



City of
Greater Geraldton
a vibrant future



**CITY OF GREATER GERALDTON
TOWN PLANNING SCHEME NUMBER 3 (GERALDTON)
AMENDMENT NUMBER 70**

LOT 9000 ORD STREET BERESFORD

**"RESIDENTIAL R12.5/30/40" and "NO ZONE"
TO
"RESIDENTIAL R30"**

RESOLUTION TO AMEND A TOWN PLANNING SCHEME

**CITY OF GREATER GERALDTON
TOWN PLANNING SCHEME NO. 3 (GERALDTON)**

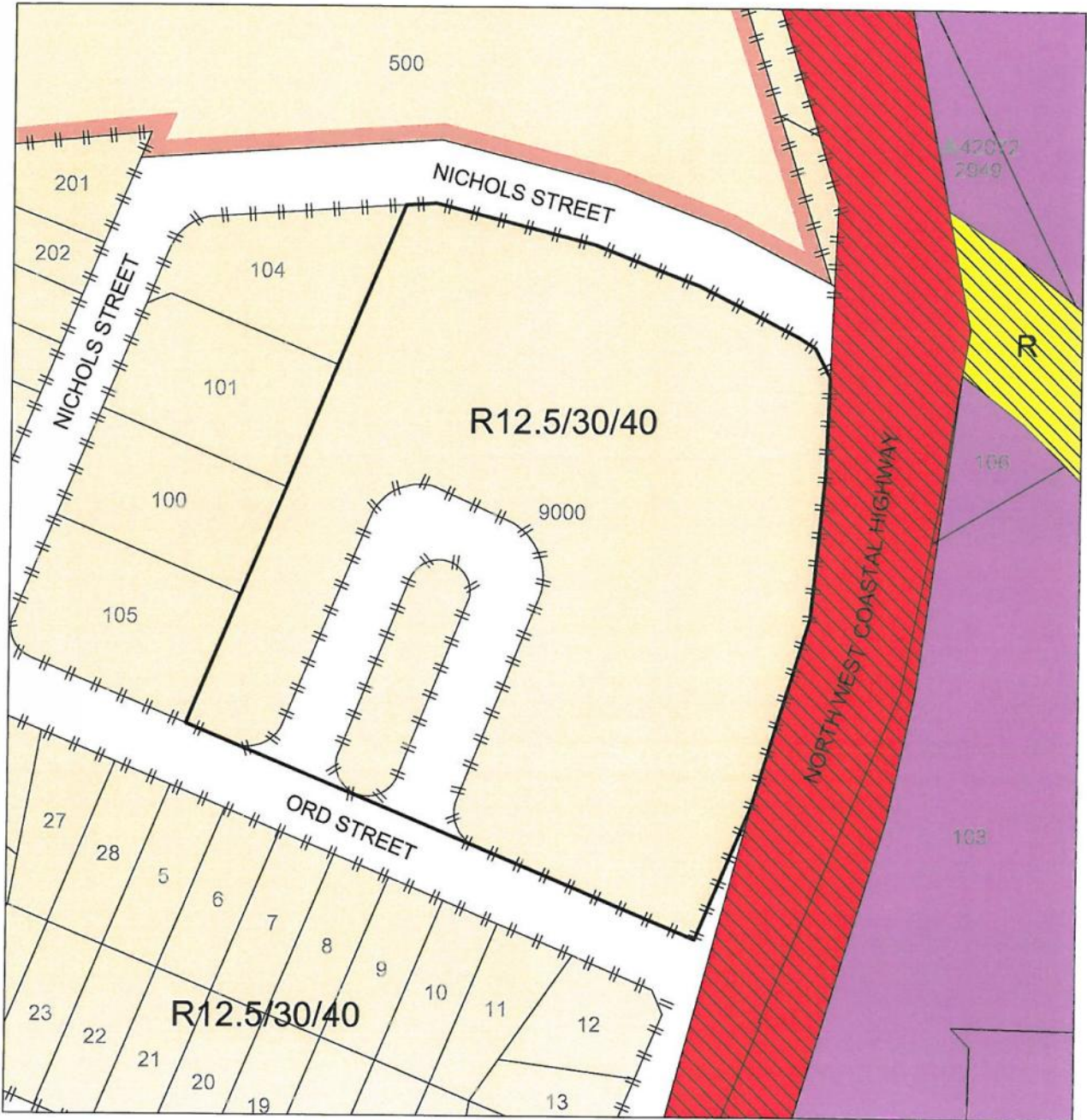
AMENDMENT NO. 70

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 Town Planning Scheme by-

1. Rezoning Lot 9000 Ord Street, Beresford from "Residential R12.5/30/40" and "No Zone" to "Residential" with a "R30" density coding; and
2. Amending the Scheme Map accordingly.

CITY OF GREATER GERALDTON

TOWN PLANNING SCHEME No. 3 (DISTRICT SCHEME)



LEGEND

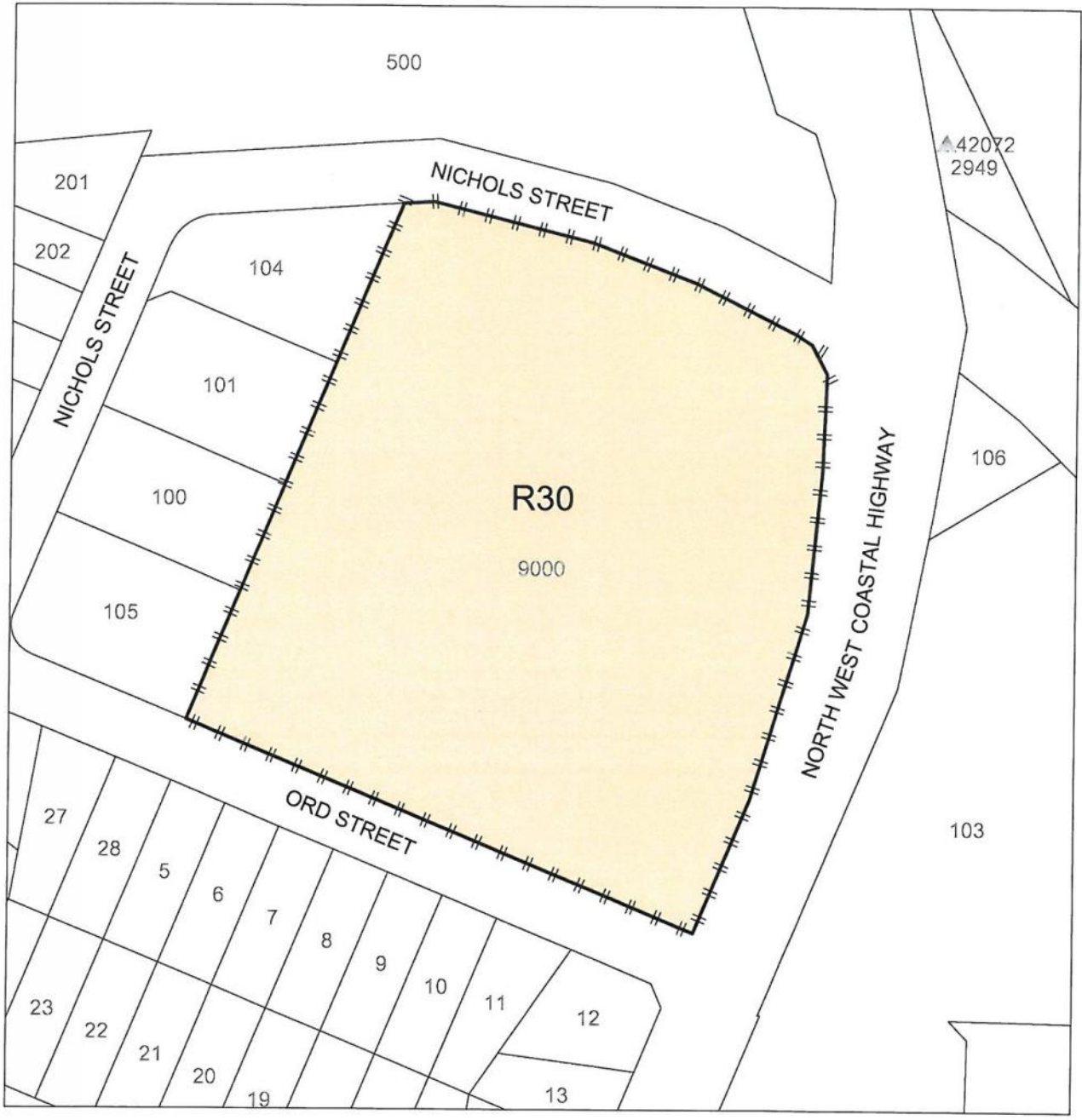
- RESIDENTIAL
- DEVELOPMENT
- INDUSTRY - GENERAL
- R CODES
- PRIMARY DISTRIBUTOR ROAD
- COMMUNITY AND PUBLIC PURPOSES
DENOTED AS FOLLOWS:
R RAILWAY

 LANDWEST <small>URBAN AND REGIONAL PLANNING CONSULTANTS</small>	CLIENT: SUNBELT PTY LTD					
	8 Anzac Terrace Geraldton WA 6530 PO BOX 1597 Geraldton WA 6531 Email : info@landwest.net.au Phone : (08) 9965 0550 Fax : (08) 9965 0559	TITLE: EXISTING ZONING LOT 9000 ON DEPOSITED PLAN 74416 ORD STREET, BERESFORD				
	CERTIFICATE OF TITLE: 2837-556	DATE LAST MODIFIED: 17/11/2014	REV:	DATE:	DETAILS:	BY: APPROVED:
DESIGNED: GMB	DRAWN: SD	APPROVED:		SCALE: 1:2000	@A4	
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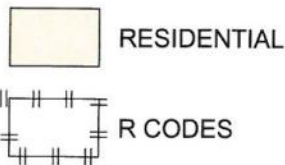
CITY OF GREATER GERALDTON

TOWN PLANNING SCHEME No. 3

(DISTRICT SCHEME)



LEGEND



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CLIENT:	SUNBELT PTY LTD						
TITLE:	PROPOSED ZONING LOT 9000 ON DEPOSITED PLAN 74416 ORD STREET, BERESFORD						
CERTIFICATE OF TITLE:	2837-556	DATE LAST MODIFIED:	17/11/2014	REV:	DATE:	DETAILS:	BY:
DESIGNED:	GMB	DRAWN:	SD	APPROVED:		SCALE:	1:2000
							@A4

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PLAN: 14159-PZ

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1.0 INTRODUCTION

This Scheme Amendment proposes to amend the residential density over Lot 9000 Ord Street from the Residential R12.5/30/40 zone to the Residential R30 zone. In addition the amendment will rectify a zoning anomaly whereby a portion of the lot has no zoning which is an historical legacy of an earlier subdivision plan which was never formalised.

The amendment will facilitate residential development which provides for an increased range of single residential lot sizes and increased overall residential density. Increased residential density and a wider variety of lot sizes is consistent with State and local government policy directions and will help achieve objectives such as reducing travel demand and improving housing affordability.

2.0 THE LANDHOLDING

2.1 Location and description

The Scheme amendment applies to Lot 9000 which is contained in Certificate of Title 2837/556. The registered proprietor is Sunbelt Pty Ltd.

The lot is 3.21ha in area and has its primary frontage to Ord Street. The lot also abuts North West Coastal Highway; although vehicle access to the Highway reservation is not permitted. The lot also fronts the unconstructed Nichols Street road reserve on its northern boundary.

Lot 9000 contains two dwellings in the south east corner of the lot, fronting Ord Street. Water Corporation sewer infrastructure traverses the lot, running north from Ord Street parallel to the western boundary of the landholding to adjoining Lot 104. An easement in favour of the Water Corporation encumbers Lot 9000 over the infrastructure alignment.

The subject land is shown in **Figure 1**.

The subject land is located approximately 1.5 km north-east of the Geraldton city centre. When developed, the subject land will represent infill development in an established residential corridor north of the City Centre and commensurate with other proposal for higher density infill development in the greater Beresford and Bluff Point localities.

2.2 Existing Use

Lot 9000 is currently undeveloped with the exception of two small dwellings at the eastern end of the Ord Street frontage.

2.3 Adjacent land use

The southern side of Ord Street has an established residential streetscape and Lots 100 and 101 Nichols Street are established residential properties. Both Lots 104 and 105 Nichols have recently been created by subdivision and are subject to applications for higher density residential development. The greater George Road and Nichols Street precinct contains residential development and south west of the Lot is the Broadwater Resort and associated residential development.

North of the subject land and Nichols Street road reserve is PTA landholding (ex railway alignment). Further north is landholding/s zoned for medium density residential development with endorsed guide plan in place. This guide plan indicates some connectivity between those landholding/s to the north and the Nichols Street reserve by POS and pedestrian access.

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The greater area is in close proximity to two primary schools on Chapman Road and commercial precinct to the south on North West Coastal Highway. The site is also well connected to the Chapman Road foreshore via Ord Street for pedestrian and bicycle movements.

The local road network is connected to Chapman Road (District Distributor Road) and North West Coastal highway (Primary Distributor Road). Ord Street is a cul-de-sac formation, with no access to North West Coastal Highway or Chapman Road. There is no expectation of Nichols Street being constructed to derive connection to North West Coastal Highway.

Figure 2 demonstrates the range of adjoining land uses in context of the subject land.

3.0 SITE DESCRIPTION

The lot lies between 9m and 12.5m AHD rising gently from the eastern boundary to the western extent of the lot.

The lot is serviced with reticulated water, underground power and sewerage services, all generally located along the Ord Street frontage of the lot.

The property contains a large number of significant trees, although these are not protected in the statutory environment. There may be some opportunity for larger stands of trees to be incorporated into final combined POS/stormwater drainage reserves design.

Information derived from the CSIRO's Australian Soil Resource Information System indicates that the subject and surrounding land have no known occurrence of acid sulphate soils and is classified as C3 – Extremely Low Probability of Occurrence. Residential and related development on the subject land is therefore consistent with the Western Australian Planning Commission (WAPC) Acid Sulphate Soil Guidelines' Guidance Statement A1 that schemes or amendments intensifying development in areas with moderate to high risk of acid sulphate soils should be avoided.

The landholding is not indicated on the Department of Indigenous Affairs Register of Aboriginal Sites as containing known sites. However this does not preclude the obligations of the proponents under the relevant legislation.

The subject land is not contained on any local, state or national European heritage list.

4.0 STATUTORY PLANNING CONSIDERATIONS

There are several state government planning policies and documents which guide residential development in Western Australia in general and Geraldton in particular. The increase in residential density proposed by the amendment will facilitate the creation of a wider range of lot sizes than would be facilitated by the current R12.5 zoning for single residential development. This is consistent with many recommendations and objectives of state and regional planning policies and documents than the existing zoning, as indicated below.

4.1 State Planning Strategy

The State Planning Strategy (1997) is the overarching document guiding land use planning in Western Australia. It specifies a wide range of guiding principles, strategies and actions. These actions include:

- ensuring that town planning schemes help minimise energy use by including a range of housing densities (Environmental Principle);
- promoting higher density and mixed land use developments to reduce car use and promote cycling, walking and public transport (Environmental Principle);
- ensuring that there is an appropriate housing and density mix to fulfil existing and potential demand from aged people, Aboriginal people, people with disabilities, non-traditional families and different ethnic groups (Social Principle);
- encouraging the provision of a range of lots and housing types in large comprehensively planned development projects or smaller redevelopments to reflect the diverse needs of the community (Social Principle);
- ensuring that town planning schemes contain flexible provisions so that land can be used for a variety of compatible purposes (Economic Principle).

This Amendment is consistent with the above strategies, as it will facilitate an overall increase in residential density and greater variety in lot sizes and flexible provisions.

4.2 State Planning Policies

State Planning Policy No. 1 (State Planning Framework)

State Planning Policy No. 1 includes the following general principle for land use planning and development (Community Principle):

"Planning should recognise the need for and, as far as practicable, contribute towards more sustainable communities by accommodating future population growth and providing housing choice and diversity to suit the needs of different households, including specialist housing needs, and the services they require."

This Amendment is consistent with that general principle, as it will facilitate an increase in the variety of lot sizes and housing choice available in the Geraldton urban area.

State Planning Policy No. 3 (Urban Growth and Settlement)

State Planning Policy No. 3 sets out policy measures and requirements to create sustainable communities. These include:

- variety and choice in size, type and affordability of housing, responsive to community diversity and demand;
- affordable land for housing and affordable housing products in green field and brown field locations; and
- supporting higher residential densities in the most accessible locations and adjacent to high amenity areas.

This Amendment is consistent with the above requirements, as it will provide for a wider variety of housing and lot sizes, increasing overall residential density, and as a result of these, contributing to improving housing affordability in a green field location. The location is in close proximity to the Chapman Road foreshore area, a number of primary schools, and service commercial precincts. The location could be considered to have high amenity.

State Planning Policy No. 3 stipulates that principles of the WAPC's Liveable Neighbourhoods apply to preparation of structure plans and subdivision plans for new development areas. These principles include:

- an urban structure of walkable neighbourhoods;
- an interconnected street network to facilitate safe, efficient and pleasant walking, cycling and driving; and
- a variety of lot sizes and housing types.

This Amendment is consistent with these principles. The Amendment seeks to provide a increased range of lot sizes. The amendment includes an indicative subdivision plan to demonstrate how to landholding could be developed and to demonstrate an interconnected street network with a high level of walkability, can be achieved.

4.3 Geraldton Region Plan and Greater Geraldton Structure Plan 2011

The WAPC's Geraldton Region Plan (1999) is a regional plan guiding development throughout the wider Geraldton Region, from the Shire of Northampton in the north to the Shire of Irwin in the south. More detailed guidance for Geraldton and immediately surrounding areas was provided in the Greater Geraldton Structure Plan (1999), a component of the Geraldton Region Plan.

In June 2011, an updated Greater Geraldton Structure Plan 2011 was released. This 2011 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 Geraldton-Greenough and the Shire of Chapman Valley.

The Greater Geraldton Structure Plan (1999) within the Geraldton Region Plan *Geraldton Region Plan (1999)* identified the subject land as Urban. The Greater Geraldton Structure Plan 2011, similarly identifies the subject land as Urban which reflects the current zoning; and extract of the Structure Plan is included at **Figure 4**. The Greater Geraldton Structure Plan 2011 also notes that there is opportunity to increase residential density through infill development in some existing urban areas.

The Geraldton Region Plan's Residential Area Guidelines include:

- requiring the preparation of local structure plans for new residential areas prior to consideration of subdivision to ensure adequate consideration of infrastructure issues, community facilities and environmental considerations; and
- promoting the regional structuring principles and performance standards of the Liveable Neighbourhoods: Community Design Code, as appropriate.

4.4 Other State Government Documents

Although it relates specifically to the Perth Metropolitan and Peel Regions, it is notable that the WAPC's *Directions 2031 (2010)* set growth targets based on objectives including sustainability and responsible use of land and infrastructure. It concluded that it is necessary to increase the average residential density in green field subdivisions on the urban fringe from 10-11 dwellings per gross urban zoned hectare to 15 dwellings per gross urban hectare. Given the land lost in subdivision to roads, open space and other uses and facilities, this equates to a density of R20 or higher. It can be contended that the existing R12.5 coding for single residential development is not an efficient or sustainable residential density for green field subdivision even when much more distant from facilities and employment than the subject land, which is only 3 km from the Geraldton City Centre.

4.5 City of Greater Geraldton Town Planning Scheme No. 3

One of the objectives of the City of Geraldton-Greenough Town Planning Scheme No. 3 is:

"to provide for a range of residential opportunities which achieve satisfactory standards of amenity and public health, together with convenient accessibility to services and facilities."

The current zoning of Residential R12.5/30/40 applies an R12.5 coding to single dwellings. R30 applies to grouped dwellings, which allows for grouped housing sites

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to be created and developed subject to development approval, however by strata subdivision only. However, the zoning prevents the development of green title lots less than 700 square metres for single dwellings. There are no scheme provisions which allow variation to the minimum lot size, beyond minor variations prescribed in WAPC policy.

This Amendment is consistent with the above objective, as it provides the flexibility for an increased range of residential lot sizes, including lots sizes smaller than the current R12.5 coding allows for single dwelling lots. A minimum lot size of 260m² with an average lot size of 300m² can be contemplated by the R30 density.

4.6 City of Greater Geraldton Residential Development Strategy

The Residential Development Strategy was adopted in 2013. The Strategy is intended to guide residential development and growth in appropriate locations by identifying future development areas able to adequately serviced, identify infill development areas, and manage the implementation of medium and higher density areas.

Implementation of the Strategies objectives and recommendation will be via incorporation into a range of strategic and statutory planning processes and documents and to inform the designation of appropriate residential densities. The Strategy Maps are not intended to provide specific density codes for individual landholdings but rather will inform the selection of specific densities which can be implemented by scheme amendments, structure plan preparation, and a new Local Planning Strategy and Town Planning Scheme.

The subject land is identified in the Strategy as Medium Density Residential, within a range of R30 – R60. The amendment is consistent with this, being at the lower extent of recommendation for density of development.

4.7 City of Greater Geraldton Local Planning Policies

Although the City does not have a detailed policy regarding residential densities in green field subdivision, the City has adopted a *Towards Sustainable Residential Development* Local Planning Policy (LPP). The objective of this LPP is to allow sustainability principles to be considered when assessing residential development. Although it relates to dwelling construction, it does follow from the City's overarching sustainability framework and objectives.

In addition, the City's *Green Travel Plans* LPP identifies the need for a Sustainable Transport Policy. The objectives of the Green Travel Plans LPP include reducing car use, increasing physical activity and increasing the use of public transport.

This Amendment, which will allow increased residential density in a green field subdivision on a site that is only 400m to the Chapman Road Foreshore precinct and

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1.5km from the Geraldton City Centre, and in walking distance to a number of other services and facilities, is consistent with these objectives.

5.0 SCHEME AMENDMENT PROPOSAL

5.1 Purpose of Amendment

The amendment proposal seeks to amend the residential density over the subject land to R30. This will allow increased flexibility for a wider range of residential lot sizes across the site than otherwise permitted by the current zoning. This will ensure a more sustainable approach to land use, including more efficiently utilising existing service infrastructure and represents sustainable infill residential development, in an established residential precinct.

The amendment will facilitate development of a subdivision plan which will be more responsive to current planning principles and practice and responsive to the provisions of Liveable Neighbourhoods. It will be commensurate with planning for adjoining landholdings, and offer opportunity for connectivity to adjoining development areas. The increased density will result in a range of lot sizes, promoting variety and choice in dwelling size and design which in turn ensures the overall development can be more responsive to overarching housing affordability concerns.

The increased density will also capitalise on the site's close proximity to the Geraldton City Centre, employment, educational, and other facilities.

5.2 Indicative Subdivision Plan

An indicative subdivision plan is included with the amendment, to indicate that the subject land can be developed at the proposed higher density. The indicative plan acknowledges the encumbrances facing the site, the relative small scale of the development and the developer's intentions and development aspirations. The indicative plan included is not contended to represent the final form of development, but rather to indicate the suitability of the land for more intensive development.

The overarching principles of *Liveable Neighbourhoods* have been considered when developing the plan. However, it is acknowledged that at subdivision stage, additional consultation with the local authority, Main Roads WA and servicing agencies will be required, together with a more robust consideration of engineering related matters, in order to inform the final subdivision design.

5.3 Justification

As outlined above, an increased and more varied residential density across the site is consistent with the policy direction of the state government and the City of Greater Geraldton, as expressed in several planning documents.

The subject land is very well located for infill residential development. The subject land is in close proximity to a wide range of facilities and services. More specifically, the subject land is

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- approximately 1.5 km from the Geraldton City Centre and its wide range of employment, facilities and services;
- 400m from the Chapman Road foreshore precinct and its passive and active recreational opportunities;
- adjacent to the employment opportunities of the Webberton and Wonthella Industrial Areas and Wonthella Highway Commercial precinct;
- close to educational institutions including Bluff Point Primary School and St Lawrence Catholic School;
- 2 km from the many regional sporting facilities in the Wonthella Sports Complex;
- has good existing and future connections to the local and regional road network.

These location advantages compare well with other residential developments on the northern extent of the Geraldton city centre precinct and warrant a higher overall residential density than that provided for under the current zoning.

A greater diversity in lot size, greater housing choice and increased lot yield overall will service increasing demand within Geraldton for "middle suburb" locations where there is easy access to a range of services, facilities, educational institutions, recreation opportunities and employment areas. It will allow an increased number of households to potentially benefit from a location close to such facilities, thus reducing car dependency and travel demand.

More efficient and therefore more sustainable use of existing service infrastructure through increasing density, together with the reduced land cost component of individual lots, will ensure that housing affordability is maintained or improved.

Accordingly, the increased density of development proposed by this amendment and greater diversity of lot sizes which will result, are justified on the grounds of consistency with state and local planning objectives, the excellent location of the site, meeting emerging demand for middle suburb locations and contributing to housing affordability.

6.0 CONCLUSION

This Amendment to rezone the subject land to Residential R30 will provide the impetus and flexibility to prepare a detailed subdivision plan and undertake development to provide for a range of residential lot sizes, and increased overall residential density as identified for the greater locality in which the land is located. The proposal will ensure efficient land and infrastructure use via infill development.

Increased residential density and a wider variety of lot sizes is consistent with State and local government policy directions and will help achieve objectives such as reducing travel demand, improving housing affordability and meeting market demand.



LANDWEST

URBAN AND RURAL PLANNING CONSULTANTS

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Prepared for Sunbelt Pty Ltd Project 14159
v1 September 2014

Figure 1
Locality Plan and Aerial Photograph Extract

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LOCALITY PLAN
SOURCE - GOOGLE MAPS

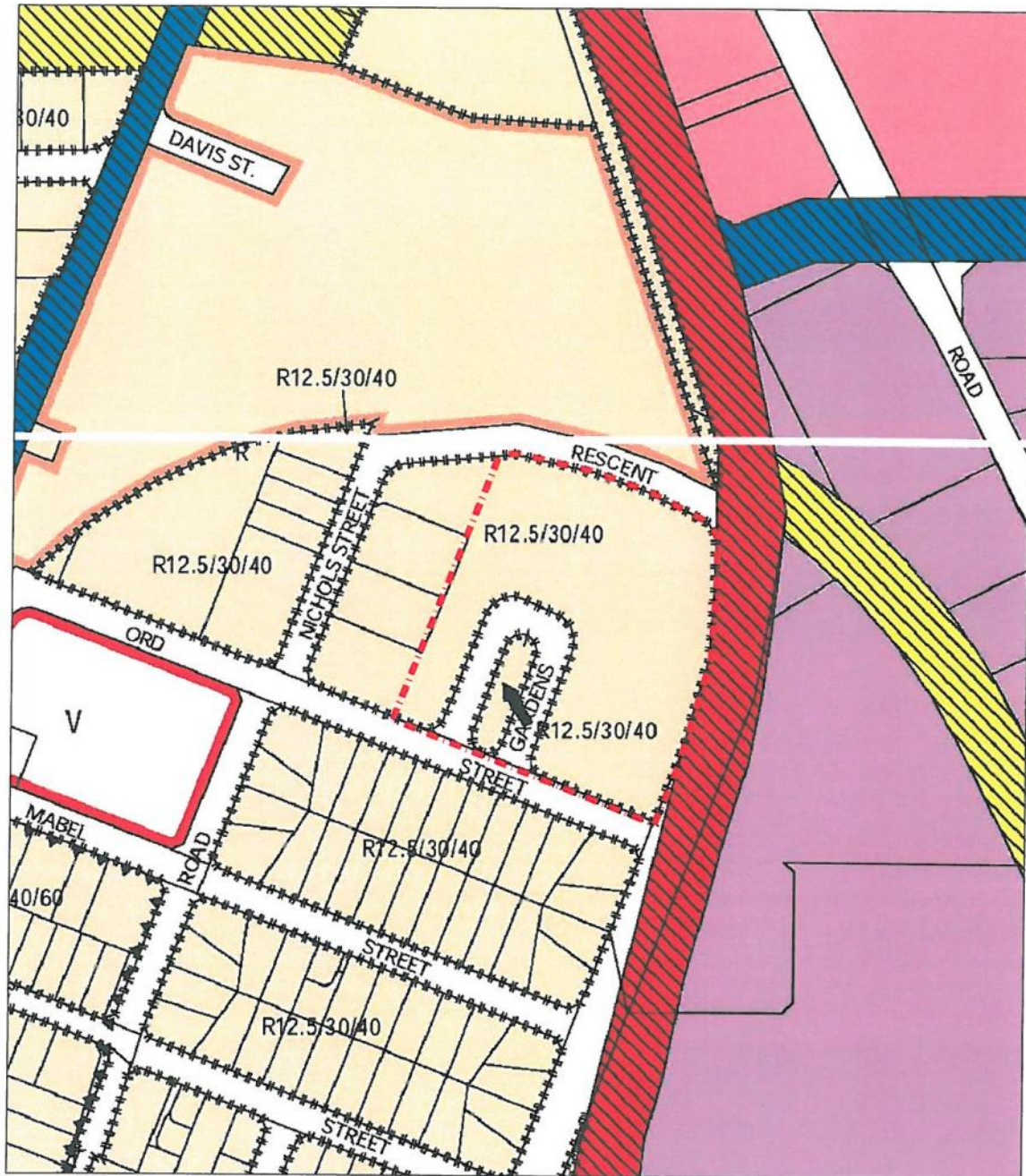


AERIAL PHOTOGRAPHY
SOURCE - LANDGATE 2013

 <p>8 Anzac Terrace Geraldton WA 6530 PO BOX 1597 Geraldton WA 6531 Email : info@landwest.net.au Phone : (08) 9965 0550 Fax : (08) 9965 0559</p>	CLIENT:	SUNBELT PTY LTD					
	TITLE:	LOCALITY PLAN & AERIAL PHOTOGRAPHY LOT 9000 ON DEPOSITED PLAN 74416 ORD STREET, BERESFORD					
	CERTIFICATE OF TITLE:	2837-556	DATE LAST MODIFIED:	17/11/2014	REV:	DATE:	DETAILS:
	DESIGNED:	GMB	DRAWN:	SD	APPROVED:	SCALE:	NTS
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v1 September 2014

Figure 2
Existing Zoning Extract
Adjoining Land Use



LEGEND

ZONES

- DEVELOPMENT
- RESIDENTIAL
- RESIDENTIAL DEVELOPMENT
- WEST END
- CITY CENTRE
- HIGHWAY COMMERCIAL
- LOCAL CENTRE
- MARINA
- MIXED USE
- SPECIAL USE

- SPECIAL USE
- DOTTED AS FOLLOWS:**
- CCP CARAVAN AND CHALET PARK
- CP CARAVAN PARK
- CP/CPH CARAVAN PARK/CHURCH
- LY LIFESTYLE VILLAGE
- M MOTEL
- RM/DCP RESORT MOTEL/CARAVAN & CHALET PARK
- BB BOWLING
- V VARIOUS
- INDUSTRY - GENERAL
- INDUSTRY - LIGHT
- INDUSTRY - PORT
- INDUSTRY - SERVICE
- PORT

LOCAL SCHEME RESERVES

- COMMUNITY AND PUBLIC PURPOSES
- DOTTED AS FOLLOWS:**
- C CHURCH
- M MUSEUM
- R RAILWAY
- S SCHOOL
- WC WATER CORPORATION
- DISTRICT DISTRIBUTOR ROAD
- LANDSCAPE AND COASTAL PROTECTION
- PRIMARY DISTRIBUTOR ROAD
- RECREATION

OTHER

- R C ORDER
- SCHEME BOUNDARY
- LOCAL GOVERNMENT BOUNDARY
- TOWNSHIP - LAND ACT
- ADDITIONAL USES
- RESTRICTED USES



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TITLE: ADJOINING LAND USE LOT 9000 ON DEPOSITED PLAN 74416 ORD STREET, BERESFORD					
CERTIFICATE OF TITLE: 2837-556	DATE LAST MODIFIED: 17/11/2014	REV:	DATE:	DETAILS:	BY:
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Figure 3
City of Greater Geraldton
Residential Development Strategy Extract

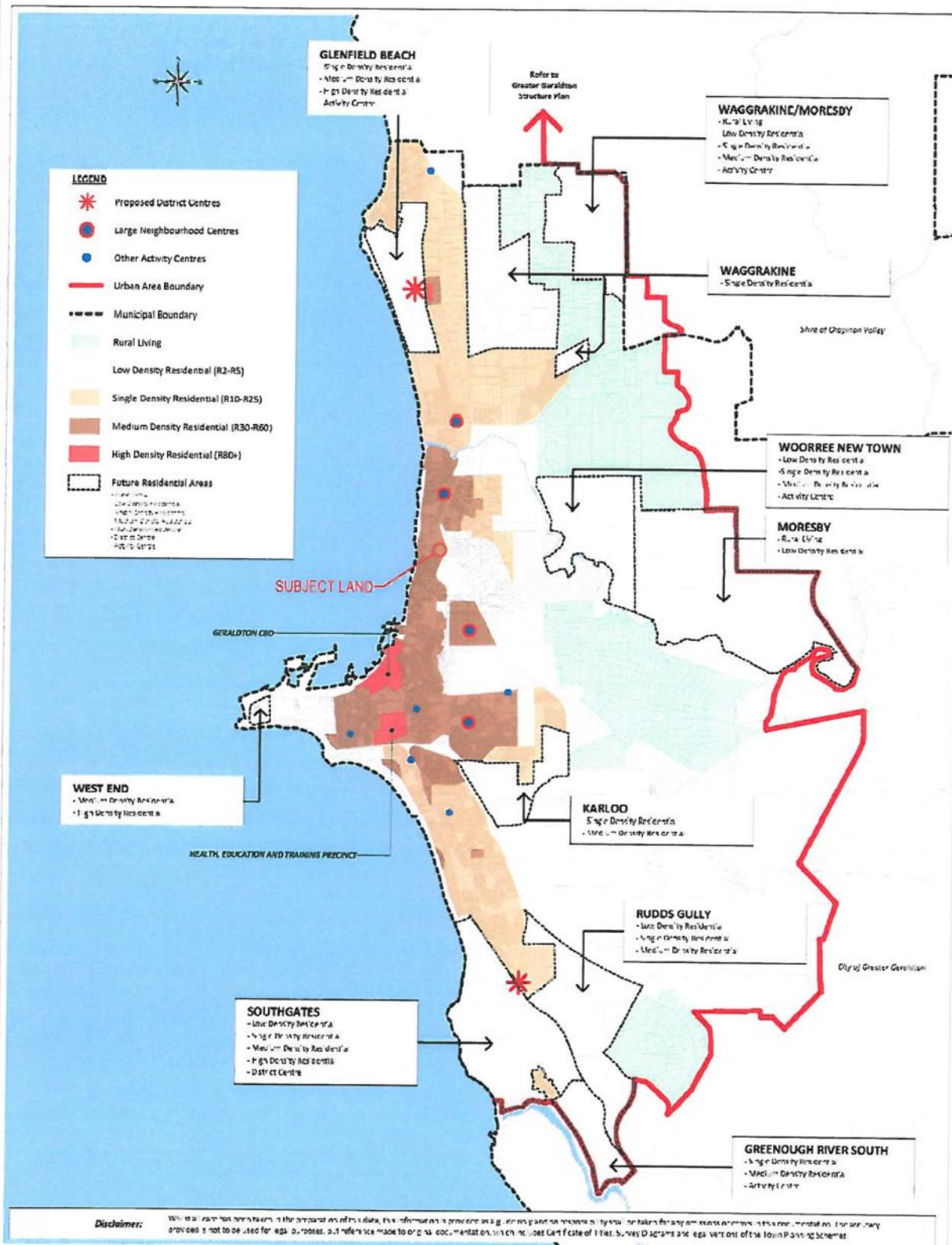


Figure 4: Residential Development Strategy Map (Geraldton Urban Area)



Date:	09 Sep 14
Department:	Town Planning
Drawing No.:	UP/2/063
Drawn by:	BJP
Project No.:	AP

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CERTIFICATE OF TITLE:	2837-556	DATE LAST MODIFIED:	17/11/2014	REV:	DATE:	DETAILS:	BY: APPROVED:
DESIGNED:	GMB	DRAWN:	SD	APPROVED:		SCALE:	NTS @A4
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Figure 4
Indicative Subdivision Plan
Lot 9000 Ord Street Bluff Point

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- Subject Land
- Restricted Use POS
- Residential R30
- Existing Dwellings
(Information provided by Quantum Surveys (Ref: 14483))

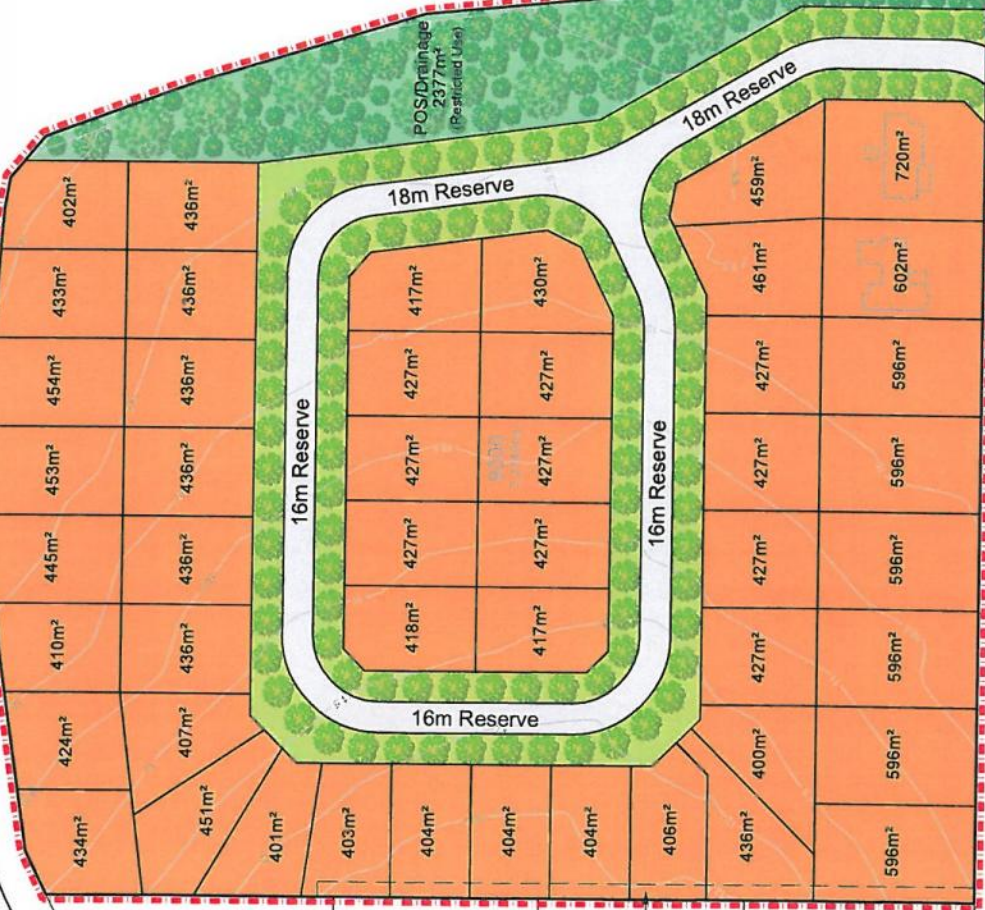
NOTE

Plan indicative only to demonstrate development potential only.



NORTH WEST COASTAL HIGHWAY

NICHOLS STREET EXTENSION



ORD STREET

NICHOLS STREET

EXISTING WATER CORPORATION EASEMENT

NO DIRECT ACCESS TO HIGHWAY, TRAFFIC MANAGEMENT SUBJECT TO MRWA REQUIREMENTS.

NO DIRECT ACCESS TO HIGHWAY, TRAFFIC MANAGEMENT SUBJECT TO MRWA REQUIREMENTS.

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<p>TITLE: INDICATIVE SUBDIVISION PLAN LOT 9000 ON DEPOSITED PLAN 74416 ORD STREET, BERESFORD</p>		<p>CLIENT: SUNBELT PTY LTD</p>	<p>DATE LAST MODIFIED: 17/11/2014</p>
<p>CERTIFICATE OF TITLE(S): 2837-556</p>		<p>SCALE: N.T.S. @A3</p>	
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