
CITY OF GREATER GERALDTON
(Previously City of Geraldton-Greenough)
TOWN PLANNING SCHEME No.5
AMENDMENT No. 17

REPORT ON SCHEME AMENDMENT No. 17

TOWN PLANNING SCHEME No. 5

CITY OF GREATER GERALDTON

1. INTRODUCTION

Proposed Lot 1157 Wanderer Concourse (the subject site) is 1875m² portion of Lot 9013 within the Seacrest Residential Estate in Wandina (refer attached location plan) being created under subdivision approval WAPC 143309. It is located opposite a park.

The site, which is owned by the WA Housing Authority, is currently zoned Residential R20 (refer attached zoning plan) and so is capable of accommodating up to four residential dwellings. The site has, however, been depicted as providing five medium density lots within the approved Seacrest Estate - Wandina Structure Plan (attached). The access afforded to the park opposite, its orientation, and its proximity to the proposed Seacrest local centre lends it to providing a higher density product. It is therefore proposed to rezone the site to Residential R40.

2. BACKGROUND & EXISTING ZONING & POLICY:

The City of Greater Geraldton Town Planning Scheme No 5 (Geraldton - Greenough) currently zones the majority of the Seacrest Estate - Wandina Structure Plan area 'Residential R20'.

The area Structure Plan was adopted in mid 2000 and provides for its development as a predominantly low density residential estate of around 1700 lots, serviced by:

- A range on areas of public open space and recreation;
- A Primary School;
- A Special Tourist zone;
- A Private School;
- A Local Centre; and
- Drainage and associated infrastructure.

The Plan also provided for a number of medium density coded sites in areas close to public open space.

A revision to the Structure Plan with some relatively minor changes was approved by Council in July 2006 and endorsed by the WAPC in January 2007 (copy attached).

Subdivision of the estate has proceeded progressively over the last 10 years or so, with the final stages the Seacrest Estate area in the process of being developed.

The subject site was approved under subdivision approval WAPC 132734 (attached). This was issued on 15 February 2007. The plan of application proposed subdivision of the subject site into 5 lots of between 360m² and 428m² however this was subject to condition 11 which required "*The proposed row of 5 lots ranging in size from 360m² to 428m² to be shown as one lot until such time as a Scheme Amendment to recode this area to R40 is completed*". The site was reapproved along with other lots not yet created under the original approval by WAPC 143309 on 21 March 2011.

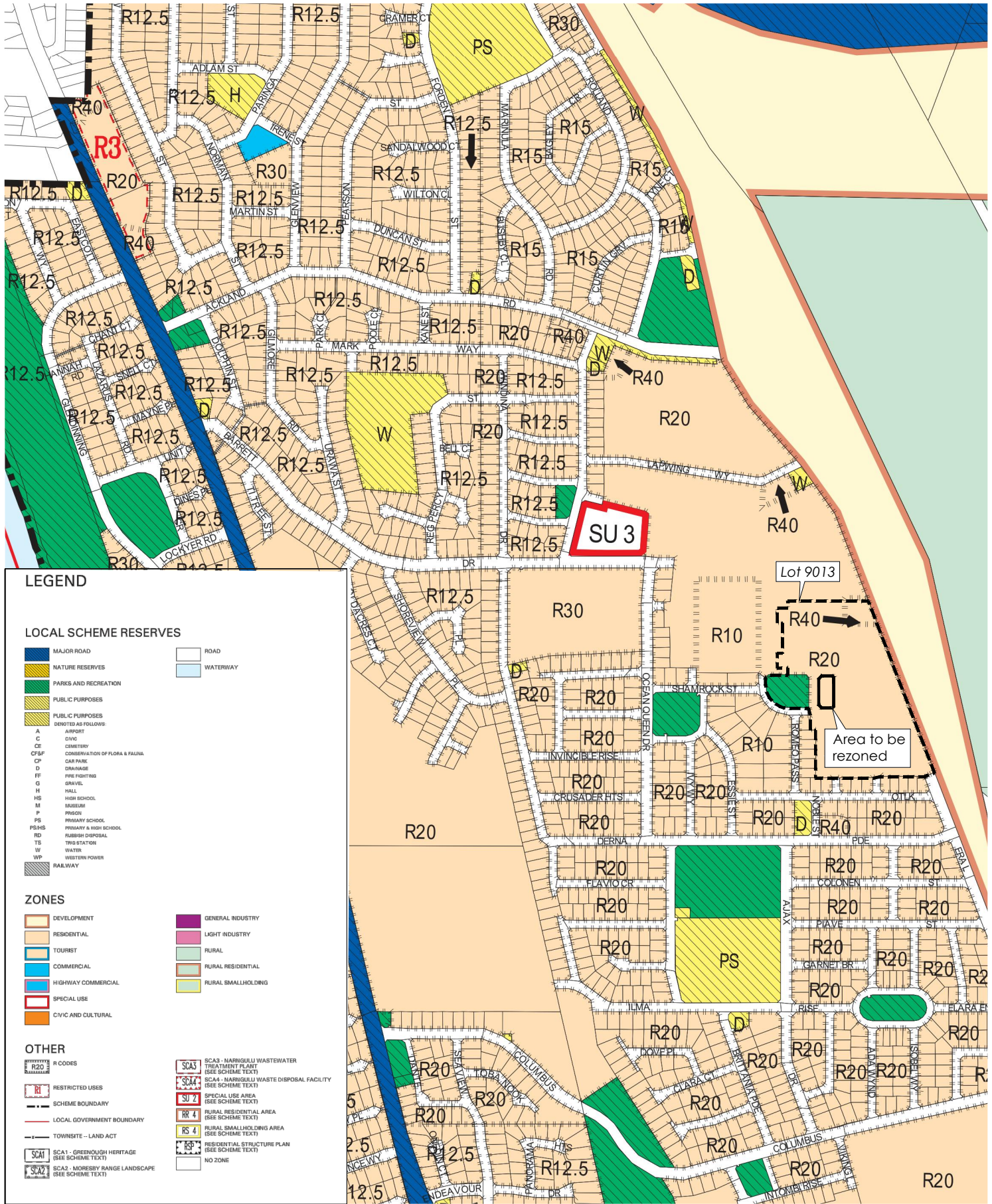
The purpose of this rezoning is therefore to respond to the original condition of subdivision and rezone the site to R40, enabling implementation of the Structure Plan.

Key points in support of the proposal are that:

- It will allow development of the site in accordance with the approved Seacrest Estate – Wandina Structure Plan;
- It was anticipated by the proposed subdivision proposal for the site and the condition of approval consequently imposed;
- It will facilitate a greater variety of residential densities and lot product within the estate;
- It will take advantage of the additional amenity offered by the public open space opposite (in accordance with WAPC policy);
- It is within walking distance of the proposed Local Centre identified on the Structure Plan; and
- It is oriented to the park, and does not directly abut any other site, and so will have little to no adverse impact on adjoining sites (nearby ones of which have yet to be developed in any event) or streetscapes.

3. CONCLUSION

The amendment proposed is of a minor nature. It is consistent with an approved Structure Plan and facilitates medium density development in an area of higher amenity consistent with WAPC policy, with little to no impact on surrounding sites. It should therefore be approved and processed expediently.



LEGEND

LOCAL SCHEME RESERVES

- | | |
|----------------------------|------------------------------------|
| MAJOR ROAD | ROAD |
| NATURE RESERVES | WATERWAY |
| PARKS AND RECREATION | |
| PUBLIC PURPOSES | |
| PUBLIC PURPOSES | |
| DENOTED AS FOLLOWS: | |
| A AIRPORT | CINQ CINO |
| C CONSERVATION | CE CONSERVATION OF FLORA & FAUNA |
| CP CAR PARK | CP&P CONSERVATION OF FLORA & FAUNA |
| D DRAINAGE | FF FIRE FIGHTING |
| G GRAVEL | H HALL |
| HS HIGH SCHOOL | M MUSEUM |
| P PRISON | PS PRIMARY SCHOOL |
| PSHS PRIMARY & HIGH SCHOOL | RD RUBBISH DISPOSAL |
| TS TRNS STATION | W WATER |
| WP WESTERN POWER | |
| RAILWAY | |

ZONES

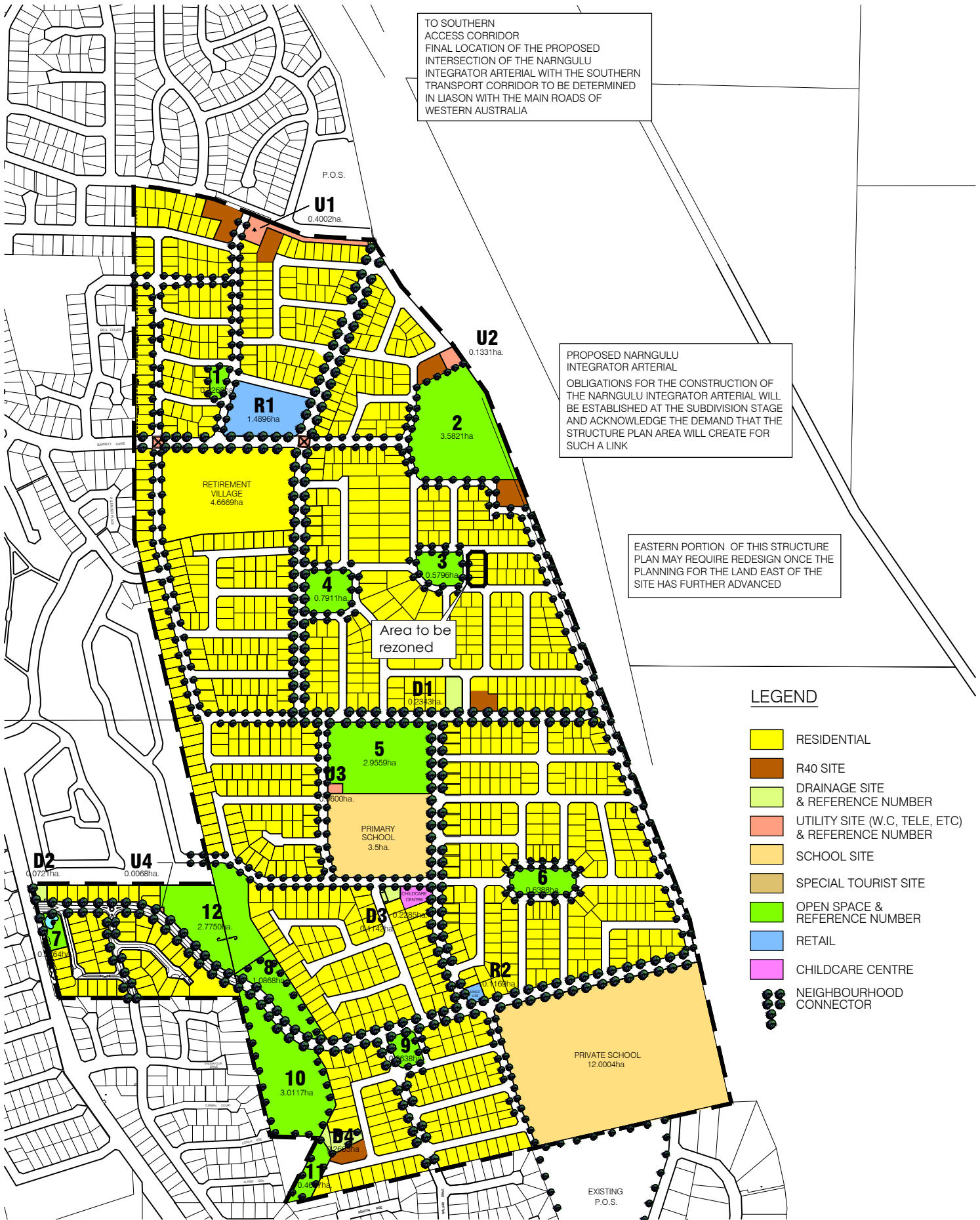
- | | |
|--------------------|--------------------|
| DEVELOPMENT | GENERAL INDUSTRY |
| RESIDENTIAL | LIGHT INDUSTRY |
| TOURIST | RURAL |
| COMMERCIAL | RURAL RESIDENTIAL |
| HIGHWAY COMMERCIAL | RURAL SMALLHOLDING |
| SPECIAL USE | |
| CIVIC AND CULTURAL | |

OTHER

- | | |
|---|--|
| R CODES | SCA3 - NARRIGULLU WASTEWATER TREATMENT PLANT (SEE SCHEME TEXT) |
| RESTRICTED USES | SCA4 - NARRIGULLU WASTE DISPOSAL FACILITY (SEE SCHEME TEXT) |
| SCHEME BOUNDARY | SU2 - SPECIAL USE AREA (SEE SCHEME TEXT) |
| LOCAL GOVERNMENT BOUNDARY | RR4 - RURAL RESIDENTIAL AREA (SEE SCHEME TEXT) |
| TOWNSITE - LAND ACT | RS4 - RURAL SMALLHOLDING AREA (SEE SCHEME TEXT) |
| SCA1 - GREENOUGH HERITAGE (SEE SCHEME TEXT) | RSP - RESIDENTIAL STRUCTURE PLAN (SEE SCHEME TEXT) |
| SCA2 - MORRESEY RANGE LANDSCAPE (SEE SCHEME TEXT) | NO ZONE |

CITY OF GERALDTON-GREENOUGH LOCAL PLANNING SCHEME No. 5 - EXISTING ZONING





TO SOUTHERN ACCESS CORRIDOR
FINAL LOCATION OF THE PROPOSED INTERSECTION OF THE NARNGULU INTEGRATOR ARTERIAL WITH THE SOUTHERN TRANSPORT CORRIDOR TO BE DETERMINED IN LIASON WITH THE MAIN ROADS OF WESTERN AUSTRALIA

PROPOSED NARNGULU INTEGRATOR ARTERIAL
OBLIGATIONS FOR THE CONSTRUCTION OF THE NARNGULU INTEGRATOR ARTERIAL WILL BE ESTABLISHED AT THE SUBDIVISION STAGE AND ACKNOWLEDGE THE DEMAND THAT THE STRUCTURE PLAN AREA WILL CREATE FOR SUCH A LINK

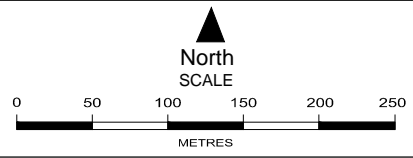
EASTERN PORTION OF THIS STRUCTURE PLAN MAY REQUIRE REDESIGN ONCE THE PLANNING FOR THE LAND EAST OF THE SITE HAS FURTHER ADVANCED

LEGEND

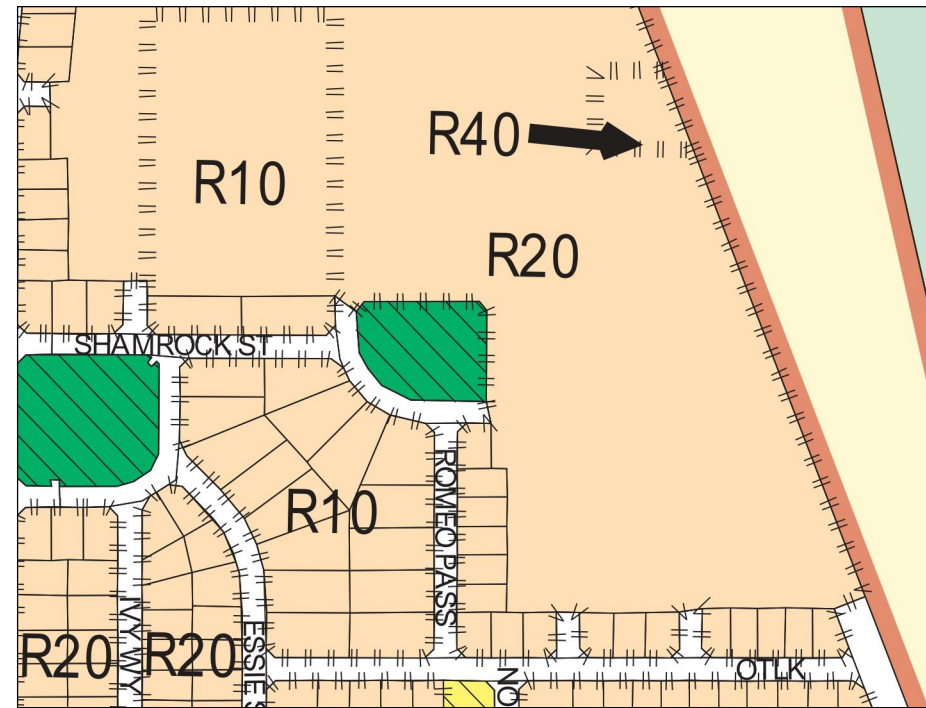
- RESIDENTIAL
- R40 SITE
- DRAINAGE SITE & REFERENCE NUMBER
- UTILITY SITE (W.C, TELE, ETC) & REFERENCE NUMBER
- SCHOOL SITE
- SPECIAL TOURIST SITE
- OPEN SPACE & REFERENCE NUMBER
- RETAIL
- CHILDCARE CENTRE
- NEIGHBOURHOOD CONNECTOR

WANDINA STRUCTURE PLAN (December 2006)





Existing Zoning



Proposed Zoning



ZONING KEY

REGION SCHEME RESERVES

- PARKS AND RECREATION
- PUBLIC PURPOSE

LOCAL SCHEME RESERVES

- P.O.S AND LOCAL AUTHORITY PURPOSES
- PUBLIC PURPOSES -
T TELECOMMUNICATIONS
WSD WATER, SEWERAGE OR DRAINAGE

LOCAL SCHEME ZONES

- RESIDENTIAL
- DEVELOPMENT
- R CODES

ADOPTION

Adopted by resolution of the Council of the City of Greater Geraldton
at the Meeting of the Council held on the _____ day of
_____ 20_____

Mayor Date

Chief Executive Officer Date

FINAL APPROVAL

1. Adopted for final approval by resolution of the City of Greater Geraldton at the Meeting of the Council held on the _____ day of _____ 20_____ and the Common Seal of the City of Greater Geraldton was hereunto affixed by the authority of a resolution of the Council in the presence of:

Mayor Chief Executive Officer

2. Recommended / Submitted for Final Approval

Delegated Under S.16 of the Date
Planning & Development Act 2005

3. Final Approval Granted

Minister of Planning Date

