

**'Geraldton/Beachlands Heritage Area' local planning policy  
Schedule of Submissions**

<b>Number &amp; Date</b>	<b>Submitter</b>	<b>Nature of Submission</b>	<b>Comment</b>	<b>Recommendation</b>
1 (19-04-2016)	Department of Education	The Department notes that the Beachlands Primary School is to be included within the heritage area and has no objection.		Note Submission
2 (09-05-2016)	State Heritage Office	It is encouraging to see the City taking an active approach towards guiding development in the heritage area.		Note Submission
		<p>Local planning policies for heritage generally contain provisions which apply to places listed in the heritage list, State Register and within Heritage Areas. These places are recognised under the local planning scheme (LPS), and give the local government the opportunity to consider heritage when making its determination.</p> <p>This list differs from the municipal inventory (MI), which is a non-statutory document which records a wide range of heritage information about the local area.</p> <p>The draft policy makes several references to the City's MI. This indicates that inclusion in the MI carries some statutory implications, when generally the MI is not subject to the provisions of the Scheme.</p>	<p>Council at its meeting held on 15 December 2015 adopted the City's MI as its heritage list.</p> <p>The MI therefore has statutory weight and is, in essence, part of the Scheme.</p>	Dismiss Submission
3 (09-05-2016)	University of Western Australia	<p>Lot 719 (No. 167) Fitzgerald Street is located on the outer perimeter of the proposed heritage area, and further is not identified as having significance within the proposed heritage area.</p> <p>As such the property should be completely omitted from the heritage area.</p>	<p>It should be noted that the former City of Greater Geraldton Town Planning Scheme No. 3 identified a number of 'Urban Precincts' whose particular circumstances required more focused management and control. The Heritage Area is the amalgamation of portions of the previously designated urban precinct areas and one of those is Precinct A – Fitzgerald Street. The property was previously included in Precinct A.</p> <p>It is acknowledged that there are numerous properties that are not on the City's MI within the area but the area is considered to have heritage significance because it maintains a maturity that results from the existence of many older buildings and established private landscaping and street trees.</p>	Dismiss Submission

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4 (09-05-2016)	Housing Authority	<p>The Authority supports the City's efforts to conserve and enhance the cultural heritage significance and character of the local area. Management and conservation of the existing heritage in the area is critical to the retention of the history of the town planning and architecture in the area.</p> <p>We are in support of establishing guidelines for the broad guidance of infill development within the area. The streetscape and built form provisions addressed in the <i>draft policy</i>, including setbacks, orientation, bulk and scale and building materials associated with existing character are considered appropriate to ensure infill is sympathetic of its surroundings.</p> <p>Whilst the guidelines may introduce some limitations to the provision of higher density housing within the area, the wider area zoning allows for pockets of this type of infill to cater for future growth within the City in areas of high amenity.</p> <p>We hope this provides some support for the overall intentions of the <i>draft policy</i> and the contribution it will make to conserving the strong and vibrant character of the regional community.</p>		Note Submission
5 (10-05-2016)	Regional Heritage Advisor (Tanya Henkel)	<p>Page 6, Section 4.3 Aim.</p> <p>Suggest rewording the last part of the aim to read as follows:</p> <p><i>... "that the consequent vacant land or the subsequent development does not upset the rhythm of the streetscape."</i></p>	The suggested wording is supported.	<p>Uphold Submission</p> <p>Amend the last part of clause 4.3 Aim, to read as follows:</p> <p><b><i>... that the consequent vacant land or the subsequent development does upset the rhythm of the streetscape.</i></b></p>

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5 continued	Regional Heritage Advisor (Tanya Henkel)	<p>Page 9, Figure 10.</p> <p>Suggest amending the upper window proportions of the central infill development from 3 windows to possibly 1 narrow long window (common in modern housing designs at present).</p>	The figure is considered sufficient to illustrate the intent and no change is considered necessary.	Dismiss Submission
		<p>Page 12, Section 4.10, second paragraph.</p> <p>Suggest rewording last sentence to read as follows:</p> <p><i>“The new additions should complement and not be more visually imposing than the original dwelling while being clearly distinguishable as new additions.”</i></p>	The suggested wording is supported.	<p>Uphold Submission</p> <p>Amend the last sentence of the second paragraph of clause 4.10, to read as follows:</p> <p><i>The new additions should complement and not be more visually imposing than the original dwelling, <b>whilst being clearly distinguishable as new additions.</b></i></p>