



**CITY OF GREATER GERALDTON**

**TOWN PLANNING SCHEME No 3  
(GERALDTON)**

**AMENDMENT NUMBER 68**

**LOTS 49 & 50  
RIFLE RANGE ROAD, RANGEWAY**

**“RESIDENTIAL ADDITIONAL USE A44  
(RECREATION – SQUASH CENTRE)”  
TO  
“RESIDENTIAL ADDITIONAL USE A44  
(RECREATION – ACTIVE)”**

**~ OCTOBER 2012 ~**

## TABLE OF CONTENTS

### 1.0 INTRODUCTION

- 1.1 Location and Area
- 1.2 Scheme Amendment Proposal

### 2.0 BACKGROUND

- 2.1 Land Tenure
- 2.2 Site Characteristics
- 2.3 Public Utilities and Services

### 3.0 POLICY AND STATUTORY PLANNING FRAMEWORK

- 3.1 State Planning Strategy
- 3.2 Geraldton Region Plan
- 3.3 Greater Geraldton Structure Plan Update 2011
- 3.4 City of Greater Geraldton Strategic Community Plan 2011-2021
- 3.5 City of Geraldton – Greenough Town Planning Scheme No.3
- 3.6 2029 and Beyond Project

### 4.0 JUSTIFICATION FOR AMENDMENT

- 4.1 Regional Planning Context
- 4.2 Local Character and Streetscape
- 4.3 Land Use Controls

### 5.0 CONCLUSION

## FIGURES

- Figure 1 Location Plan
- Figure 2 Aerial Photograph Extract.
- Figure 3 Lot and Servicing Plan
- Figure 4 City of Greater Geraldton Town Planning Scheme No 3 Extract

## 1.0 INTRODUCTION

Landwest has been engaged to prepare an amendment to the City of Greater Geraldton Town Planning Scheme No.3 to modify an existing additional use in the zoning provisions for the landholdings, to facilitate the use of the existing development on site for alternative recreation purposes. Existing development on the lots is of suitable size, scale and configuration with adequate infrastructure for the proposed use.

### 1.1 Location and Area

The subject land is located within a street block that contains residential zoned land. However other uses are located within the immediate vicinity, including a local a local shop to the north of the subject land, and primary school opposite. To the north – west of the site is an established light industrial area. To the north of the subject land is the Wonthella Sporting precinct encompassing many regional facilities. The greater residential precinct has seen some redevelopment for new public housing and increased residential densities with grouped housing development.

A location plan is included at **Figure 1 – Location Plan**.

### 1.2 Scheme Amendment Proposal

The purpose of this amendment is to enable the use of the existing development on Lots 49 and 50 for an alternative recreation use. Schedule 2 of Town Planning Scheme No.3 lists the additional use permitted as “Recreation – Squash Centre” and the alternative use proposed is a Dance Studio.

The potential conversion and re-use of the site for an alternative recreation use, acknowledges the suitability of the existing infrastructure, and the locational attributes and accessibility of the site.

The proponent is the owner and operator of an existing dance school, and looks to relocate to premises that will better cater for their requirements within a purpose designed space.

A separate development application for change of use will be lodged with the local authority.

## 2.0 BACKGROUND

### 2.1 Land Tenure

The landholdings are contained in green multi-lot title 1275-844.

The registered proprietor is Nedysa Pty Ltd on behalf Scott Davis.

### 2.2 Site Characteristics

The landholdings contain an existing squash court development that was built in the late 1960's. The building contains a number of courts, ablutions and office facilities. Parking has been at both the Rifle Range frontage, along the Carter Street road reserve and at the rear of the premises on a sealed surface that historically was also used as informal basketball courts.

The squash courts have not been fully operational for many years and the building has been subject to vandalism, poor maintenance and has fallen into a state of disrepair.

The extent of existing development is also indicated in **Figure 2 – Aerial Photograph Extract**.



*East elevation of existing development and curtilage*

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*Rifle Range Road (western elevation) frontage of building*



*Carter Street (southern) elevation of development and parking*

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Landwest Holdings Pty Ltd | ABN 43 122 886 748

## 2.2 Public Utilities and Services

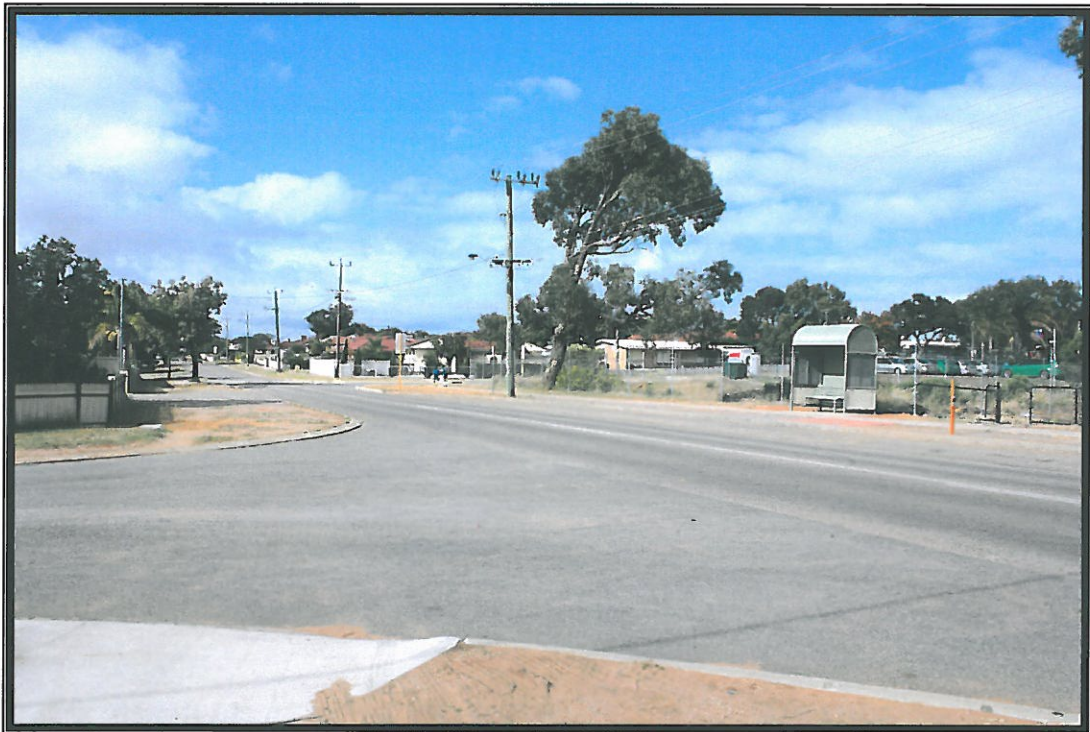
The subject land is serviced by the existing road network, with access to both Rifle Range Road and Carter Street. Both streets are fully sealed, kerbed with stormwater drainage.

Eastward Road to the north of the subject land provides a strategic link between Horwood Road at Utakarra through to North West Coastal Highway and Johnston Street to the west and Pass Street in the north. Rifle Range Road provides a link between the greater Rangeway suburb and other suburbs areas to the south through to Pass Street which connects to the Wonthella Sporting precinct.

There is a public transport bus stop opposite the subject land on the west side of Rifle Range Road.

There is an existing pedestrian path along the Rifle Range frontage of the subject land.

Existing sewerage, water and power infrastructures are located in both street frontages and at the northern and eastern boundaries of Lot 50 (see **Figure 3 – Servicing Plan**).



*Rifle Range Road and intersection with Carter Street.  
Public transport stop opposite development and pedestrian path.*

City of Greater Geraldton Town Planning Scheme No 3 Amendment No  
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*Carter Street from subject land looking east.*

### **3.0 POLICY AND STATUTORY PLANNING FRAMEWORK**

#### **3.1 State Planning Strategy**

The State Planning Strategy (1996) identified the following vision for the Mid-West Region: in the next 33 years the region will continue to grow and diversify its economic base in the areas of agriculture, mineral development, downstream processing of commodities and tourism.

It further states that Geraldton will develop as the largest regional centre north of Perth, offering a wide range of facilities and attractions.

This proposal complements the implementation of this objective to encourage development of a range of services commensurate with a regional centre.

#### **3.2 Geraldton Regional Plan**

In 1999 the Western Australian Planning Commission (WAPC) endorsed the Geraldton Regional Plan. The Regional Plan provides a framework to implement regional planning strategies for the whole region and detailed planning for Greater Geraldton. The subject land has been identified as "Urban" within the Greater Geraldton Structure Plan.

#### **3.3 Greater Geraldton Structure Plan Update 2011**

In June 2011, an updated Greater Geraldton Structure Plan 2011 was released. This plan is to be used in conjunction with the Greater Geraldton Structure Plan (1999), and is intended to guide amendments to and reviews of the local planning schemes and strategies of the City of Greater Geraldton and the Shire of Chapman Valley.

The subject land is identified as Urban on the Greater Geraldton Structure Plan 2011. The document indicates that the Urban category will predominantly cater for rising housing demand in Greater Geraldton in the immediate term.

This amendment is consistent with the document in terms of its recommendations for the urban area by increasing the availability of services and facilities to cater for a growing population.

#### **3.4 City of Greater Geraldton Strategic Community Plan 2011-2021**

The Strategic Community Plan was developed in 2011 to provide clear direction in guiding delivery of improved services and outcomes for the community, in a period of rapid change for the City, and greater Midwest region. The document sets out the City's vision and mission and major strategic goals, and implementation strategies for achieving desired outcomes.



The major strategic goals for Greater Geraldton are:

- Goal 1 – Opportunities for Lifestyle
- Goal 2 – Opportunities for Prosperity
- Goal 3 - Opportunities for Creativity
- Goal 4 - Opportunities for Sustainability
- Goal 5 – Leading the Opportunities

Implementation of the strategic vision and goals associated with this vision will be via the delineation of priority actions and projects as a part of the City's annual business planning process. Various performance criteria will be used to determine the effective delivery of services, actions and projects which assist in achieving the objectives and goals of the strategic plan.

The proposed amendment is consistent with the vision and goals of the document as it will help facilitate a vibrant and diverse neighbourhood that meets both local and regional needs, and it will ensure the redevelopment of existing facilities which represents a sustainable use of resources and infrastructure. The occupancy of the building will also help reduce crime activity and vandalism of a vacant building; and will assist with revitalization of the both the immediate streetscape and the greater locality in which it is located.

### 3.5 City of Geraldton – Greenough Town Planning Scheme No.3

The subject land is zoned "Residential R17.5/30/40 Additional Use A44 Recreation – Squash Court" in City of Greater Geraldton Town Planning Scheme No.3 (Geraldton) (see **Figure 4 – TPS Zoning Extract**). The objectives and policies of the Residential zone are to promote development of residential areas in a manner that provides a range of housing choice, protects residential amenity, achieves efficiency in services and accessibility and enhances townscape values generally.

The additional use has been in place since the introduction of the current town planning scheme.

Eastward Road to the north of the subject land is reserved as a District Distributor Road in the town planning scheme.

### 3.6 Project 2029 and Beyond Project

The City of Greater Geraldton in conjunction with government agencies, and private industry and other NGO's have formed an alliance to undertake community based planning to ensure that the opportunities and constraints identified by the community at large are considered, addressed and incorporated into relevant strategic and statutory planning documents.

The guiding principles behind the project are the five pillars of sustainability in the context of community expectations. The 5 pillars are –

- Environment
- Social
- Cultural
- Economic
- Governance

One of the current projects for the 2029 and Beyond Project is the “Community Action Planning Workshop for Utakarra, Rangeway and Karloo”. The workshop will be an appropriate forum for the community to learn more about possible road closures and extensions, residential and commercial development, placement of dual use paths and road crossing places, community gardens and landscaping, and participate in the creation of a long term plan for the future development and revitalization of Rangeway, Utakarra and Karloo.

## **4.0 JUSTIFICATION FOR AMENDMENT**

### **4.1 Regional and Local Planning Context**

The proposed zoning is consistent with the "Urban" designation in the Geraldton Region Plan. Further, the use will not increase the potential for land use conflicts that cannot be addressed through the imposition of appropriate development conditions as required by the local planning scheme.

The site has historically been used for active recreation for approximately 40 years. The proposed amendment simply modifies the approved use, and to a definition which is more appropriate and provides some flexibility with uses undertaken on site.

### **4.2 Local Character and Streetscape**

The existing squash court development has been in place since the 1960's and is an established part of the streetscape at the northern end of Rifle Range Road. The Rifle Range Road frontage adjacent to the subject land is characterised in part by a commercial streetscape with the squash courts and local shop. The local shop has operating hours that extend to late evening.

The proposed re-use/re-development of the squash courts on Lots 49 & 50 for a dance studio is in accordance with gentrification occurring in the greater locality. The building has had limited use in recent years, and has fallen into a state of disrepair and subject to vandalism.

Proposed improvements to the property include external painting, landscaping; new covered entrance/porch for student access; covered all weather patio/walkway to ablutions with separate access to area from internal area only; security measures; and internal works to convert original court areas to fully enclosed dance studio's that are sound proof, and fully air-conditioned.

The separate development application will address these matters in details, together with carparking, operating hours, a consideration of light spill to adjoining residences.

Improvement and maintenance works will improve the visual appearance of the building and therefore the adjoining streetscapes substantially. Increased activity on site may also assist with reducing opportunities for indiscriminate access. The proposed use will not generate adverse impacts on surrounding land in terms of noise, light overspill, or generate nuisance from late operating hours or other external impacts.

### **4.3 Land Use Controls**

A separate development application is currently being prepared to be lodged with the City of Greater Geraldton for the proposed change of use. This ensures that existing scheme provisions and local planning policies (where applicable) are used to achieve quality development that is adequately serviced, and is responsive to the residential area in which it is located in terms of managing potential impacts.

## 5.0 CONCLUSION

The proposed text amendment to the town planning scheme will simply facilitate a change of recreation use on site. The overall use of the centre will not alter from the recreation use that is currently permitted. The active recreation definition is more appropriate for the proposed use, and offers a degree of flexibility.

The development will ensure the sustainable use of existing development and service infrastructure. It will lead to improvement to the physical appearance of the building and its surrounds and the reuse of a building that has been vacant for some time. This will require improvements and maintenance which will improve the aesthetic value of the development and consistent activity and use may reduce the opportunity for indiscriminate anti-social behavior.

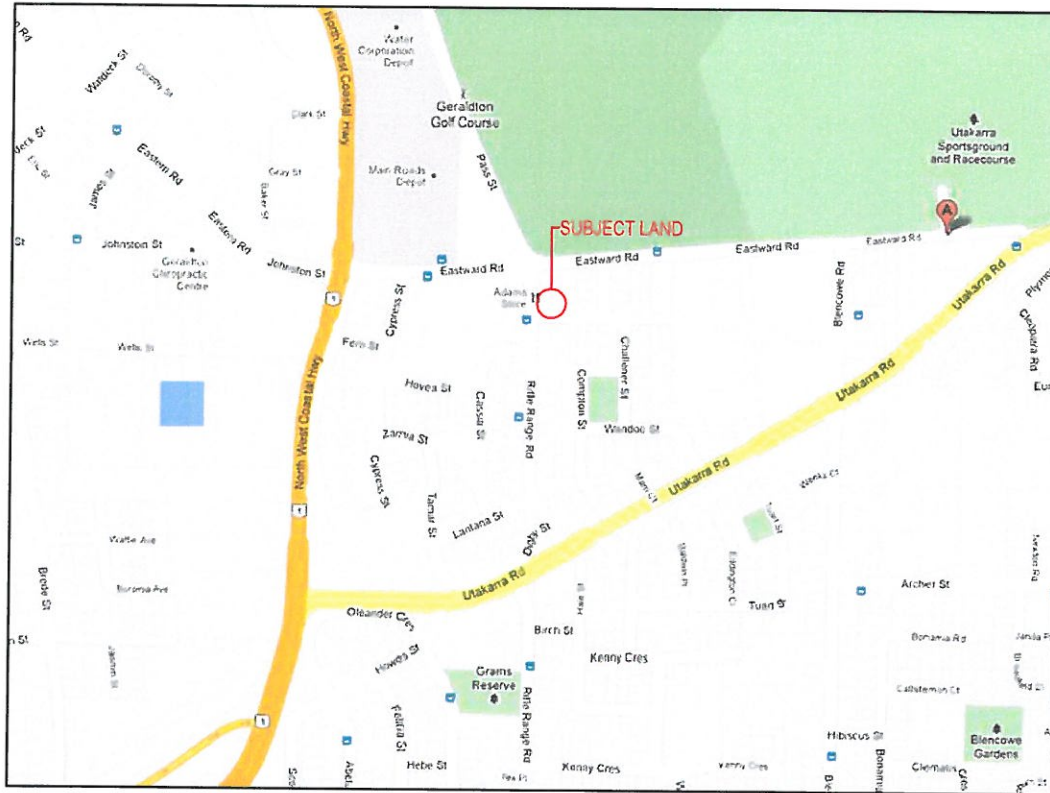
The subject land is well placed in terms of infrastructure, access, and the road network, for both local and regional users.

All these factors will also assist with revitalization of the area and the greater locality in which it is located. It also potentially increases the range of recreation options available in the area. Both these factors accord with the strategic direction envisioned by the local government by action planning for the Rangeway communities, and promoting physical activity by the ActiveSmart program.

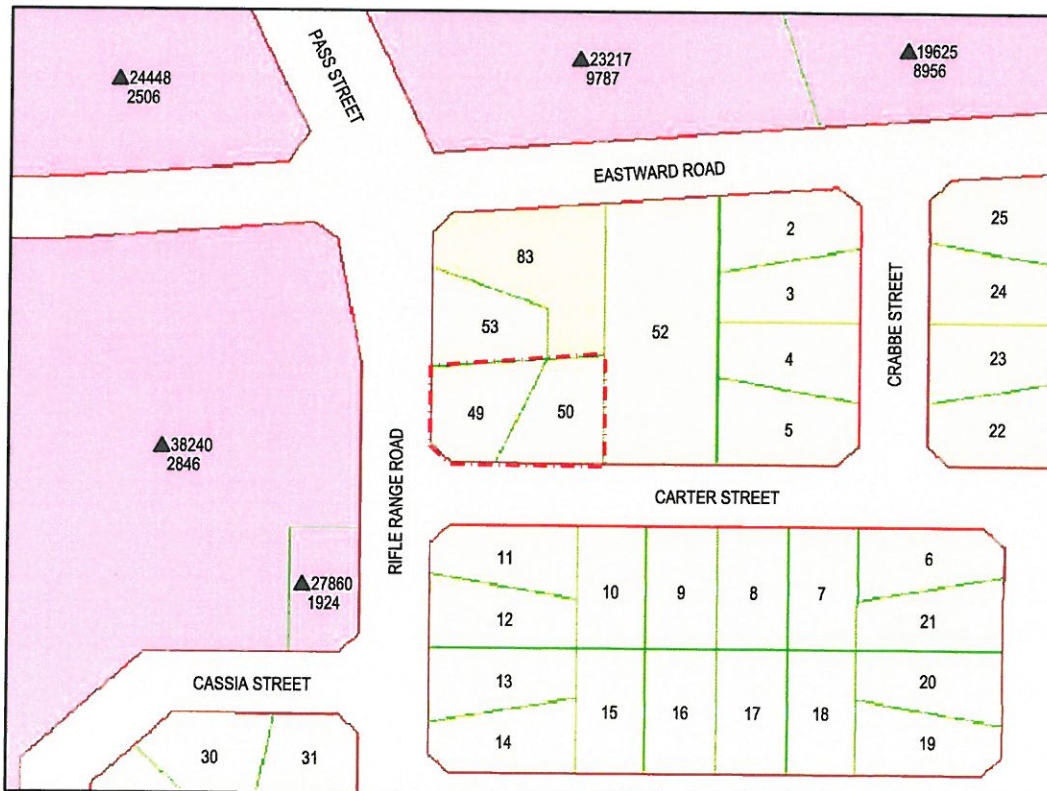
On this basis it is contended that the town planning scheme text be amended.

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**Figure 1**  
**Location Plan**



LOCALITY PLAN - NTS  
(SOURCE - GOOGLE MAPS)



LOCATION PLAN - NTS  
(SOURCE - LANGATE)

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	<p>TITLE: <b>LOCATION PLAN LOTS 49 &amp; 50 ON DIAGRAM 26753 RIFLE RANGE ROAD, RANGEWAY</b></p>	<p>CERTIFICATE OF TITLE: <b>VARIOUS</b>      DATE LAST MODIFIED: <b>18/10/2012</b></p>	REV:	DATE:	DETAILS:	BY:	APPROVED:
	<p>DESIGNED: <b>GMB</b>      DRAWN: <b>SD</b>      APPROVED:</p>	<p>SCALE: <b>NTS</b>      <b>@A4</b></p>					
	<p>* This plan remains the property of Landwest and must not be used for any purpose other than which it was prepared for, in relation to the land duly described. Landwest accepts no responsibility for any losses or damages caused to any person/s who may use the information for a purpose for which it was not intended.</p>	<p>PLAN: <b>FIGURE 1</b></p>					

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**Figure 2**  
**Aerial Photograph Extract**



AERIAL PHOTOGRAPHY EXTRACT - NTS  
(SOURCE - LANGATE 2010)

<b>TITLE:</b> AERIAL PHOTOGRAPHY EXTRACT LOTS 49 & 50 ON DIAGRAM 26753 RIFLE RANGE ROAD, RANGEWAY		<b>CLIENT:</b> NEDYSA PTY LTD		Suite 1 & 2 Geraldton Central 65 Chapman Road Geraldton WA 6530 PO BOX 1597 Geraldton WA 6531 Email : info@landwest.net.au Phone : (08) 9965 0550 Fax : (08) 9965 0559		REV: DATE: BY: APPROVED:
<b>CERTIFICATE OF TITLE:</b> VARIOUS		<b>DATE LAST MODIFIED:</b> 18/10/2012		<b>SCALE:</b> NTS @A4		DESIGNED: GMB
<small>* This plan remains the property of Landwest and must not be used for any purpose other than which it was prepared for, in relation to the land duly described. Landwest accepts no responsibility for any losses or damages caused to any person/s who may use the information for a purpose for which it was not intended.</small>		<b>APPROVED:</b>		DRAWN: SD		PLAN: FIGURE 2