

City of Greater Geraldton – Local Planning Scheme No. 1 Amendment No. 10 – Schedule of Submissions				
Number & Date	Submitter	Nature of Submission	Comment	Recommendation
1 (19-11-2019)	Private Landowner	Support. If opening up the area behind the Rigters Centre allows for more improved traffic flow I am very much in favour of it. The current level of traffic has led to numerous close calls as cars try to quickly leave the carpark and merge into traffic. We have lost count of the number of times we have had to avoid vehicles pulling into the side of us as we leave our driveway heading north of Durlacher Street.	The applicant has advised that the rezoning presents an opportunity for redevelopment of the site, particularly in order to improve the access and internal movement.	Note submission.
2 (25-11-2019)	Department of Water and Environmental Regulation	No objection.		Note submission.
3 (26-11-2019)	Water Corporation	Reticulated water and sewerage services are currently available to the Lots subject to this amendment. The proposed changes to the Scheme do not appear to impact on the Corporations infrastructure or operations.		Note submission.
4 (26-11-2019)	Private Landowner	Support. We are unaffected by commercial rezoning.		Note submission.
5 (02-12-2019)	ATCO Gas	No objection. ATCO has considered the documentation provided by the City and has no objection to the proposed amendment being finalised.		Note submission.
6 (03-12-2019)	Private Landowner	Support.		Note submission.
7 (09-12-2019)	Main Roads WA	Lots 38 and 151 are not located within or adjacent to a road reserve under MRWA jurisdiction. Additionally, MRWA has no current plan in the area that would affect the lots. MRWA does not object to the proposal and has no further comments.		Note submission.

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8 (06-01-2019)	Private Landowner	<p>Object, the change in zoning would mean:</p> <ul style="list-style-type: none"> Decrease on property values for the surrounding area. 	<p>In essence, the planning issue for consideration by a local government is not whether a proposal will adversely impact on the value of land but whether the proposal will have an adverse impact on the amenity of the locality.</p> <p>There is no evidence provided to suggest that the commercial rezoning of a small (238m²) area of land behind an existing commercial centre would have any effect on surrounding property values.</p>	Dismiss submission.
		<ul style="list-style-type: none"> Increase noise levels, traffic, trucks and forklifts. 	<p>It is important to note that the proposal is for the rezoning of a small (238m²) area of land behind an existing commercial centre only. While the applicant has advised that the intention is to redevelop the site and a concept development plan was provided as part of the amendment report, no formal application has been made.</p> <p>Depending on the final nature of development proposed across the site, a Traffic Impact Assessment may be required at the development stage which would deal with any traffic or pedestrian issues.</p>	Note submission.

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8 continued		<ul style="list-style-type: none"> Provides an opportunity to develop land, build units and build a bigger carpark. 	<p>The intention for the rezoning is to provide a more regular shaped land area to allow for redevelopment of the site, particularly to promote improved access and connectivity.</p> <p>The centre is classed as a 'neighbourhood centre' under the Commercial Activity Centres Strategy which allows a retail floorspace in the range of 4,000m² – 6,000m². The existing floorspace for the centre in the order of 2,300m² and the applicant has advised that future development may increase this to 3,000m² which is well below the range allowable under the Commercial Activity Centre.</p> <p>The amendment proposes to rezone the subject land from the 'Residential' zone to the 'Commercial' zone which does not permit residential development. Therefore, the rezoning removes the ability to build residential units on the land.</p>	Note submission.
		<ul style="list-style-type: none"> Increase antisocial behaviour and risk factor. 	<p>It is important to note that the proposal is for the rezoning of the subject land only. The future development of the land is a separate matter.</p> <p>There is no evidence provided to support the view that the rezoning will create or increase anti-social behaviour in the locality.</p>	Dismiss submission.