

**City of Greater Geraldton – Local Planning Scheme No. 5 (Greenough)
Glenfield Beach Activity Centre Structure Plan – Schedule of Submissions**

Number & Date	Submitter	Nature of Submission	Comment	Recommendation
1 (03-02-2014)	Dept. of Aboriginal Affairs	There are currently no known sites within the work area.		Note Submission
2 (27-02-14)	TPG on behalf of Private Landowner	<p>Include Lot 55 Chapman Road in the proposed Structure Plan boundary, within the 'Commercial' zone.</p> <p>The proposed Structure Plan seeks to establish various zones throughout the proposed Activity Centre, being 'Residential R60' in the north western corner of Lot 9000, and 'Commercial' for the remainder of the area to facilitate the future development of a retail centre.</p> <p>Whilst this is generally accepted, the proposed Structure Plan report contains a series of anomalies and contradictions. The report details the development concepts for Lot 55, and Lot 55 is included in the various concept plans for the proposed Activity Centre. However the proposed Structure Plan boundary fails to include Lot 55 or the adjoining land on the eastern side of Chapman Road, both of which would be required to ensure that the Activity Centre contain a mix of land uses, as advocated by the WAPC.</p>	<p>The structure plan has been specifically prepared for Lot 9000 only, however the structure plan forms part of a larger overall area referred to as the Glenfield Activity Centre Precinct.</p> <p>Part 2 of the report (sections 1 – 8) provides a non-statutory vision report for the overall Glenfield Activity Centre Precinct. These sections simply provide a guiding framework for the future lodgement of other structure plan/s by the various other landowners in the precinct.</p> <p>It should also be noted that clause 15.7.5.1 of the Scheme states that a structure plan may be prepared for all <u>or part</u> of any zone or development area. The Lot 9000 structure plan is bounded to the south by Sunset Boulevard which provides for a suitable structure plan boundary. The Lot 9000 structure plan can proceed independently from Lot 55, without compromising the proper and orderly planning for the proposed overall Activity Centre Precinct.</p> <p>The landowner of Lot 55 has not provided any commercial, environmental, transport assessments etc. to support their 'Commercial' aspirations, all of which would be required for an activity centre structure plan.</p>	Dismiss Submission

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3 (27-02-14)	Private Landowner	<p>Half of the front portion of our property falls within Stage 2 of the development and the other half in Stage 3 which could have a detrimental effect on the financial viability of developing our property if a delay should occur between each stage.</p> <p>If we were to subdivide our property to suit the proposed plan we would have to demolish our house and the trees that are currently located in the middle of our driveway.</p>	<p>The staging areas as shown in Figure 16 for land on the eastern side of Chapman Road and southern side of Sunset Boulevard (western side of Chapman Road) are indicative only and subject to landowners obtaining structure plan approval and development approval.</p> <p>The indicative staging of land as shown in Figure 16 should not be construed as representing the manner of staging (or timing of development) for those areas. The plan merely provides an example of how development of the proposed District Activity Centre could be staged at this level of planning.</p>	Note Submission
4 (04-03-14)	Water Corporation	<p><u>Water Conveyance</u> Currently the Geraldton Regional Water Supply Scheme review is in progress. Water connection points provided are conditional on the Geraldton northern water scheme having spare capacity.</p> <p><u>Wastewater Conveyance</u> A review of the wastewater planning for the northern Geraldton area is currently programmed. This review includes the transfer of wastewater when/if the Geraldton North wastewater treatment plant is viable to be ultimately relocated to within the Oakajee Industrial Estate.</p>	<p>The developer has been in close contact with the Water Corporation and is aware of the current water planning and its implications on the development.</p> <p>The developer has been in close contact with the Water Corporation and is aware of the current wastewater planning and its implications on the development.</p>	Note Submission

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4 continued		<p><u>Chapman Road Reserve Upgrade</u> The planning commission's policy aims to ensure coordination of all existing and proposed service infrastructure by completion of a 'detailed service report' as part of the 'detailed road layout plans'.</p> <p>It is recommended that the section of Chapman Road within the Activity Centre boundary has the reports and plans completed.</p>	<p>The WA Planning Commission Policy, DC 1.7 – General Road Planning states:</p> <p><i>3.6.1 In addition to the transportation function of roads, the Commission recognises that road reserves are also important for the distribution and protection of public utilities. It is important, therefore, to ensure that road design takes into account the accommodation of such services in the most efficient and cost-effective way. The servicing agencies should be consulted at an early stage so that their requirements can be ascertained before detailed road layouts and designs are prepared.</i></p> <p>The matter will be addressed by the developer during further stages of the development however the assertion that a 'detailed service report' is required as part of the 'detailed road layout plans' is not correct.</p>	Note Submission
		<p><u>Geraldton North Wastewater Treatment Plant Buffer</u> The Water Corporation is unable to support the residential or non-compatible commercial development proposed within the recommended buffer on the Structure Plan.</p>	<p>The Structure Plan (Section 5.2) specifically deals with the buffer issue and states:</p> <p><i>No subdivision or development of sensitive land uses (as defined by SPP 4.1 State Industrial Buffer and the Environmental Protection Authority's Guidance Statement No. 3 "Separation Distances between Industrial and Sensitive Land Uses") is permitted prior to further odour modelling required to determine an appropriate WWTP odour buffer to the satisfaction of the WAPC.</i></p>	Note Submission

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4 continued		The existing sand dune ridge on the eastern and northern boundary acts within the wastewater treatment plant site as a visual barrier. Should the proposed earthworks on Lot 9000 also be proposed into Lot 55 the Corporation would require that the existing sand dune within the treatment plant site is left undisturbed.	There are no earthworks proposed over Lot 55 or the treatment plant site.	Note Submission
5 (27-02-14)	Main Roads WA	No comments. Request continued consultation in relation to future developments in this area given the potential for significant development with associated traffic generation.		Note Submission
6 (26-02-14)	Department of Health	<u>Water and Sewerage</u> All developments are required to comply with the provisions of the draft Country Sewerage Policy. Accordingly, proposed R80 and R60 developments must be connected to scheme water and reticulated sewerage.	A full Engineering Servicing Report (Appendix 5) has been prepared detailing scheme water and reticulated sewer requirements.	Note Submission
		<u>Public Health Impacts</u> Use this opportunity to minimise potential negative impacts of the mixed density development such as noise, odour, light and other lifestyle activities. Could consider incorporation of sound proofing/insulation, double glazing, design aspects relating to location of air conditioning units and other appropriate building/construction measures.	These aspects are dealt with at the development stage, not at this higher level structure planning. Detailed Area Plans are required prior to any development and these are the mechanism that can be used to address the issues raised.	Note Submission
7 (27-02-14)	Coles	Strong supporter of this proposal to allow commercial development at this site.		Note Submission