²
Auditorium & ext. paved area	3780m ²
Hall / Storage	570m ²
Total proposed building area	4,350m ²
Short term site coverage	11.2%

X	- WIRE ANCHOR	_____
gB	- DRAINAGE GRATE	_____
SM	- SEWER MANHOLE	_____
	- SINGLE POST SIGN	_____
	- TREE	_____
	- STREET LIGHT	_____
	- STAY WIRE	_____
	- POWER LINE	_____
	- ABOVE GROUND WATER MAIN	_____
	- TOP OF BANK	_____
	- CHANGE IN GRADE	_____
	- ROAD KERBSIDE	_____
	- ROAD CENTRE	_____

Landscaping Areas	
Proposed green areas (trees, grass & gardens)	14,712m ²
Proposed footpaths	1,415m ²
Total proposed landscaping	16,127m ²
Future green areas (trees, gardens & grass)	5,564m ²

Carparking spaces	
Permanent car spaces (5.4m x 2.5m)	130
(Includes disabled car spaces 5.4m x 2.5m)	4
Casual car spaces (5.4m x 2.5m)	70
Total car spaces	200



Site Plan
Scale 1:1250

2nd Round
R.J.B

[illegible]