

**City of Greater Geraldton
Residential Development Strategy
Schedule of Submissions**

Submission No. & Date Received	Submitter & Affected Property	Nature of Submission	Comment	Recommendation
1 (03/04/13)	Western Power	Western Power only objects if alignments, easements or clearances are encroached or breached. Changes, if required, to the existing power system is the responsibility of the individual developer.	Comments relate to individual developments and not to the Strategy document.	Note Submission
2 (03/04/13)	Public Transport Authority	PTA has no comment to make on the Bluff Point Area becoming medium density residential. It is not clear what zoning is proposed for the site between Foreshore Drive, Marine Terrace, Forest and Durlacher Streets.	The site is identified in the Strategy as <i>“High Density Residential (R80+)”</i> .	Note Submission
3 (17/04/13)	Department of Education	Based upon the projected residential densities the Department advises that it currently has adequate facilities built and proposed to cater for the anticipated student yield from future developments.		Note Submission
4 (09/05/13)	Department of Agriculture and Food	DAFWA supports the planning and implementation of buffers zones and/or specific separation distances to minimise conflict between agricultural and incompatible land uses. DAFWA endorses Recommendation 12 – Residential Interface in the Residential Development Strategy which promotes the general principle of minimising land use conflict. The Department of Health (DoH) has released Guidelines for Separation of Agricultural and Residential Land Uses; Establishment of Buffer Areas. The guideline provides the DoH position for the establishment of buffers in new residential subdivisions where possible conflict with existing agricultural land uses may occur. When a residential or urban use is proposed next to an existing agricultural area, the buffer areas and separation distance should be located within the area being developed and should not be imposed on the existing agricultural land use. This principle protects the prior rights of agricultural producers to practice agriculture on rural land.		Note Submission

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4 continued		DAFWA endorses the Residential Development Strategy's identification of important areas of agricultural land as highlighted in Section 1.4.8 (WORK: Economy and Commerce).		Note Submission
		DAFWA has also made several suggestions for changes to the strategy text in Section 3.3.4 (Valuable Agricultural Land) of the Background Report in order to improve the clarity of the text.	Changes in the text are supported.	Uphold Submission Modify Section 3.3.4 of the Background Report in accordance with the submission.
5 (09/05/13)	Department of Environment and Conservation	DEC advises the City to comply with: <ul style="list-style-type: none"> • All relevant sections of the Environmental Protection Act 1986 and the Contaminated Sites Act 2003 as well as their relevant subsidiary legislation; and • The criteria set out in all relevant EPA guidance statements. In particular, EPA Guidance Statement No. 3 'Separation Distances between Industrial and Sensitive Land Uses (June 2005)' which outlines recommended separation distances from different industries to protect other users from emissions and discharges. 		Note Submission
		DEC anticipates that environmental planning issues will be appropriately managed through the City's planning process.		Note Submission
6 (10/05/13)	Department of Housing	The Department supports the Strategy objectives as they align with the key principles in the State Affordable Housing Strategy. The Department is supportive of the focus which the Strategy places on housing affordability, aged and student housing and the intensification of development around activity centres.		Note Submission

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6 continued		<p><u>Spalding:</u></p> <p>The Strategy Map designates the western portion of Spalding as 'Medium Density (R30 – R60)', which appears to coincide with the walkable catchment of the Bluff Point Neighbourhood Centre. The Department submits that the medium density designation should be extended to include the former Spalding primary school site and adjacent are of crown land in Mitchell Street. The undeveloped lands are around 800m from the Bluff Point Neighbourhood Centre and offer the potential for diversity of housing, which may act as a catalyst for re-developing and rationalising the Department's older properties in the near vicinity. The R30 to R60 codings would provide a greater measure of flexibility in respect to meeting the requirements of smaller sized households.</p>	<p>The Department owns the former Spalding primary school site (Lot 500).</p> <p>The land parcels total around 8 hectares in size and represent a significant opportunity for redevelopment in the Spalding locality.</p> <p>The 'Commercial Activity Centres Strategy' identifies a local centre for Spalding adjacent to the sites on Mitchell Street and this could serve as an activity generator for the increase in residential density.</p>	<p>Uphold Submission</p> <p>Include the former Spalding primary school site (Lot 500 cnr Broome & Anderson Streets) and the Crown land (Lot 1124 Mitchell Street) as 'Medium Density Residential (R30 – R60)' on Figure 4: Residential Development Strategy Map (Geraldton Urban Area).</p>
7 (13/05/13)	Main Roads WA	<p>In general supports the strategic planning approach adopted.</p> <p>Section 1.4.2 NATURE: Landscape, Resources and Heritage</p> <p>There is a lot of native vegetation within road reserves so we are very aware of the importance of preserving and protecting this native vegetation to contribute to the landscape and the environment.</p> <p>Recommendation 6 is not present in the document so may be missing or recommendations could be incorrectly numbered.</p>	<p>This is a textural error in the document and the recommendations need to be renumbered accordingly.</p>	<p>Note Submission</p> <p>Note Submission</p> <p>Uphold Submission</p> <p>Renumber the recommendations in Section 3.0 accordingly.</p>

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8 (13/05/13)	State Heritage Office	Part 2.2 of the Background Report details a number of planning instruments considered relevant. Part 2.2.1 'State Statutory Planning', makes reference to several State Planning Policies, and should also refer to State Planning Policy 3.5 Historic Heritage Conservation.	The State Planning Policy gives useful guidance on the identification, planning and management of places of historic heritage significance and it is considered appropriate that it also be referenced.	Uphold Submission Under Section 2.2.1 include reference to State Planning Policy 3.5 Historic Heritage Conservation.
		It is encouraging to see a strong consideration of heritage within the draft Strategy, such as the recommendation for the design guidelines to address cultural and heritage protection. This will assist in ensuring that new development does not adversely affect the significance of heritage places and areas.		Note Submission
9 (13/05/13)	Water Corporation	Provided general comments on the effect of increasing density on water and wastewater services.		Note Submission
		Provided advice on the Corporation's review of water scheme planning.		
		Provided advice on some constraints to the existing and planned water capacity for northern Geraldton.		
		Recommendation 12 and Figures 24 and 25. Where buildings are proposed with these features consideration should be given to the existing services within the cross section.		Note Submission
Provided details on water tank reserve storage in northern Geraldton.	Note Submission			
Provided details on the infill sewer programme projects and the remaining potential infill sewer areas.				

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10 (14/05/13)	Department of Health	<p><u>Water and Sewerage:</u></p> <p>All developments are required to comply with the provisions of the draft Country Sewerage Policy. Potable water must be of the quality specified under the Australian Drinking Water Quality Guidelines 2004.</p>	Comments relate to individual developments and not to the Strategy document.	Note Submission
		<p><u>Public Health Impacts:</u></p> <p>The proposed draft Strategy provides the City the opportunity to minimise land use conflicts and incompatible activities which is the most common issue in land use and development.</p> <p>You should consider incorporating Health Impact Assessment (HIA) and/or Public Health Assessment (PHA) principles in your decision making process.</p>	The City is currently preparing a draft Public Health Plan to coincide with the Public Health Bill becoming law once passed by both Houses of Parliament.	Note Submission