



TOWN PLANNING SCHEME No. 1A
AMENDMENT No. 6

NOVEMBER 2011

Part A

EXECUTIVE SUMMARY

This proposed Scheme Amendment seeks to amend the City of Greater Geraldton Town Planning Scheme No.1A ('TPS1A') by altering the zoning of Lot 200 Greenough River Road, Cape Burney ('subject land') from 'Resort Development – Restricted Uses,' 'Residential R20,' 'No Zone' and 'Parks and Recreation' Local Scheme Reserve to 'Resort Development' and 'Parks and Recreation' Local Scheme Reserve.

The subject land lies along the northern bank of the Greenough River, to the northeast of the river mouth. It has a total area of 7.7188 hectares and is bisected by Greenough River Road, which connects to an established visitor car park to the west. Three smaller roads (Gaskin Drive, Rowing Club Point and Murray Road) are also present on the subject land. The subject land currently contains 23 leasehold cottages and a building utilised as a base for the Greenough River Rowing Club. Various structures (ie. ablution block, barbeque, playground equipment) are also present on the portions of the subject land reserved as 'Parks and Recreation' Reserve under TPS1A.

The Scheme Amendment will facilitate the development of portions of the subject land for tourism, residential, commercial, and recreational uses generally in accordance with a Concept Plan prepared for the subject land and given 'in-principle' support by the City of Geraldton-Greenough in May 2010. The Concept Plan will be formalised as an Outline Development Plan ('ODP') in accordance with Clause 6.1.1 of TPS1A, and as such will be subject to public advertising and community consultation prior to adoption. In general, the Concept Plan depicts the retention of the leasehold cottages and Rowing Club building and the creation of additional tourist / residential housing, a café / restaurant, and recreation areas on the balance of the subject land. The westernmost portion of the subject land will remain undeveloped and will be included within the 'Park and Recreation' Reserve to be consistent with the Reserve status of adjacent coastal land.

To support the Scheme Amendment, a variety of technical investigations have been undertaken by specialist consultants to determine whether the subject land is capable of supporting increased development in a sustainable manner. These investigations are briefly summarised below and form Technical Appendices to the Scheme Amendment Report.

Aboriginal Heritage

The Greenough River is a registered Aboriginal Heritage site as it has mythological significance. An ethnographic field survey was undertaken over the subject land, which involved representatives of the Amangu, Naaguja and Mullewa Wajari native title claimant groups. All three native title claimant groups gave approval for the proposed development of the subject land to proceed subject to the condition that Aboriginal people continue to be able to access the area. Prior to any development within a 30 metre buffer zone surrounding the Greenough River site, an Application under Section 18 of the *Aboriginal Heritage Act 1972* shall be lodged.

Vegetation, Flora and Fauna

A flora and fauna survey was undertaken over the subject land. The survey identified three vegetation types present on the subject land which is consistent with the findings of the Geraldton Regional Flora and Vegetation Survey (2010):

- Type 1: closed Scrubland of *Acacia rostellifera* over weed species;
- Type 2: 'samphire with *Samolus repens*, *Acanthocarpus preissii* with scattered emergent *Casuarina abesa* fringing the Greenough River; and
- Type 3: cleared / degraded areas dominated by pasture grasses and weeds, with planted ornamental species.

The majority of the subject land is Type 3, with pockets of Type 1 occurring along the western and eastern boundaries of the subject land. Type 2 is located outside the boundary of the subject land on Reserve 20995.

Using the Bush Forever Volume 2 ratings scale, the majority of the vegetation on the subject land is considered to be Condition 6 – Completely Destroyed, with small areas of remnant vegetation which range between Condition 4 – Good and Condition 5 – Degraded.

Development in accordance with the Scheme Amendment will result in the clearing of a portion of Type 1 vegetation, however this is considered to be of low concern from a conservation perspective as the vegetation is in poor condition and well represented throughout the Region. All the Type 2 vegetation, which is considered significant, lies outside the boundaries of the subject site and will be preserved.

There were no Threatened Ecological Communities present on or adjacent to the subject land.

No protected fauna were observed on the subject land during the field survey, A desktop assessment indicated that a number of protected fauna may occur within the subject land, however the likelihood of these protected fauna occurring is in most cases low as the subject land does not contain optimal habitat, with better and larger fauna habitat occurring to the south across the Greenough River (coastal dunes), and east along the river towards Devlin Pool. All habitats within the subject land are severely impacted by weed invasion, grazing by feral fauna (rabbits) as well as disturbance for residential and recreational purposes.

Coastal Setback

A study of the subject land was undertaken based on the WAPC's Statement of Planning Policy 2.6 – State Coastal Planning Policy in order to determine an appropriate coastal setback for the subject land. These calculations utilised a default value of 0.9m for sea level rise, and led to a setback distance of 150 metres. The 150 metre setback intrudes 12 metres into the north western section of the subject land and 43 metres into the south-western end. In accordance with these findings, the original Concept Plan was modified to show the ceding of all areas falling within the 150 metre coastal setback to the Crown for the purpose of 'Parks and Recreation' Reserve. No buildings or structures are proposed to be constructed within this section.

Riverine Setback

A desktop analysis was also undertaken to determine the appropriate setback distance from the Greenough River, taking into account the potential for inundation during extreme weather events. This analysis took into account the topography of the subject land, historic foreshore stability, 100 year flood levels in the estuary, storm surge and sea level rise and concluded that the level of inundation experienced in during a 100 year ARI event is 2.1 metres AHD. When this value was imposed over a topographic model of the subject land, it showed that inundation would only affect a small section of the south west corner of the subject land, which is earmarked on the Concept Plan for as access to the boat launch area. .

Local Water Management Strategy

A Local Water Management Strategy ('LWMS') has been prepared in accordance with the Better Urban Water Management manual. The LWMS is designed with the objectives of minimising the total water use on the subject land and substituting drinking quality water with fit-for-purpose water for non-drinking water use. The preparation of the LWMS involved two winters of groundwater monitoring, with the second winter recently completed.

Geotechnical Investigation

A geotechnical study was undertaken over the subject land in 2010, with the objective of assessing the subsurface soil and groundwater conditions to ascertain whether there were any impediments to development. The study revealed a variety of soil types including top soil, sand, limestone, sandy clay and gravelly sand. Groundwater was observed at two test locations at depths of 2.2 metres and 2.9 metres. The study also found some evidence of Acid Sulfate Soils, however given the reported neutralising capacity of the soils specific management action was not considered warranted for small-scale soil disturbances. Prior to any larger scale soil disturbance or dewatering, it is recommended that a more in-depth investigation of the subject land be undertaken and, if necessary, that an Acid Sulfate Soil Management Plan be prepared.

Infrastructure Due Diligence

An Infrastructure Due Diligence Investigation was undertaken for the subject land to establish whether development on the subject land could be appropriately serviced. Connection to reticulated water is available by cutting into the existing Water Corporation DN100 main and extending the exiting 100P laid along Greenough River Road. High voltage power is currently supplied in the vicinity of the subject land, with overhead 33kv lines located on the northern verge of Gaskin Drive and Greenough River Road. It may be a requirement of future subdivision that these power lines be relocated underground. The subject land is not currently connected to reticulated sewer with the leasehold cottages serviced by septic tanks, however it may be possible to grade the sewer to service the subject land into the existing pumping station on Hull Street. With respect to stormwater, it is envisaged that subsurface linear soakage units be used for stormwater disposal. These units can then be connected to a balance pipe work system and to an open swale located in Public Open Space at the base of the catchment. The appropriate location of the swales is outlined in the Landscape Strategy and Concept Plan.

Landscape Strategy and Concept Plan

A Landscape Strategy and Concept Plan has also been prepared for the subject land, taking into account the recommendations of the LWMS and the Infrastructure Due Diligence Report. The Strategy endeavours to provide areas of POS that are usable, aesthetic and liveable and is designed to complement the Concept Plan. It is anticipated that the Landscape Strategy will form part of the ODP prepared for the subject land. It is considered that the future implementation of the Concept Plan will greatly improve the amenity of the area as well as lead to improved environmental outcomes.

Town Planning Considerations

In addition to the technical investigations, the proposed Scheme Amendment has been assessed against all relevant state and local planning policies, strategies, and plans and is considered to be consistent with all these documents as well as with the objectives of TPS1A.

Based upon these conclusions, Council is requested to favourably consider the proposal and adopt this formal Amendment to its Town Planning Scheme No 1A.



City of Geraldton – Greenough (CGG)
 Lot 200 Greenough River Road, Cape Borney

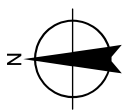
Job Number 61-25859-01
 Revision 0
 Date 31 Mar 2011



CLIENTS | PEOPLE | PERFORMANCE

Survey Area **Figure 2**

LEGEND
 Contours
 Lot 200
 Cadastre

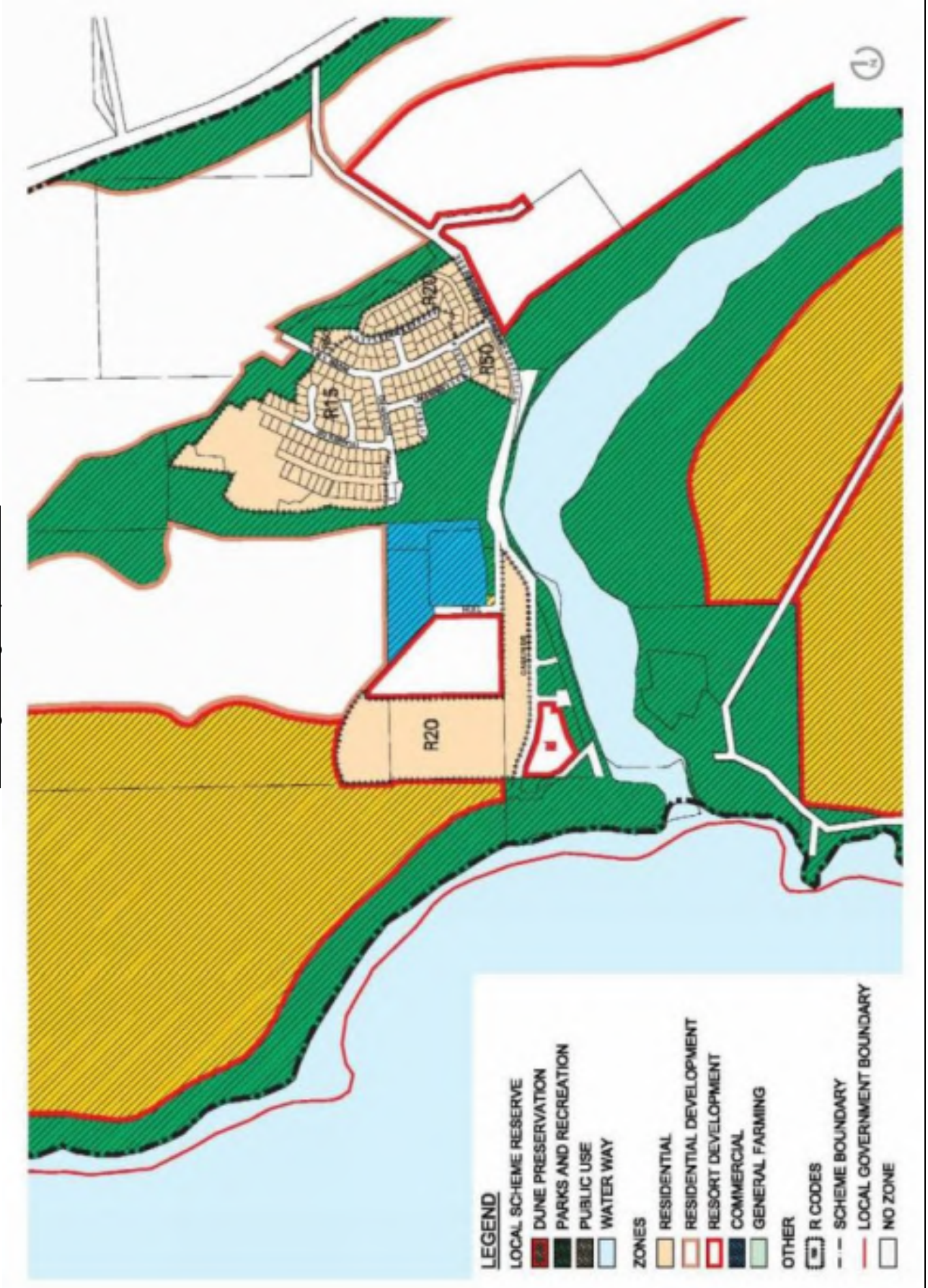


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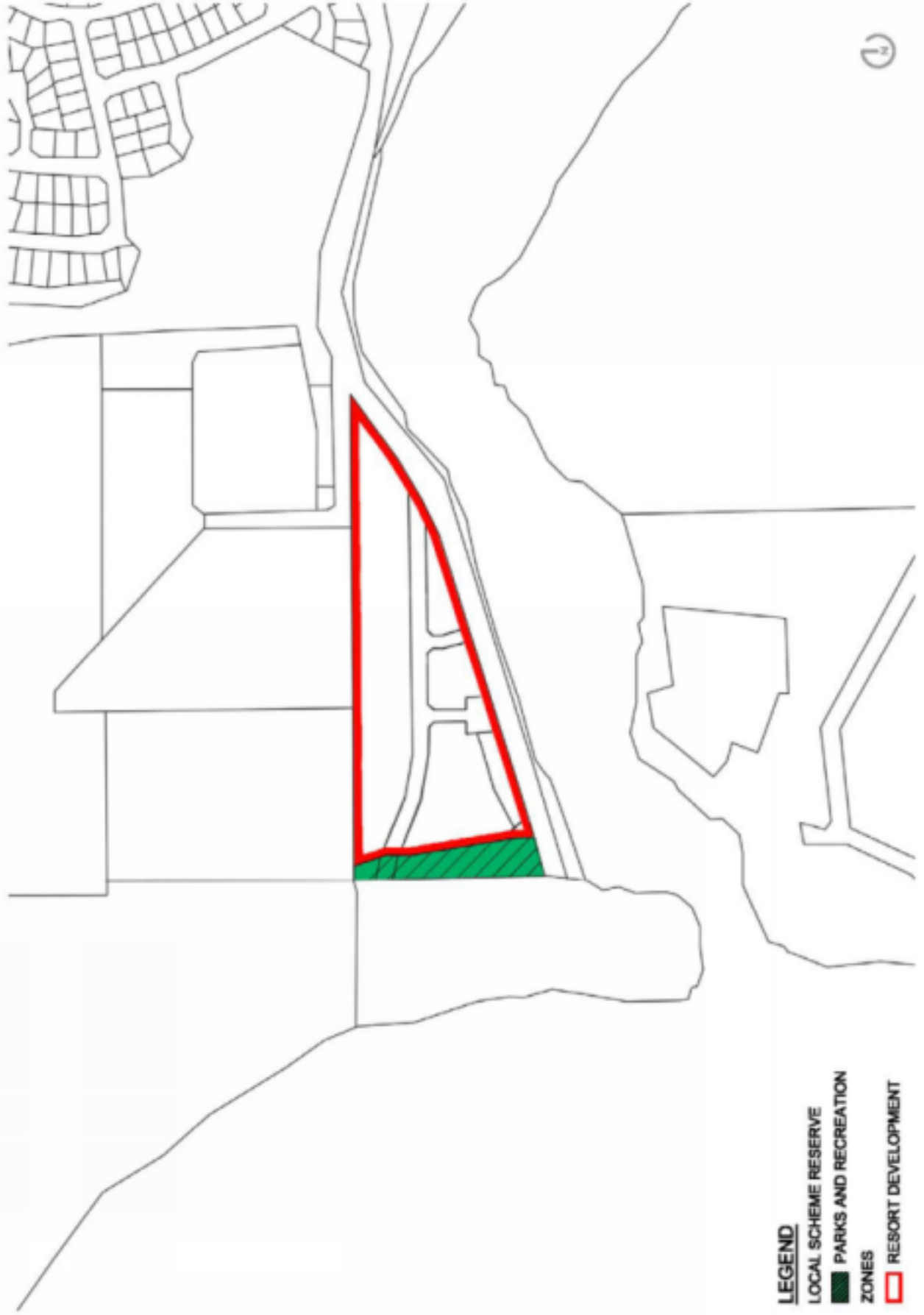
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 Horizontal Datum: Geocentric Datum of Australia (GDA)
 Grid: Map Grid of Australia 1994, Zone 50

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 Data Source: Landgate - LGATE-001 Cadastre - 20101201, LGATE-012 Roads - 20101201, Geraldton 1940 Jul 2010 Mosaic - 20101201, Created by: aleez, mnikmotdkamil, jutherford

Existing Zoning Map – TPS1A



Proposed Zoning Map – TPS1A



ROAD VERGE LANDSCAPE TREATMENT WITH STREET TREE PLANTING OF NATIVE COASTAL LOW SHRUBS & GROUNDCOVERS

POS B - OPEN SPACE ON WEST & EAST SIDES OF ROWING CLUB ACTS AS INFORMAL GATHERING & OVERFLOW SPACE. PREDOMINANTLY OPEN TURF WITH SHADE TREES & NATIVE PLANTING

FORMAL PLANTING BEDS OF NATIVE WATERWISE SPECIES CREATING ENTRY & ENHANCING ROAD FRONTAGE TO PRIVATE TOWNHOUSE LOTS

DUAL USE PATH TO BE INSTALLED ON ALL STREETS IN ACCORDANCE WITH LIVEABLE NEIGHBOURHOODS & ENGINEERING DESIGN DRAWINGS

PEDESTRIAN LINK FROM HULL ST TO FORESHORE PLANTED WITH NATIVE SPECIES TO MAINTAIN SIGHTLINES & PASSIVE SURVEILLANCE

POS A - BIO-RETENTION BASIN PLANTED WITH NATIVE RUSHES & SEDGES. CATERS FOR 1 IN 100 YR EVENTS

POS D - BIO-RETENTION BASIN PLANTED WITH NATIVE RUSHES & SEDGES. CATERS FOR 1 IN 100 YR EVENTS



BIO-RETENTION BASIN PLANTED WITH NATIVE RUSHES & SEDGES. CATERS FOR 1 IN 100 YR EVENTS

EXISTING TOILET BLOCK TO BE RELOCATED

PROPOSED PONTOON / JETTY BOAT LAUNCH AND 4WD DRIVE BEACH ACCESS AREA TO BE FORMALISED AND RESTRICTED TO WEST OF PROPOSED JETTY ONLY

FORESHORE REVEGETATED WITH LOCAL ENDEMIC SPECIES FOR STABILISATION & CREATION OF HABITAT
EXISTING ROWING CLUB BEACH ACCESS TO BE MAINTAINED AND FORMALISED

PROPOSED PONTOON / JETTY
PROPOSED BOARDWALK / PROMENADE IN FRONT OF COMMERCIAL LOT TO PROVIDE FORMAL EDGE WITH BENCH SEATING FACING VIEWS TO RIVER

ACTIVITY HUB WITH PLAYGROUND, SHELTER & PICNIC AREA
FORESHORE REVEGETATED WITH LOCAL ENDEMIC SPECIES FOR STABILISATION & CREATION OF HABITAT

PASSIVE RECREATION AREA WITH TURF & SHELTER FACING RIVER

ACTIVE TURF KICK-ABOUT SPACE WITH TURF MOUNDING FOR VISUAL INTEREST AND INFORMAL SPECTATOR SEATING. POS LINED WITH SHADE TREES & FEATURE WATERWISE PLANTING

LEGEND

- ① NEW FREE TITLE LOTS (R60)
- ② EXISTING FREE HOLD TITLE LOTS (R60)
- ③ 5 STOREY SHORT STAY / RESIDENTIAL APARTMENT BUILDING SITE
- ④ 2 STOREY SHORT STAY / RESIDENTIAL APARTMENTS
- ⑤ 2 STOREY TOWN HOUSE LOTS
- ⑥ SHORT STAY TOURISM ACCOMMODATION (2 STOREY FRONTING GREENOUGH RIVER ROAD, 1 STOREY FRONTING FORESHORE)
- ⑦ 1 STOREY COMMERCIAL CENTRE WITH SHOP / CAFE / RESTAURANT OVERLOOKING FORESHORE
- ⑧ EXISTING ROWING CLUB
- ⑨ NEWBOAT TRAILER PARKING (19 BAYS) PROVIDED BY DEVELOPER
- ⑩ NEW CARPARK (11 BOAT TRAILER BAYS) 15 90° ANGLE BAYS, 6 PARALLEL BAYS PROVIDED BY DEVELOPER
- ⑪ NEW CARPARK - INDICATIVE ONLY. TO BE DEVELOPED BY COMMERCIAL LOT OWNER
- ⑫ NEW CARPARK (32 BAYS) TO BE PROVIDED BY DEVELOPER
- ⑬ EXISTING BEACH CARPARK
- STREETSCAPE PLANTING
 - INFORMAL NATIVE GARDEN BEDS - DROUGHT TOLERANT NATIVE SPECIES
 - FORESHORE REVEGETATION
 - OPEN TURF AREA - FOR PASSIVE & ACTIVE RECREATION PURPOSES
 - PRIMARY STREET TREE
- SECONDARY STREET TREE
- FEATURE TREE
- FEATURE POS TREE
- FORESHORE NATIVE TREE PLANTING
- POS / DRAINAGE NATIVE TREE PLANTING