

CITY OF GREATER GERALDTON

AMENDMENT TO LOCAL PLANNING SCHEME NO. 1

LOT 28 FAIRFAX DRIVE, MORESBY

AUGUST 2018

PLANNING AND DEVELOPMENT ACT 2005
RESOLUTION TO ADOPT AMENDMENT TO LOCAL PLANNING SCHEME
CITY OF GREATER GERALDTON LOCAL PLANNING SCHEME No. 1
(Greater Geraldton)
AMENDMENT No. 8

RESOLVED that the Council, in pursuance of Section 75 of the Planning and Development Act 2005, amend the above Local Planning Scheme by:

1. Rezoning Lot 28 Fairfax Drive, Moresby from 'Rural' to 'Urban Development'; and
2. Amending the Scheme Map accordingly.

The amendment is standard under the provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015* for the following reasons:

1. Amendment is consistent with the local planning strategy for the scheme that has been endorsed by the Commission.

Dated this day of 2018

CHIEF EXECUTIVE OFFICER

PLANNING AND DEVELOPMENT ACT 2005
CITY OF GREATER GERALDTON
LOCAL PLANNING SCHEME No. 1 (Greater Geraldton)
AMENDMENT No. 8

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. Rezoning Lot 28 Fairfax Drive, Moresby from 'Rural' to 'Urban Development'; and
2. Amending the Scheme Map accordingly.

ADOPTION

Adopted by resolution of the Council of the City of Greater Geraldton at the ordinary meeting of the Council held on the

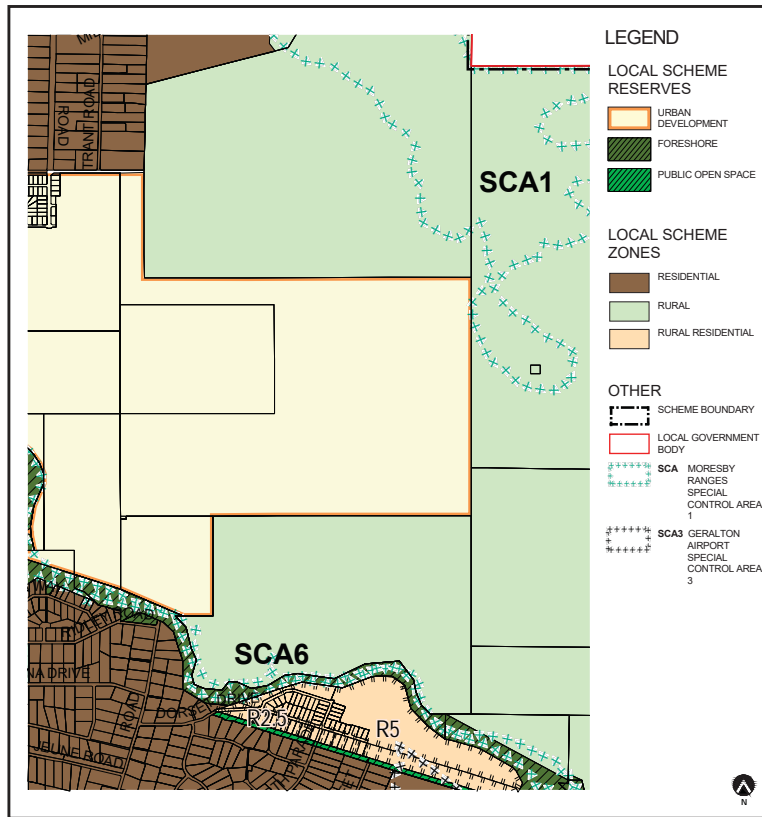
..... day of 2018.

MAYOR

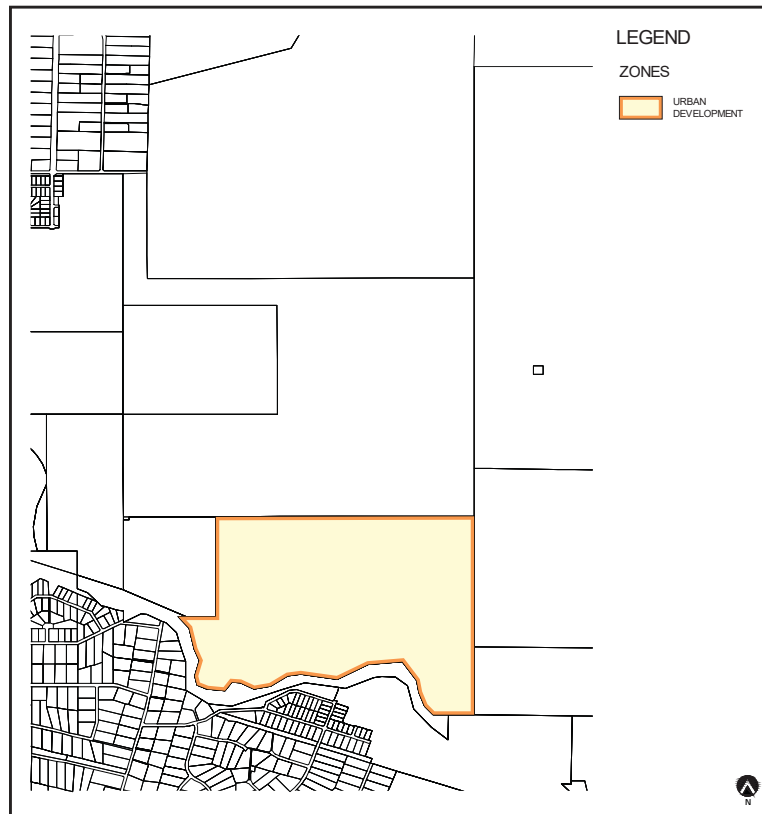
CHIEF EXECUTIVE OFFICER

PROPOSED SCHEME AMENDMENT
CITY OF GREATER GERALDTON
LOCAL PLANNING SCHEME No. 1

0  4km



EXISTING ZONING



PROPOSED ZONING

FINAL APPROVAL

Adopted for Final Approval by Resolution of the City of Greater Geraldton at the ordinary meeting of the Council held on the

..... day of 20....

and the Common Seal of the City of Greater Geraldton was hereunto affixed by the authority of a resolution of the Council in the presence of:



MAYOR

CHIEF EXECUTIVE OFFICER

Recommended/Submitted for Final Approval

DELEGATED UNDER S.16 OF THE PD ACT 2005

DATE

Final Approval Granted

MINISTER FOR PLANNING

DATE

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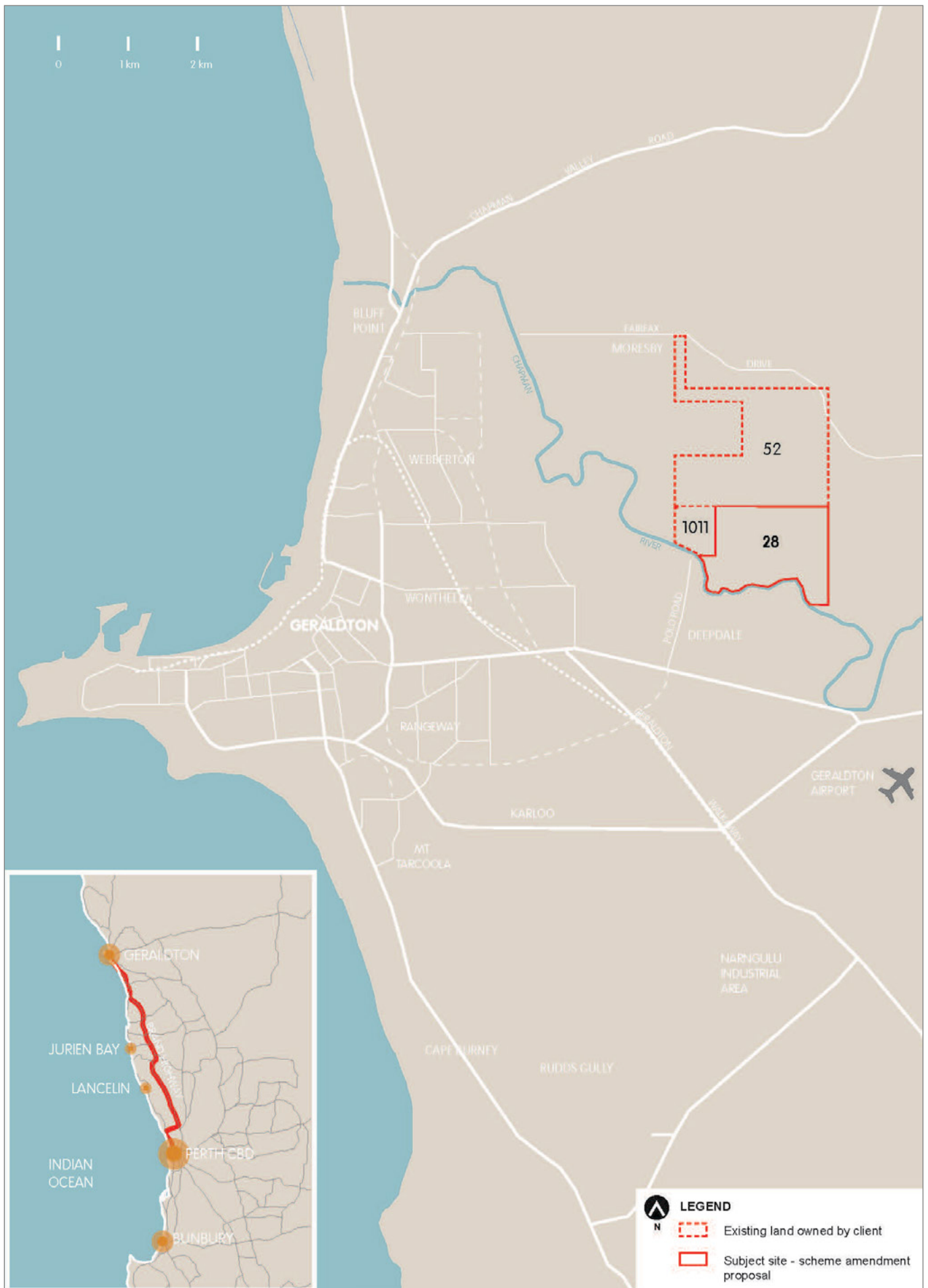
1.0 INTRODUCTION

This amendment to Local Planning Scheme No. 1 (LPS1) has been prepared by Roberts Day on behalf of Geraldton Land Pty Ltd, the owners of Lot 28 Fairfax Drive, Moresby, Geraldton (the 'subject site').

Under the provisions of LPS1, the subject site is currently zoned 'Rural'.

It is proposed to rezone the subject site from the 'Rural' zone to the 'Urban Development' zone to facilitate the preparation of a consolidated structure plan over the subject site and also the adjoining Lots 52 and 1011. The structure plan will be prepared in accordance with Schedule 2, Part 4, Cl.15 of the Deemed Provisions of the Planning and Development (Local Planning Schemes) Regulations 2015. The structure plan will be prepared to ensure suitable integration with the surrounding landholdings.

Figure 1: Site Plan



2.0 SITE DETAILS

2.1 Location

The subject site is situated within the City of Greater Geraldton in the locality of Moresby (refer to Figure 1). The subject site is approximately 218ha in area.

The subject site abuts Lots 52 and 1011 to the north under the Geraldton Land Pty Ltd and Rentak Land Pty Ltd ownership. General farming private land lies to the east, and the Chapman River (Crown Land managed by City of Greater Geraldton) to the south.

2.2 Ownership and Description

Lot 28 is wholly contained within Certificate of Title (refer Appendix B) Volume 1084 Folio 835 on Deposited Plan 232394.

Landowner details are provided in Table 1.

Table 1: Land Ownership Details

Lot Number	28
Deposited Plan	232394
Volume	1084
Folio	835
Landowner details	Geraldton Pty Ltd

2.3 Existing Land Use

The subject site has been cleared for agricultural purposes and therefore has limited environmental value (refer to Section 3 of this report). The key remaining environmental assets are the Chapman River and associated native vegetation within the foreshore area.

2.4 Surrounding Land Use

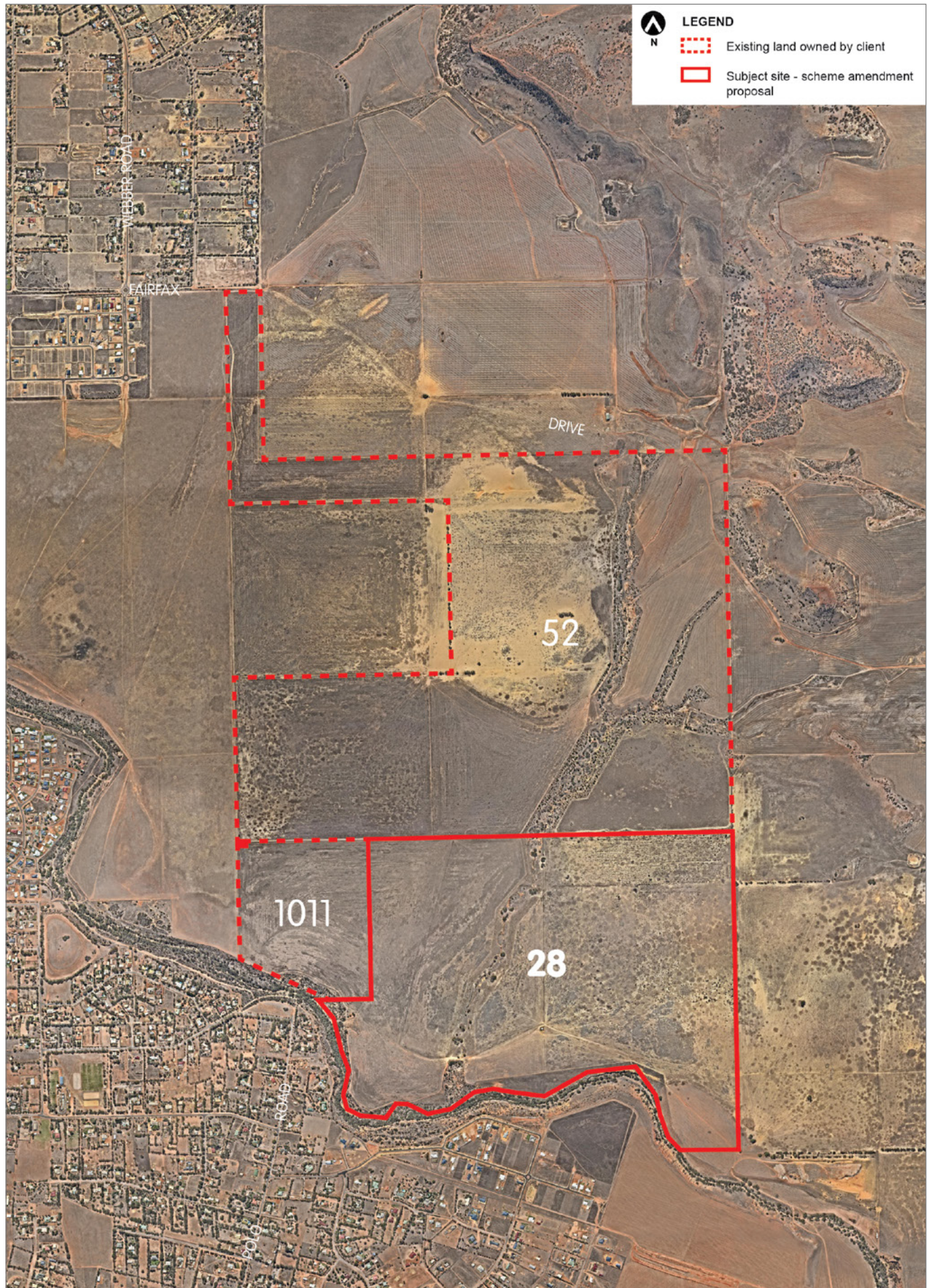
The subject site is approximately 6km north-east from the Geraldton city centre. The subject site is situated between the Chapman River to the south and the foothills of the Moresby Range to the north-east. The Geraldton Airport is located 2km south-east of the subject site.

Adjoining land to the north (Lot 52) and west (Lot 1011) is vacant and used for pastoral agriculture. These lots are zoned 'Urban Development' under LPS1. These lots and the subject site will form part of a consolidated structure plan for the area.

The southern boundary of the subject site adjoins the Chapman River and is reserved 'Foreshore' under LSP1.

Land further west of the subject site is zoned 'Urban Development' with an approved Structure Plan – Woorree New Town Subdivision Guide Plan 2010. Land in the south, on the opposite bank of the Chapman River, is zoned 'Residential'. Land generally to the north and east is large scale pastoral agriculture and is zoned 'Rural'.

Figure 2: Aerial View of Lot and Surrounds



3.0 ENVIRONMENTAL

An Environmental Assessment of the subject site has been prepared by RPS Environmental Consultants to determine the environmental features and value in respect to the suitability and required management for future development of the subject site. The Environmental Assessment is appended to this report (Appendix C).

The assessment concludes that the subject site does not have any environmental constraints or attributes that will limit or preclude the development of the subject site.

3.1 Topography

Onsite topography ranges in elevation from 20m in the south west to 80m AHD in the north west. The subject site contains a natural drainage line that bisects the centre of the subject site, that runs in a north-south orientation, that noticeably dips at Chapman River.

3.2 Landform and Soils

Classifications by the Department of Primary Industries and Regional Development indicate the subject site to be part of the Tamala South Soil Landscape System. This system is characterised by the rise and fall of relict dunes, and deep yellow sands.

The characteristics of the subject site's sub-systems are as follows:

- Chapman Tamala 3 Yellow sandplain Phase, a level to undulating sandplain with yellow deep sands;
- Greenough 4 Bootenal well drained Phase, a level to gently undulating plain with red sandy and loamy duplex soils with brown deep sands;
- Greenough Alluvium 4 lower river terraces Phase, includes recent alluvium subject to flooring, dominated by brown loamy earth with semi-wet soil; and
- Greenough Alluvium 4 Drainage Phase, dominated by red sandy earth.

The (then) Department of Agriculture conducted a rural-residential land capability study within the Geraldton Area in 1990. The subject site being predominantly yellow sand has good water and nutrient holding capacity making it suitable for development. Land adjacent to Chapman River is less suitable for development as it has poor retention capability and is subjected to erosion and flood hazards. The subject site is subject to coastal winds, so wind erosion risk is a constraint.

3.3 Flora

The subject site has been historically used for rural purposes including stock grazing and cropping. Consequently, the remnant vegetation is limited and isolated to the southern boundary of the subject site within the Chapman River foreshore. There are scatterings of trees along the natural drainage line that bisects the subject site.

3.3.1 Geraldton Regional Flora and Vegetation Survey Review 2010 (GRFVS)

The following plant communities were identified in the GRFVS as occurring within the subject site:

- Plant Community 2 Riparian: *Eucalyptus camaldulensis* / *Casuarina obesa* / *Melaleuca raphiophylla*
- Plant Community 10 Near Coastal: *Acacia rostellifera* shrubland

Plant Community 2 is dominated by *Eucalyptus camaldulensis* subsp. *obtusata*, *Casuarina obesa* and *Melaleuca raphiophylla*, and occurs in riparian areas along streams and rivers. *Acacia rostellifera* is commonly found at the tops of riverbanks or in raised areas. This plant community is largely in degraded or good condition.

Plant Community 10 is usually dominated by *Acacia rostellifera* with *Acacia xanthina*, *Alyxia buxifolia* or *Chamaelucium uncinatum* which may be dominant or co-dominant species in this plant community. It occurs on taller secondary dunes, and on exposed limestone and sandplain soils to the east as a result of disturbance to other plant communities.

Plant Community 2 occupies 388.36 ha (6.3%) of the native vegetation in the GRFVS area and is represented in the Chapman River Reserve.

Plant Community 10 occupies 2258.86 ha (36.63%) of the native vegetation of the GRFVS area, and is the most widespread of the GRFVS plant communities.

There are no Commonwealth listed Threatened Ecological Communities within the subject site.

3.4 Fauna & Habitat

A search of Department of Biodiversity, Conservation and Attractions records did not list any conservation significant fauna species within a 2km search area. However, a search of the Department of Environment and Energy Protected Matters records listed seven threatened species:

- red knot – Endangered (also a Migratory Wetlands species)
- curlew sandpiper – Critically Endangered (also a Migratory Wetlands species)
- Carnaby's Black-Cockatoo – Endangered
- Malleefowl – Vulnerable
- Eastern curlew – Critically Endangered (also a Migratory Wetlands species)
- Western quoll / chuditch – Vulnerable
- Western spiny-tailed skink – Endangered.

As the subject site is extensively cleared of native vegetation and is largely a pastured landscape, it is unlikely that these threatened species will be impacted by development of the subject site.

The native vegetation within the Chapman River's foreshore, could potentially sustain some of these fauna species, however no development is proposed within the Chapman River foreshore buffer. As such development of the site will not present a detrimental impact to habitat areas for these species.

3.5 Hydrology

3.5.1 Ground Water

There is limited local ground water available to the subject site.

At a regional scale, the ground water elevation is approximately 2.5m to 3m AHD across the subject site. Based on the topographical information, this indicates a 50m clearance to groundwater, which is consistent with other nearby developments. It is not anticipated that groundwater clearance to future buildings will be an issue, so groundwater monitoring is not proposed.

The subject site is situated within the Northampton/Gelena Groundwater Subarea of the Gascoyne Groundwater Area, in the North Perth Basin. Ground water allocation is available at site; however, the quality is brackish to saline and not suitable for irrigated water supply.

If groundwater is to be abstracted, management strategies for protecting its supply are detailed in the Department of Water's *Mid-West Regional Water Supply Strategy 2015* and City of Greater Geraldton's *Water Planning and Management Strategy*. These inform the assessment of groundwater licence applications within the Northampton/Gelena Groundwater Area.

3.5.2 Surface Water

The Chapman River runs along the southern border of the subject site. A natural drainage line feeds into Chapman River from the north, bisecting the centre of the subject site.

Estimated floodway and flood fringe areas are shown in the Environmental Assessment (Appendix C, refer Figure H).

As part of a structure plan, a Local Water Management Strategy (LWMS) will be required. The LWMS will investigate the surface water flows, water quality and pre/post flood modelling to inform best practise stormwater management for future development.

3.6 Acid Sulfate Soils

The (then) Department of Environment and Conservation Acid Sulfate Soils (ASS) risk mapping, identify the water courses has having a 'Moderate to Low' risk of encountered ASS within 3m of natural surface level. The rest of the subject site has not been identified as being at risk of ASS.

3.7 Previous Land Uses

Historically, the subject site has been utilised for pastoral and grazing purposes and is largely devoid of any native vegetation, except for a portion of native vegetation located in the northern eastern portion of the subject site.

3.8 Heritage

A search of the Department of Planning Lands and Heritage Inquiry System revealed one 'Registered Heritage Place' partially within the subject site. This was identified as Place ID 30063 as a mythological birth place and water source, also known as the Chapman River.

3.9 Bushfire Risk

The Department of Fire and Emergency Services mapping has identified the Chapman River and the land extending approximately 200m, into the subject site as potentially bushfire prone. This will be addressed with the preparation of a structure plan.

3.10 Key Environmental Outcomes

The Environmental Assessment provided by RPS, identifies key environmental outcomes that could be achieved through a structure plan:

- protection of the Chapman River foreshore attributes through the implementation of a buffer to the Chapman River;
- management of the Chapman River foreshore through the preparation and implementation of a Foreshore Management Plan;
- implementation of best practice water sensitive urban design and stormwater drainage management through Urban Water Management Plan(s);
- planting trees as part of the landscaping works, currently there is very little vegetation species and species diversity;
- restrict development to suitable developable areas; and
- implementation of management measures to reduce potential fire impacts on future development.

4.0 SERVICING INFRASTRUCTURE

An Engineering Services Report of the subject site has been prepared by BUA BUA Consultants to assess the serviceability of the subject site. The Engineering Services Report is appended to this report (Appendix D).

The provision of service infrastructure will be addressed further during the preparation of the structure plan for the subject site and surrounding sites. Further consultation with the City of Greater Geraldton and service agencies will be undertaken at this time.

4.1 Water

4.1.1 Potable Water

Upgrades will be required to the Water Corporation infrastructure to cater for the ultimate water demand for the subject site. Development to the west and/or north of the subject site will need to progress before the subject site can feasibly be served with potable water.

The Water Corporation has a major project planned in the coming months to install a DN 560 water main which passes by the western side of Lot 1011. This main will transfer water from the south to the north of Geraldton. The water will be fed from an offtake at Edward Road to a tank off Nanson Road. It is likely that Lot 1011 and the subject site will be fed off the Nanson Road tank in the future, however there may be closer connection points to facilitate a stage development approach.

Potable water servicing within the subject site can be achieved using a conventional reticulated piped network and would be designed in accordance with the Water Corporation's design manuals.

A map of the locations of the existing water mains near the site is included in the Engineering Services Report (Appendix D).

4.1.2 Wastewater Servicing

The subject site is not within Water Corporation's current wastewater planning scheme. Substantial upgrades would be required to the Water Corporation's infrastructure, linked to wastewater pump stations conveying flows to regional wastewater treatment facilities, to service the subject site.

Development to the west and/or north of the subject site will need to progress before the subject site can feasibly be serviced by the Water Corporation.

An alternative to connecting to the Water Corporation's sewer mains could be a privately owned and operated treatment plant.

Whether sewer is connected to the Water Corporation mains or private treatment plant, it is anticipated that waste water servicing can be achieved within the site by conventional gravity sewer piped networks.

A map of the location of existing sewer mains near the site is included in the Engineering Services Report (Appendix D).

4.2 Power

The nearest zone substation is located on Eight Street to the west of the site. The substation's capacity is between 5MVA and 10MVA.

There is an existing 132kV transmission line that cuts east-west through the southern portion of the subject site. This line is likely to remain with an easement under it, most likely 40-60m from the power line.

The distribution network is 33kV which means all power equipment including cables will be more expensive than 22kV network. The HV system pool does not apply for 33kV which means that the HV installations will be required. Internal reticulation would be via high voltage switchgear and transformers placed at strategic locations.

A detailed Western Power feasibility will need to be obtained as part of the structure plan to confirm how the subject site will be serviced and what external upgrades are required.

4.3 Telecommunications

Telecommunications would need to be extended from the north and west to service the subject site. NBN would be the service provider. An application to NBN is required to confirm requirements.

4.4 Gas

There are two possible sources of gas – LPG or natural gas. A capital cost contribution would be required to supply natural gas to the subject site and potential natural gas pipe routes to existing infrastructure would be substantial distances away.

Alternatively, LPG could be distributed from a central storage tank located within the site, in agreement with the LPG supplier. However, due to the substantial infrastructure costs it is likely that gas will be reticulated within the site.

5.0 PLANNING FRAMEWORK

5.1 Greater Geraldton Structure Plan (Department of Planning/WAPC 2011)

The Greater Geraldton Structure Plan (GGSP) is an update of the Greater Geraldton Structure Plan (1999). The GGSP primarily focuses on the urban areas and other areas likely to experience development pressures. The GGSP provides a framework for coordinating development within this area and provides the basis for statutory planning and development control. The GGSP identifies the subject site, as 'Future Urban' (refer to Figure 3).

An area of approximately 1,700ha is identified as 'Future Urban' in the GGSP to guide the direction of long-term urban expansion. The subject site has been included as 'Future Urban'.

The southernmost portion of the subject site is located within the 'Foreshore and River Systems' category, to ensure future development proposals take into account the proposed foreshore areas and associated public open space alongside rivers.

5.2 Geraldton Region Plan (Department of Planning/WAPC1999)

Part 3 of the Geraldton Region Plan – the Greater Geraldton Structure Plan (1999) is still relevant to the planning framework of the region and it is intended to be read in conjunction with the Greater Geraldton Structure Plan 2011. These documents are to be used to guide scheme amendments and reviews.

The Region Plan identifies the subject site as 'Future Urban', with no specific provisions in Part 3 of the document which relate to the Moresby area. However, the objectives, guidelines and recommendations in this document require a structure plan to be prepared for new development prior to consideration of subdivision proposals.

5.3 Local Planning Strategy (City of Greater Geraldton 2015)

The Local Planning Strategy (LPS) represents the land use planning response to the City's strategic community vision, and takes a long-term view based on the aspirational population of 100,000. The LPS guides land use planning and provides the rationale for land use and development controls to achieve this population target.

The LPS is an additional level of detail and draws upon the assumptions made in the Greater Geraldton Structure Plan (2011), and subsequently Part 3 of the Geraldton Region Plan (1999).

The subject site is identified as "Development Investigation Area No. 3: Moresby – Moonyoonooka" under the LPS for potential Urban/Rural Living (refer to Figure 4).

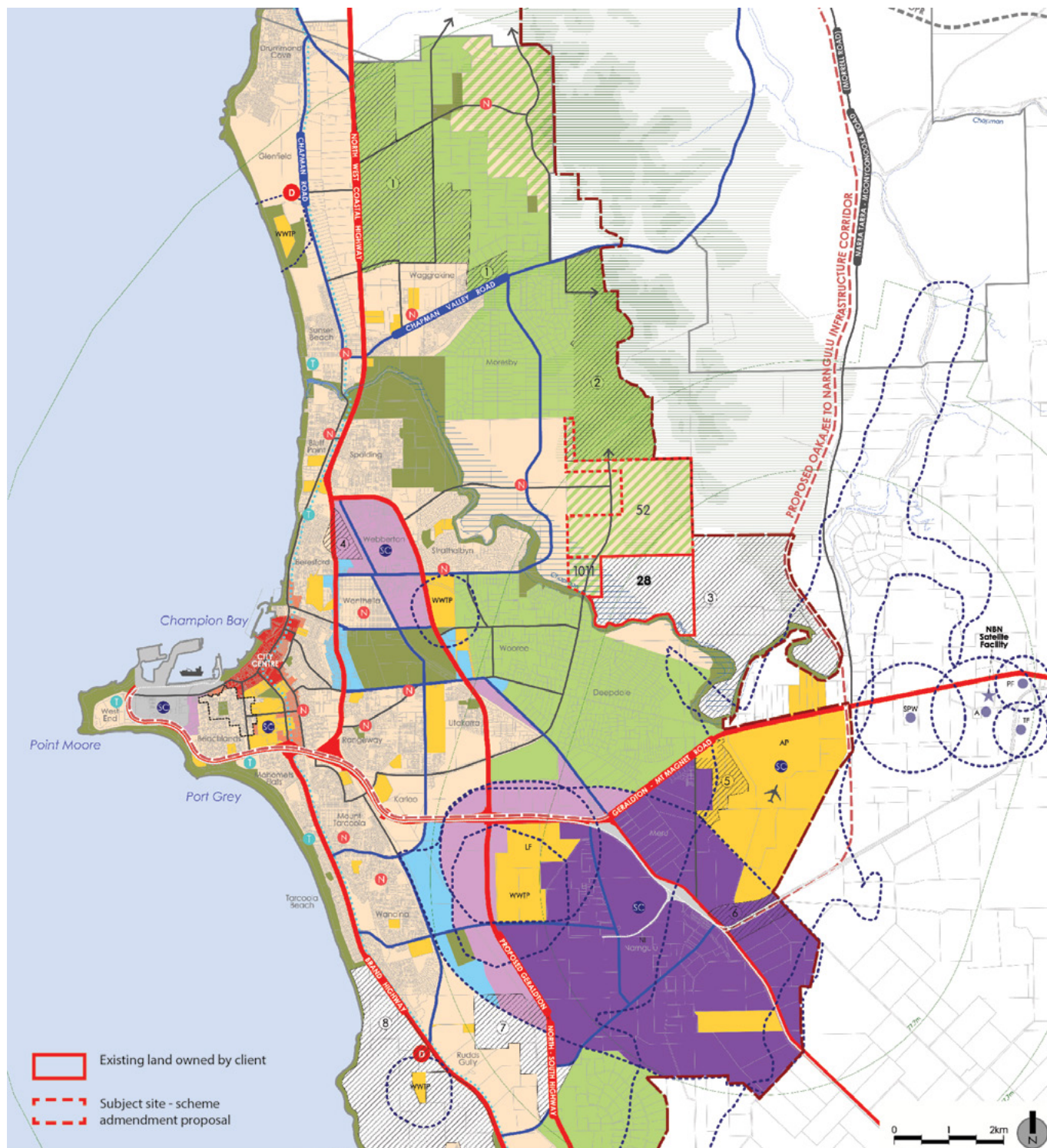
The proposed structure plan for the subject site and the surrounding sites will determine the future land uses.

5.4 Airport Master Plan 2012-2030 (City of Greater Geraldton 2016)

The Geraldton Airport Master Plan plans for the ultimate extension of the Geraldton Airport runway. The Australian Noise Exposure Forecasts (ANEF) contours indicate the subject site is outside of the ultimate runway noise exposure, which are contained to the south-east.

A portion of the subject site is identified within the Obstacle Limitation Surface (OLS) Height. This sets height limitations to prevent incompatible development and hazards to air navigation and communications facilities. The OLS will be taken into consideration during the preparation of the structure plan.

Figure 4: City of Greater Geraldton Local Planning Strategy 2015



LEGEND

- Urban Growth Boundary
- Local Government Boundary
- Urban
- City Centre
- Mixed Use
- Service Commercial
- Port
- General Industry
- Light Industry
- Rural Living
- Urban / Rural Living
- Community / Public Purpose
- Conservation / Foreshore / Regional and District Open Space
- District Centre

- Neighbourhood Centre
- Specialised Centres
- Strategic Tourism
- Development Investigation Area
 - DIA 1 WAGGRAKINE RURAL LAND ADJACENT TO MORESBY RANGE
 - DIA 2 MORESBY - MOONYOONOOKA
 - DIA 3 WEBBERSTON GERALDTON AIRPORT
 - DIA 4 GERALDTON AIRPORT
 - DIA 5 NARNGULU
 - DIA 6 RUDDS GULLY
 - DIA 7 CAPE BURNEY
- Primary Distributor Road
- District Distributor Road
- Local Distributor Road
- Infrastructure Corridor
- Oakeyee Port and Rail Preferred Rail Corridor (Indicative) (OPR)
- Rapid Public Transport Route (Indicative)

- Railway
- Obstacle Limitation Surface (Based on 3500m Runway)
- ★ Strategic Sites
- Moresby Range
- Major Rivers
- 100 year ARI Flood Plain
- Buffers
 - WWTP WASTE WATER TREATMENT PLANT
 - LF LANDFILL
 - NI NARNGULU INDUSTRIAL AREA
 - AP AIRPORT
 - SPW SPEEDWAY
 - TF TURF FARM
 - A ABATOR
 - PF POULTRY FARM
- Geraldton/Beachlands Heritage Area

5.5 Moresby Range Management Strategy (Department of Planning/WAPC 2009)

The Moresby Range is a prominent feature, located to the north of the subject site. The Moresby Range Management Strategy (MRMS) provides the overarching planning framework for the protection and enhancement of the ranges landscape and environmental values. The MRMS provides guidance for development and activities on the range over the next three decades, by establishing common objectives and recommendations.

The objectives of this strategy are to:

- protect, conserve and enhance the natural values of the range;
- protect the indigenous and non-indigenous cultural values;
- improve public access and recreation opportunities;
- manage the risk of erosion and bushfires; and
- ensure a consistent and coordinated policy approach by local and state government to planning decisions.

The MRMS identifies an area referred to as the 'Detailed Investigation Area', which will have the greatest development pressures and will require detailed management plans.

Recognition of the significance of the Moresby Range is also incorporated into the City's LPS1, with the Detailed Investigation Area boundary being included as a Special Control Area No. 1 – Moresby Range (SCA1). It should be noted that the subject site is not located within SCA1 area.

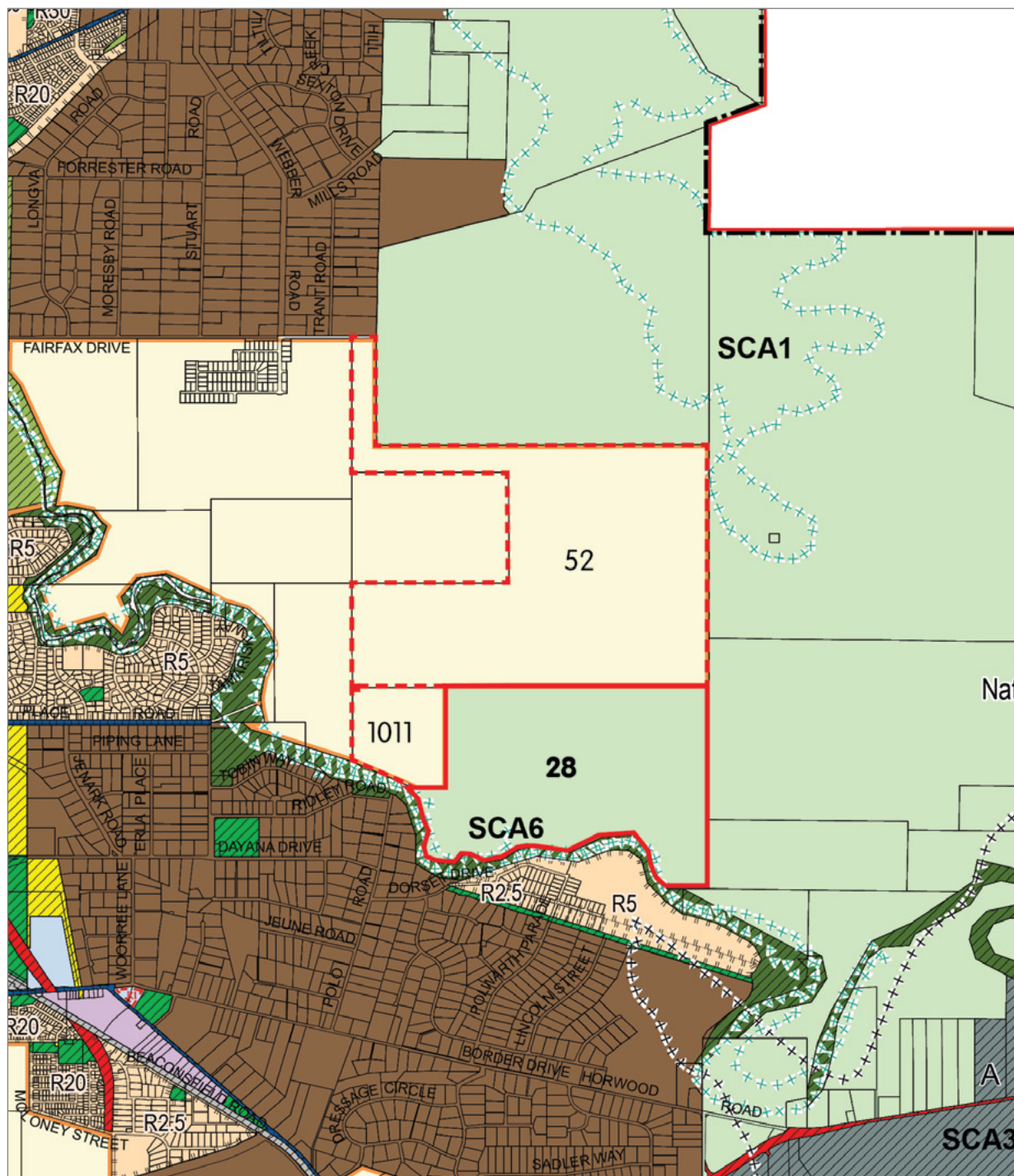
5.6 Moresby Range Management Plan (Shire of Chapman Valley and City of Geraldton-Greenough 2010)

A key recommendation of the (then) Department of Planning's Moresby Range Management Strategy 2009 is the development of a Management Plan for the area identified as 'Detailed Investigation Area'. The Moresby Range Management Plan (Management Plan) therefore aims to provide more clearly define the objectives and recommendations to the portion of the range identified as having the most development pressure, the area identified in the Management Plan as the 'Range Precinct Boundary'.

The Management Plan includes implementation strategies for achieving key objectives, particularly in relating to providing for public access and recreation and the assessment of visual impacts of development.

Whilst the subject site is not located within the area identified as the 'Detailed Investigation Area' under the Moresby Range Management Strategy 2009 or the 'Range Precinct Boundary' under the Moresby Range Management Plan 2010, the structure plan will take into consideration of the recommendations of these documents, particularly in providing areas of public access and the assessment of visual impacts of future development.

Figure 5: City of Greater Geraldton Local Planning Scheme No. 1



LEGEND

LOCAL SCHEME RESERVES

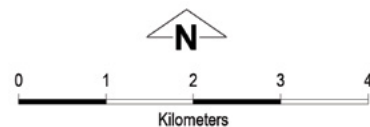
- Environmental conservation reserve
- Public open space
- Foreshore
- Public purposes
- A Strategic Infrastructure: Airport
- Primary distributor road

LOCAL SCHEME ZONES

- Light industry
- Residential
- Rural
- Rural residential
- Urban development
- Service commercial

OTHER CATEGORIES

- Existing land owned by client
- Subject site - scheme amendment area
- Existing land owned by client
- Subject site - scheme amendment proposal
- Scheme boundary



5.7 City of Greater Geraldton Local Planning Scheme No. 1 (City of Greater Geraldton 2015)

Under LPS1 the subject site is currently zoned 'Rural' (refer to Figure 5).

The objectives of the 'Rural' zone are to:

- a. provide for the maintenance or enhancement of specific local character.
- b. protect broadacre agricultural activities, such as cropping and grazing, and intensive uses, such as horticulture, from incompatible uses and minimise land use conflicts.
- c. provide for a range of non-rural land uses where they have demonstrated benefit and are compatible with the surrounding rural uses.
- d. protect and provide for existing or planned key infrastructure, public utilities and renewable energy facilities.

The southern portion of the subject site is affected by a Special Control Area No. 6 – Flood Prone Area (SCA6). The purpose of SCA6 is to:

- a. protect future development from major flooding.
- b. Ensure land use minimises flood risk and damage costs.
- c. Ensure that proposed floodplain development has adequate flood protection and does not impact on the existing flood regime of the area.

6.0 REZONING JUSTIFICATION

The Scheme Amendment proposes to rezone Lot 28 from the 'Rural' zone to the 'Urban Development' zone to facilitate the preparation of a consolidated structure plan over the subject site and the adjoining Lots 52 and 1011.

Under Part 3.13 of LPS1, the 'Urban Development' zone requires a structure plan to be prepared prior to the determination of a subdivision or development of land. The objectives of the 'Urban Development' zone is to:

- Identify areas that require comprehensive planning in order to provide for the coordination of conditions, land use and development; and
- Provide a basis for more detailed structure planning in accordance with the provisions of this scheme.

A structure plan will therefore create the basis for any further development or subdivision within the subject sites.

As outlined in Part 5 Planning Framework of this report, the planning framework supports the rezoning of the subject site to 'Urban Development', with the Greater Geraldton Structure Plan 2011 identifying the subject site as 'Future Urban'. The area is identified as 'Development Investigation' under the City's Local Planning Strategy 2015, which requires further localised structure planning to facilitate future development.

The planning framework also states that 'Future Urban' areas may be compromised by land fragmentation and ad hoc subdivision. Therefore, the purpose of the amendment is to provide consistent zoning across the land owned by Geraldton Land Pty Ltd and Rentak Land Pty Ltd to facilitate the preparation of a coordinated structure plan over all three lots, which will guide future subdivision and development in the area.