

**City of Greater Geraldton – Town Planning Scheme No. 3 (Geraldton)**  
**Amendment No. 71 – Schedule of Submissions**

Number & Date	Submitter	Nature of Submission	Comment	Recommendation
1 (23/09/2014)	Department of Education	No objection to the proposed amendment.		Note submission.
2 (03/10/2014)	Department of Aboriginal Affairs	There are no known registered Aboriginal sites or Other Heritage Places within the area of land to which the proposed amendment applies.		Note submission.
3 (14/10/2014)	Water Corporation	No objection.		Note submission.
4 (24/04/2014)	Private Landowner	Object.  We would strongly object if a liquor store/tavern was to be established on the land in question	The proposed 'Local Centre' zoning has the potential to accommodate a number of uses, including 'Liquor Store' and 'Tavern'.  It is important to note that this proposal is for the rezoning of the land only and there has been no indication of, or application for, any type of development. However, any proposed development will have to demonstrate that it is not detrimental to the amenity of the area.  Additionally, any proposed land use managing alcohol would be subject to additional scrutiny as part of an application for Liquor Licencing through the Department of Racing, Gaming and Liquor.	Note submission.
		There has been an increase in traffic flow to the Chicken Treat.	The site is located along the Brand Highway and a main thoroughfare to Mahomets Beach and as a result increased vehicle numbers are to be expected over time. It is not expected that traffic volumes will exceed the capacity of the existing road network.  As part of any future development of the site, the City would request a Centre Plan. As part of this plan a Transport Impact Assessment would be conducted and include assessment of the existing and proposed vehicle movements in the area.	Note submission.

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4 continued		<p>There has been an increase in the discarded rubbish when walking to the surf club/beach area.</p> <p>Vandalism and anti-social behaviour already exists especially from broken bottles and glass buried in the sand around the playground. This will undoubtedly result in injury to children</p> <p>Where is the duty of care and who is responsible?</p>	<p>It is important to note that the proposal is for the rezoning of the site only. The future development on the land is a separate matter and there are a range of uses that may be considered on the site under the proposed “Local Centre” zone.</p> <p>There is no evidence to support the view that the rezoning will create or increase anti-social behaviour in the locality.</p>	Dismiss submission.
5 (21/10/2014)	Private Landowner	<p>Object.</p> <p>I oppose the rezoning which is 1 residential block from ours.</p> <p>McAleer Drive has excessive street traffic for a residential street due to the close proximity of the beach.</p> <p>The traffic has increased significantly since the BP went to 24hrs and the Chicken Treat opened, with vehicles hooning out of the driveways onto residential streets.</p>	<p>The site is located along the Brand Highway and a main thoroughfare to Mahomets Beach and as a result increased vehicle numbers are to be expected over time. It is not expected that traffic volumes will exceed the capacity of the existing road network.</p> <p>As part of any future development of the site, the City would request a Centre Plan. As part of this plan a Transport Impact Assessment would be conducted and include assessment of the existing and proposed vehicle movements in the area.</p>	Note submission.
		<p>The Chicken Treat is an eyesore from our property with poor street appeal and landscaping. The signwriting is garish, there is pallets and rubbish stacked at the back.</p> <p>The small amount of convenience the existing businesses have provided have not outweighed the negative impacts they have bought along.</p>	<p>Chicken Treat was granted planning approval in February 2010 subject to a number of conditions which included; vegetation screening along McAleer Drive, a screened bin storage area and general amenity conditions.</p> <p>The City is in the process of ensuring compliance with the conditions of the planning approval.</p>	Note submission.

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5 continued		<p>The excess litter quiet often ends up in our front lawn so I would strongly object to any business that would have the same impact.</p> <p>The development certainly won't improve the look of the suburb and depending on the nature of the business I expect to see more anti-social behaviour.</p>	<p>It is important to note that the proposal is for the rezoning of the site only. The future development on the land is a separate matter and there are a range of uses that may be considered on the site under the proposed "Local Centre" zone.</p> <p>There is no evidence to support the view that the rezoning will create or increase anti-social behaviour in the locality.</p>	Dismiss submission.
		<p>These blocks were originally purchased from the City in good faith that this beachside suburb was a residential area.</p> <p>Council cannot make any guarantees nor will it care once the site has been developed that it won't change the vibe of the beachside suburb.</p>	<p>The land was sold by the City in 2008. No commitments or restrictions were passed on to the purchaser regarding possible future land uses and zonings.</p> <p>Since that time the City has undertaken extensive commercial analysis as part of the Commercial Activity Centres Strategy and the area has been identified as a 'Local Centre'.</p> <p>This does not undermine the role of the area for primarily 'residential' uses but supports it by ensuring that infrastructure, services, and amenities are easily available for the local community.</p>	Dismiss submission.
		<p>If the lot is to be rezoned 'Local Centre' it is my understanding that the City can then allow almost any business to open without further consultation. If someone was to propose a Liquor Store or Tavern etc. I understand that further consultation would be required.</p>	<p>The proposed "Local Centre" zoning has the potential to accommodate a number of uses, including 'Liquor Store' and 'Tavern'. Some of these uses require further advertising and the City does have the discretion to advertise any application should it be considered necessary.</p>	Note submission.

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6 (23/10/2014)	Private Landowner	Object.  Late night noise, drunken anti-social behaviour in local area, excessive traffic and increase in crime and hoon driving.	It is important to note that the proposal is for the rezoning of the site only. The future development on the land is a separate matter and there are a range of uses that may be considered on the site under the proposed “Local Centre” zone.  There is no evidence to support the view that the rezoning will create or increase anti-social behaviour in the locality.	Dismiss submission.
7 (24/10/2014)	Private Landowner	I do not object to the rezoning of the land as per the proposed scheme amendment.		Note submission.
		I do object to any proposal at any time for a liquor store and/or a tavern at this location, due to: <ul style="list-style-type: none"> <li>• Increase in drunken/antisocial behaviour in the area, especially as McAleer Drive links directly to Back Beach where liquor can be consumed.</li> <li>• Litter and other items dropped by people at the beach will reduce the amenity to residents and visitors.</li> <li>• Will lead to late night noise.</li> <li>• Excessive traffic queuing for entry (particularly for bottle shop) is a traffic hazard.</li> <li>• Likely increase in hoon driving, especially on McAleer Drive which already suffers from this problem.</li> <li>• Consumption of alcohol will lead to increase in opportunistic crime.</li> </ul>	The proposed ‘Local Centre’ zoning has the potential to accommodate a number of uses, including ‘Liquor Store’ and ‘Tavern’.  It is important to note that this proposal is for the rezoning of the land only and there has been no indication of, or application for, any type of development. However, any proposed development will have to demonstrate that it is not detrimental to the amenity of the area.  On top of this, any proposed land use managing alcohol would be subject to additional scrutiny as part of an application for Liquor Licencing through the Department of Racing, Gaming and Liquor.	Dismiss submission.

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8 (31/10/2014)	Main Roads WA	<p>No objection in principle, subject to the City being satisfied that the location adjacent to the Brand Highway is most suited to provide 'local centre' uses, which promote pedestrian and cycle access.</p> <p>It is noted that this location would support the Mahomets and Tarcoola Beach areas, including the future Olive Street development.</p> <p>Given the proximity to the Highway, it is considered that there could be impacts on the Highway and its users depending on the future uses at the site. As a result Main Roads would request to be consulted on any proposals at the site. In particular, if a proposal required any amendment to the crossover with the Brand Highway or the turning lane into the site from Brand Highway. No additional accesses would be permitted from the Brand Highway.</p> <p>In order to establish potential impacts associated with any future proposal for the site, we would request that the City require any proponent to prepare and submit a traffic impact assessment to support future proposals.</p> <p>It is noted that there are no policy requirements to have a structure plan over the site, however if only part of the remaining site comes forward for development the City may agree that it would be appropriate to require at least an indicative planning and access scheme for the site.</p>	<p>Main Roads comments are noted.</p> <p>In accordance with the City's Commercial and Activity Centres Strategy prior to any development occurring on the site a Centre Plan would be required. As part of this plan the City would expect demonstration of vehicle and pedestrian accessibility to the site which would need to be supported by a Traffic Impact Assessment.</p> <p>The City would refer the Centre Plan and associated documentation to Main Roads and would also expect the applicant to liaise with Main Roads as necessary.</p>	Note submission.