

DS105B - Schedule of Submissions

City of Greater Geraldton – Local Planning Scheme No. 1 Amendment No. 20 – Schedule of Submissions				
Number & Date	Submitter	Nature of Submission	Comment	Recommendation
1 (8-05-2026)	ATCO	Support	ATCO Gas Australia (ATCO) has <u>no objection</u> to the proposed application, based on the information and plan provided, subject to the following advice notes: Advice notes: - The proposed areas fall within the WAPC Draft Development Control 4.3 Trigger Distance for ATCO Infrastructure (area hachured blue in attachment). Any sensitive land use or high-density community use developments within this Trigger Distance of a High-Pressure Gas Pipeline requires further consultation with ATCO prior to preliminary designs being finalised. Please consider the WAPC's draft DC4.3 and also the site; PlanWA for development planning. - ATCO identifies that the proposed future development may require additional safety measures to be considered, identified and in place for the high-pressure gas pipeline risk mitigation. - Anyone proposing to carry out construction or excavation works within 15 metres of Critical Asset Infrastructure must contact 'Before You Dig Australia' (www.byda.com.au) to determine the location of buried gas infrastructure. Refer to ATCO document AGA-O&M-PR24- Additional Information for Working Around Gas Infrastructure https://gas.atco.com/en-au/natural-gas/wa-gas-network/working-around-gas-infrastructure.html - All works occurring within 15 metres of	Note submission.

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			Critical Asset Infrastructure must undergo ATCO Engineering Assessment to determine if additional safety measures are required. Risk mitigation and asset protection measures may be necessary. Notification for the works must be submitted to ATCO via the online web portal. • All works occurring within 15 metres of Critical Asset Infrastructure must comply with the ATCO document Additional Information for Working Around Gas Infrastructure - AGA-O&M-PR24 https://gas.atco.com/en-au/natural-gas/wa-gas-network/working-around-gas-infrastructure.html • Future construction and any proposed access roads across the ATCO Critical Asset gas mains (including proposed roads and road upgrades) need to be managed in accordance with the ATCO document Additional Information for Working Around Gas Infrastructure - AGA-O&M-PR24 https://gas.atco.com/en-au/natural-gas/wa-gas-network/working-around-gas-infrastructure.html • Anyone proposing to carry out construction or excavation works must contact 'Before You Dig Australia' (www.byda.com.au) to determine the location of buried gas infrastructure. Refer to ATCO document AGA-O&M-PR24- Additional Information for Working Around Gas Infrastructure https://gas.atco.com/en-au/natural-gas/wa-gas-network/working-around-gas-infrastructure.html	

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			infrastructure.html If the disconnection and/or removal of an ATCO gas service is required, a request can be submitted via the online ATCO portal found here.	
2 (8-05-2026)	Department of Health	Support.	Rezoning the land from rural residential to public purposes is supported. It is noted that the proposed amendment is to align the local planning scheme with the existing land use and will remove the risk of the site being developed by sensitive land users within the buffer for the wastewater treatment ponds.	Note submission.
3 (11-05-2026)	Department of Primary Industries and Regional Development	Support	DPIRD notes that the proposed zoning better reflects the site's actual use, and will reduce the risk of land use conflict with nearby public land uses, including the Water Corporation wastewater treatment plant to the west and the Western Power depot to the south.	Note submission.

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4 (17-05-2026)	Western Power	Support	Western Power acknowledge that the Department of Biodiversity, Conservation & Attractions (DBCA) have acquired the subject property with the former power depot and built assets on the site, which proposes the re-zoning of the land to prevent the development of incompatible land uses. While Western Power supports the proposed Scheme Amendment 20 proposal, Western Power's existing 132kV lines that transverse through the site from the Geraldton terminal to the south requires the security of asset protection. The 132 kV lines can have the same impact on land as 220 kV or 330 kV high voltage lines, and placing restrictions on the use of the land by way of an easement would enhance public safety and assist in maintaining the operational security of the line corridor. Western Power Asset Easements and Safe Clearances Where Western Power does not have easements on freehold land, it relies on safe clearances to ensure appropriate development occurs in the vicinity of its assets. This includes appropriate setbacks of buildings, vegetation and use of land in the vicinity of power lines and assets. Further to the above, an easement could constrain the land in-so-far as it imposes restrictions on what development and works can occur within the easement. Typical benefits for Western Power to obtain a line easement are to restrict the landowner from doing the following within the easement: • altering or disturbing the present level of the surface of the land • constructing any buildings or structures	Note submission.

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			- growing, cultivating or maintaining of any vegetation - stacking, placing or storing any material - using any vehicle or machinery - parking or leaving stationary any vehicle or machinery - bringing onto or permitting any explosives, flammable or unstable substance or material other than agricultural crops - blasting or permitting any blasting - carrying on or permitting to be carried on any activity or operation, which endangers the safety of the transmission works or the safe, efficient and continuous operation of those works. The restrictions also include buildings, landscaping over 3.0m in height, storage of large objects, bringing any vehicle over 4.5m in height into the easement area, or parking any vehicle or machinery over 2.5m in height. However, Western Power can vary these requirements on a case-by-case basis. Western Power requires any development application or subdivision on the site to be referred to Western Power prior to the approval of any development or works located within proximity to Western Power infrastructure. The written advice obtained from Western Power is to be given due regard when determining any development application or subdivision. Western Power recommends the following standard Condition/Advice Notes prior to development or subdivision approval or as agreed for the provision of an easement on the subject site, pursuant to Section 167 of the <i>Planning and Development Act 2005</i>:	

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			<i>Condition:</i> <i>1. Prior to development or at the time of subdivision or as agreed, arrangements shall be made for the provision of an easement pursuant to Section 167 of the Planning and Development Act 2005 for the existing transmission infrastructure being granted free of cost to Western Power.</i> <i>Advice Notes:</i> <i>(i) The development shall be designed and constructed to protect Western Power infrastructure and interests from potential land use conflict.</i> <i>(ii) No development (including drainage, fill, fencing, storage or parking) will be permitted within Western Power line and cable easements or safe clearance zones without the prior written approval of Western Power.</i> <i>(iii) Arrangements being made to the specifications of Western Power for the provision of necessary electricity easements as required.</i>	
5 (18-06-2026)	Main Roads WA	Support	The subject lot is not located within or adjacent to a road reserve under Main Roads' jurisdiction. Main Roads also has no current planning proposals in the area that would affect the subject lot. Accordingly, Main Roads has no objection to the proposed amendment and has no further comments.	Note submission.
6 (24-06-2026)	Department of Water and Environmental Regulation	Support	DWER has identified that the proposal will not cause impact on the environment or water resource values and has no comments to make on the proposal.	Note submission.

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7 (29-06-2026)	Department of Fire and Emergency Services	Support	The proposed scheme amendment does not fall into an area designated as bushfire prone pursuant to the <i>Fire and Emergency Services Act 1998 (as amended)</i> as identified on the <i>Map of Bush Fire Prone Areas</i> .	Note submission.
8 (4-07-2026)	Water Corporation	Support	No objection.	Note submission.