

**City of Greater Geraldton – Local Planning Policy**  
**Sunset Beach Precinct Plan – Schedule of Submissions**

Number & Date	Submitter	Nature of Submission	Comment	Recommendation
1 (various dates)	35 submissions (including 1 submission with 41 signatures).	<p>Objection to the removal and relocation of the Spalding Park Horse and Pony Club (SHPC) including the Riding for the Disabled Association (RDA) for the following reasons:</p> <ul style="list-style-type: none"> <li>• Loss of needed public open space and green link from the Chapman River.</li> <li>• The area, green space and the facilities provided are highly valued by the community.</li> <li>• Loss of equestrian and RDA facilities in Geraldton which area already underrepresented.</li> <li>• Loss of the investment the SHPC and the RDA have made.</li> <li>• Loss of outdoor activities and youth facilities.</li> <li>• Loss of the historical relevance and value.</li> <li>• The facilities should be relocated elsewhere within the Sunset Beach area, particularly further south in the green link. A direct link could then be provided via a multi-use horse/cycle track from the coast to Woorree.</li> <li>• There are other available areas in Sunset Beach that can be developed instead of this area.</li> <li>• Community facilities should be added to the area to ensure that it remains untouched.</li> <li>• Council should not be relying on the funds of selling off this area and the SHPC and RDAs land. This agenda has been pushed by Council who has a 'cash in' mentality.</li> <li>• The area was originally dedicated for equine related activities by former Mayor Spalding back in 1891 and zoned for 'Horse Recreation'.</li> <li>• Concerns with the availability of emergency services if the SHPC and RDA is located further out of town.</li> </ul>	<p>With regard to the comments involving the leasing of the land or the relocation of the Spalding Horse and Pony Club, this matter has been dealt with as part of the City's Sporting Futures Report, which was adopted by Council at its Special Council Meeting on 25 March 2013.</p> <p>The report specifically recommends:</p> <ol style="list-style-type: none"> <li>1. Facilitate the relocation of the Spalding Park Horse and Pony Club to a suitable negotiated location with long term tenure as a high priority.</li> <li>2. Ensure that any relocation is fully funded in accordance with the Principles of this Report and Council Policy CP048 Sporting Futures.</li> <li>3. Commit to the redevelopment of the site currently utilised by the Spalding Park Horse and Pony Club site as part of the Sunset Beach Commercial Activity Centre. This redevelopment would include potential residential, commercial, community and mixed uses that will be investigated as part of the Precinct Planning as a high priority.</li> </ol> <p>The City is also in receipt of a letter from the Minister for Lands to the Geraldton MLA dated 19 July 2011, advising of the City's position on the relocation of the Spalding Horse and Pony Club, and recommended that the MLA's assistance be provided to the club to ensure that the relocation was accomplished.</p>	Dismiss submission.

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2 (14/04/2014)	Private Landowner	<u>Parking:</u> There will not be enough parking for heavy and long vehicles including caravans.	Figure 20 on page 30 of the report indicates visitor bays for caravans along Chapman Valley Road.	Note submission.
		There are also road trains bringing goods to the supermarket, they still need to be able to disconnect one trailer and reverse in to the unloading bay. If they were not able to do this and have to transfer their loads to smaller trucks to be offloaded would increase the price of our groceries considerably.	Chapman Road and the portion of Chapman Valley Road fronting the existing shops are both roads which allow access for 'as of right vehicles' (19 metres in length and below), which currently cater for the delivery of goods to the supermarket.	Note submission.
		Geraldton is drastically short of parking. We don't need to replicate the problem here in Sunset.	A recent car park audit was completed for the CBD which revealed the City's car parking assets are well under-utilised and that the City has more of a management issue than a supply issue.  Any future development would be required to supply parking in accordance with the Local Planning Scheme.	Note submission.
		We still need to have our roads wide enough for our kids to safely ride bikes to school instead of having to be delivered in the big 4wheel drives.	Section 6.4 of the report does state the intent for the area would be to decrease carriageway widths in order to lower traffic speeds. However in the same section it also proposes to plant street trees, lay footpaths, introduce cycling lanes and provide median islands and kerb nibs to assist with pedestrian crossings.  The combination of these measures is likely to improve pedestrian and cyclist safety while encouraging active transport methods.	Note submission.
		The idea of doing away with the established mature trees and footpath come cycleway on the west side of Chapman Road to put small shops there is bordering on the ridiculous.	The preferred precinct plan does detail that there may be opportunity to realign Chapman Road north of Bosley street to expand the commercial precinct onto the western side.  If these changes were to be pursued it would be subject to detailed economic and engineering feasibility studies. The precinct plan simply leaves open the opportunity for such development to be investigated at a later date.	Note submission.

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2 continued		We are part of a small city to support the primary industries of crayfishing, agriculture, mining to name a few and don't want to be jammed into a small crowded village with high density housing. I came here to be able to still flap my wings.	<p>The precinct plan does not propose intense high density development.</p> <p>The precinct plan proposes in Element 4 to rezone strategic areas to enable medium density development, while Element 6 proposes the retention of the low density residential type common in the established areas.</p> <p>This balanced proposal to increase density in areas of high amenity and accessibility is in accordance with the principles of the WAPCs <i>Liveable Neighbourhoods</i> and the City's Residential Development Strategy. These measures enable diversity in housing type and smaller more affordable housing.</p>	Note submission.
3 (2/05/2014)	Private Landowner	<p>Object.</p> <p>We strongly object to 'Element 5' scenario i.e. rezoning of strategic lots to enable new pedestrian connections. The current pedestrian access is sufficient enough. This might affect out property and we strongly object to any moves to alter the current layout.</p>	<p>This objection appears to be in relation to the proposal to increase density along the existing pedestrian access way (PAW) which runs from the Conus Way Park to Nautilius Cr which is referred to in Element 5 of the preferred plan.</p> <p>The increase in density for existing lots along the PAW is unlikely given the difficulty in retrofitting the area. Also, the Residential Design Codes allow for variation of design to allow for increased surveillance of the public realm therefore specific design requirements for this area is unnecessary.</p> <p>In further reviewing Element 5 on the plan and report, it is unlikely that the increase in density along Whitworth Drive would also be easily facilitated. It is also a considerable distance north of the commercial centre lessening the need for increased density.</p>	<p>Uphold submission.</p> <p>Modify the 'Preferred Precinct Plan' to remove the notation of Element 5 over the lots surrounding the Conus Way PAW and along Whitworth Drive. Update the wording within Element 5 of the report to focus solely on the increased development possibility on the corner of Bosley Street and Chapman Road.</p>

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4 (4/05/2014)	Private Landowner	Support.  We are happy to put forward our support for any future development for Sunset.		Note submission.
5 (8/05/2014)	Private Landowner	Object.  I like having a park on the Bosley Street Reserve, but to hide it so no one will use it seems a bit of a waste of rate payer's money. Divide the park in half, west end for residential development, east end park area, maybe a little coffee shop but a park that is part of the village atmosphere would be nice.	The preferred precinct plan does propose a substantial decrease in the amount of public open space in the area.  Bosley Street Reserve is located on the south western corner of the activity centre and connects the area to the foreshore. This alignment is integral for good pedestrian connectivity and therefore there is merit in retaining the area as public open space.  Retaining Bosley Street Reserve as public open space would also provide a more realistic development context for the precinct plan and would prioritise development in other more suitable areas of the precinct.	Uphold submission.  Modify the 'Preferred Precinct Plan' and any relevant figures to show the Bosley Street Reserve as public open space.  Update the wording within part 6.0 of the report accordingly.
6 (11/05/2014)	Private Landowner	Object.		Note submission.
7 (11/05/2014)	Private Landowner	Object.		Note submission.
8 (14/05/2014)	Department of Aboriginal Affairs	There are four sites under the <i>Aboriginal Heritage Act, 1972</i> , as currently mapped on the Register of Aboriginal Sited within the relevant area: <ul style="list-style-type: none"> <li>• DAA 4392 Spalding park 02</li> <li>• DAA 4391 Railway Reserve</li> <li>• DAA 30063 Chapman River</li> <li>• DAA 5561 Chapman River Mouth</li> </ul> Both DAA 4392 Spalding Park 02 and DAA 4391 Railway Reserve is the subject of a current review of mapping information held at DAA for the sites. It is possible that the boundaries of both places will be refined in the future and that they will not be within the Plan area.	It is noted that there are 4 Registered Aboriginal Sites within the precinct area. At such time that any development or subdivision takes place with in the affected areas, the developer will be required to comply with the requirements of the <i>Aboriginal Heritage Act 1972</i> and the Cultural Heritage Due Diligence Guidelines.	Note submission.

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8 continued		<p>Aboriginal skeletal remains have been revealed at DAA 5561 Chapman River Mouth in the past. It would be prudent to make all parties conducting works in this area, and other dune formations in the Plan area, aware of the potential for human remains to be revealed.</p> <p>Prior to commencing any works associated with the Plan it is recommended that developers are advised to familiarize themselves with the State's Cultural Heritage Due Diligence Guidelines (the Guidelines). These have been developed to assist proponents identify any risk to Aboriginal heritage and to mitigate risk where heritage sited may be present.</p>		
9 (14/05/2014)	Main Roads WA	<p>Support.</p> <p>While it is agreed that vehicular permeability would be important in the area to achieve the most sustainable outcomes, we would highlight the need for any new intersections (in particular the one identified in the 'Tentative' scenario at point 17 and 'Progressive' scenario at point 18) to be designed to ensure there would be no detrimental impact on the safety or amenity of the traffic that is on the North West Coastal Highway. In the location identified it would be considered necessary to restrict the turning movement to a 'left in' from Chapman Valley Road. A left out movement may also be considered acceptable subject to design details.</p>	While some additional connections to the North West Coastal Highway were shown on the Tentative and Progressive plans, the preferred precinct plan in Section 6.0 does not show any additional connections on to the Highway.	Note submission.
10 (14/05/2014)	Department of Education	No objection.		Note submission.
11 (20/05/2014)	Department of Planning	Upgrading the area will have a positive outcome for tourism.		Note submission.

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11 continued		The Precinct Plan states that the caravan park will be moved and upgraded to a tourist resort. Policy Development and Review has no objection to the relocation of the caravan park eastwards due to the eroding coastal foreshore. However, have concerns with changing the caravan park use to a tourist resort use. Further clarification is required in regard to the definition of a tourist resort. It is unclear if a resort is proposed or if the intention is to upgrade the caravan park to a tourist park (e.g. the site is to loss of caravan parks) throughout WA, it may not be suitable for this site to be changed to a higher tourism use.	<p>Element 7 (page 28) states  <i>The beach node could also include a café kiosk or adjacent restaurant facilities as a part of the redevelopment and upgrade of the caravan park into a tourist resort.</i></p> <p>The intention is not specifically to replace the caravan park with a tourist resort but instead to support more formalised developments in conjunction with the caravan park to establish facilities more reflective of a tourist node.</p>	<p>Uphold submission.</p> <p>Modify Element 7 (page 28) by deleting the following wording:</p> <p><i>and upgrade of the caravan park into a tourist resort.</i></p>
12 (4/06/2014)	Private Landowner	<p>Support.</p> <p>Great result, taking in competing wants and desires as well as financial needs of the Council and hence, the community.</p>		Note submission.
13 (04/06/2014)	Sunset Beach Community Group (SBCG)	Recommend that the City undertake the process of subdivision to retain a high level of control over the built outcome.	Section 7.0 (pg 48) detailing the implementation of the plan makes it clear that it is recommended that the City is to undertake the process of subdivision to endure that the City retains a high level of control over the built outcome.	Note submission.
		There was broad agreement on the <i>extent</i> of development i.e. a moderate amount of development; however, there was no agreement from the residents on the <i>details</i> of the development;	It is not appropriate at a precinct planning stage to go into specific details on what exact types of facilities will be provided and how they will be constructed.	Note submission.
		The SBCG clearly voiced their desire to retain and redevelop the Bosley Street reserve for the purpose of a multiple use recreation area.	Refer to Submission 5.	Refer to submission 5.
		Given the erosion impacting on the safety of Sunset Beach a comprehensive coastal management plan is required. This management tool should collate existing research and make recommendations regarding coastal erosion and set-backs, with a focus on preservation and sustainable planning.	The issue is noted and foreshore issues are being addressed by the City in a number of locations. It is not appropriate at a precinct planning stage to go into specific details on potential measures to address coastal erosion.	Note submission.

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13 continued		The community of Sunset Beach has asked that green spaces be developed adjacent to beaches and that the Plan allows for more parking and public open space.	Element 7 of the preferred precinct plan notates the development of a formalised beach node at the end of Swan Drive.  Additional parking will be required to be supplied for any proposed development in accordance with the Local Planning Scheme.	Note submission.
		The Sunset Beach Community Group submission included a table of strengths and areas of contention within the report. The relevant comments and requested modifications are as follows:  Instead of a modest community hall facility a partly closed, open air pavilion with barbeques and benches would be preferred.	It is considered unnecessary at a precinct planning stage to go into detail on what exact types of facilities will be provided.  In order to reflect this, the wording within Element 20 (page 29) should be amended to reflect that some type of general community facility is supported, not just a hall. Decisions on what exact types of facilities will be made at a later date.	Uphold submission.  Remove 'hall' from wording of Element 20 (page 29).
		Retain public open space at the Bosley Street reserve.	Refer to Submission 5.	Refer to submission 5.
		Opposed to the introduction of large/major retailers prefer to retain small independent retailers.	The preferred precinct plan states in Element 1 (page 27);  <i>A larger village development with retail and mixed use development centred on a new town square. The scale of the development would be sufficient to include a mix of retailers ranging from small independent retailers to an additional supermarket with the intention of promoting competition.</i>  This is also supported by the City's Commercial Activities Centres Strategy, which attempts to maintain a mix a retail development. This is flexible enough to respond to market trends.	Note submission.

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13 continued		P.26, last sentence ' <i>From the above feedback, it became apparent that Scenario 4 was almost a perfect fit with the community member's comments</i> '. Then it goes on to say on p.27, ' <i>The preferred precinct plan broadly consists of Scenario 3, albeit with a few extra elements</i> '. This is ambiguous and needs rewording to provide clarification and certainty to stakeholders.	An error was made in Section 5.5 (page 26) which incorrectly states that scenario 4 was the perfect fit with the community members.  The community feedback indicated that the scenario 3 fitted with the comments received.	Uphold submission.  Modify the last paragraph in Section 5.5 (page 26) to state 'Scenario 3'.
		The vacant land to the east of Chapman Road as a dedicated park. We would prefer this area to be used in-principle for the proposed Heritage Precinct.	Refer to Submission 34.	Refer to submission 34.
14 (04/06/2014)	Private Landowner	The submitter included a copy of the table provided in the Sunset Beach Community Group submission.	Refer to Submission 13.	Refer to submission 13.
		It is understood that current best-practice principles to develop the scenarios presented to the community of Sunset Beach. History demonstrated repeatedly that what was considered 'best practice', at the time wasn't actually a good idea after all.	The precinct plan is a high order strategic document that demonstrates an overall vision on how investment and development in the locality may proceed. Any specific development proposals will be subject to more detailed assessment to ensure that decisions are up-to-date and are suitable for the area.	Note submission.
15 (04/06/2014)	Private Landowner	The submitter include a copy of the table provided in the Sunset Beach Community Group submission.	Refer to Submission 13.	Refer to submission 13.
		There are many areas of vacant and public open space in Sunset Beach that could be used for higher density housing and commercial enterprise. Please consider these areas for redevelopment instead of the parcels of land that area currently used for community interaction and recreation.	While the precinct plan does propose to develop some areas of existing public open space, it does also propose to maintain a green link connecting the Chapman River, with the town centre and the foreshore.  A proposed modification to the precinct plan leaving Bosley Street Reserve as public open space will further support this.	Note submission.
16 (4/06/2014)	Public Transport Authority	TransGeraldton has two routes operating in the planned Sunset Beach area. These routes had frequency increased in August 2013 and based on current patronage data, PTA believes that services are sufficient to support the community in this locality for the future.		Note submission.



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17 (16/06/2014)	Private Landowner	<p>Object.</p> <p>I would be disappointed to see another shopping development in the Sunset Beach Precinct. According to a Geraldton Guardian report, there are shops empty in Marine Terrace.</p> <p>We need to encourage businesses to stay central. A dead centre is not a good look, or conducive to confidence.</p>	<p>The intent of the precinct plan is to proactively plan for future population growth to ensure that infrastructure, services, and amenities are adequate.</p> <p>Sunset Beach has been identified in the City's Commercial Activity Centre Strategy (CACS) as a 'Large Neighbourhood Centre'. It is the intention for the centre to progressively development over time in accordance with local growth and demand.</p> <p>Detailed population projections and market trends were analysed as part of the CACS to ensure that the location and hierarchy of centres catered for future catchment in the area while still supporting the growth of the Geraldton city centre.</p>	Note submission.
		<p>Furthermore, a green belt is a desirable attribute for our city. We don't want 100% concrete jungle.</p>	<p>While the precinct plan does propose to develop some areas of existing public open space, it does also propose to maintain a green link connecting the Chapman River, with the town centre and the foreshore.</p> <p>A proposed modification to the precinct plan leaving Bosley Street Reserve as public open space will further support this.</p>	Note submission.
18 (18/06/2014)	Private Landowner	<p>Support, with comments.</p> <p>Query – shopping centre parking – currently longer vehicles park on the western side of Chapman Road opposite super market. When this turns into building lots will consideration be given for longer vehicles?</p>	<p>Figure 20 (page 30) specifically locates visitor bays for caravans along Chapman Valley Road.</p>	Note submission.

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18 continued		Types of business – having been visiting Perth and Melbourne found most retail area are now filled by larger chain stores as rents are too high for smaller, individual businesses. Will there be provision for small business outlets?	<p>The precinct plan states in Element 1:</p> <p><i>A larger village development with retail and mixed use development centred on a new town square. The scale of the development would be sufficient to include a mix of retailers ranging from small independent retailers to an additional supermarket with the intention of promoting competition.</i></p> <p>This is also supported by the City's Commercial Activities Centres Strategy which attempts to maintain a mix a retail development which is flexible enough to respond to market trends.</p>	Note submission.
		Pg19 point 7 – Currently these areas are used by dog walkers with the ongoing problem of beach erosion. It is often impossible to get my dog into a “free run” off the leash area. Can more provision be made in park area to give our dogs a good run?	<p>Element 7 (page 19) refers to the establishment of a beach node at the end of Swan Drive. If the formalisation of this area occurs opportunities for alternative ‘off leach’ areas could be provided elsewhere.</p> <p>Provision for ‘off leach’ areas can be investigated outside of this precinct planning process. Requests for the provision of such areas can be lodged with the City separately.</p>	Note submission.
19 (1/06/2014)	Christine Babbage 49 Volute Street Sunset Beach	<p>Support and Object.</p> <p>Overall I believe this is a comprehensive precinct plan with some good strengths. My preference is scenario 2.</p> <p><u>No</u> large retailers e.g. Coles by introduce a smaller village type community with a selection of small independent retailers.</p>	<p>The precinct plan states in Element 1:</p> <p><i>A larger village development with retail and mixed use development centred on a new town square. The scale of the development would be sufficient to include a mix of retailers ranging from small independent retailers to an additional supermarket with the intention of promoting competition.</i></p> <p>This is also supported by the City's Commercial Activities Centres Strategy which attempts to maintain a mix a retail development which is flexible enough to respond to market trends.</p>	Note submission.

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19 continued		Encourage more development (houses/shops) to <u>north</u> of Chapman Valley Road rather than south to ensure a large, relatively undisturbed green corridor along the river.	While the precinct plan does propose to develop some areas of existing public open space, it does also propose to maintain a green link connecting the Chapman River, with the town centre and the foreshore.  A proposed modification to the precinct plan leaving Bosley Street Reserve as public open space will further support this.	Note submission.
		At river mouth – developed a large bird reserve – dog-free.	It is considered unnecessary at a precinct planning stage to go into detail on what exact types of facilities will be provided.	Note submission.
20 (15/06/2014)	Private Landowner	Support, with comments.  Leave Eastbourne Road as vacant land. Develop grassed areas friendly to feet! It is not currently utilised as the amount of double-gees. The high density plan encroaches on the open space.	Refer to Submission 5.	Refer to submission 5.
		Dramatic increase in tree-planting.	Section 6.4 Streetscape Improvements and 6.5 Parkland Improvements details options to improve the quality of parkland and streets within the precinct area, including tree planting.	Note submission.
		Overhead power lines to be buried.	Section 6.4 (page36) recommends 'locating powerlines underground and introducing new light poles'.	Note submission.
		Beautification and stabilisation of beach frontage. Strategic sand-bagging with access ways for surfers of all types.	The issue is noted and foreshore issues are being addressed by the City in a number of locations. It is not appropriate at a precinct planning stage to go into specific details on potential measures to address coastal erosion.	Note submission.

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21 (17/06/2015)	Private Landowner	Support, with comments.  No development just north and south of Chapman River to maintain a large green corridor.	The precinct plan includes the area north of the Chapman River, and the land adjacent to the river is being maintained as foreshore reserve/public open space.  While the precinct plan does propose to develop some areas of existing public open space, it does also propose to maintain a green link connecting the Chapman River, with the town centre and the foreshore.	Note submission.
		Stabilize the beach – no rocks – sandbags preferred.	The issue is noted and foreshore issues are being addressed by the City in a number of locations. It is not appropriate at a precinct planning stage to go into specific details on potential measures to address coastal erosion.	Note submission.
		Planting of trees, trees and more trees along the streets and green corridors.	Section 6.4 Streetscape Improvements and 6.5 Parkland Improvements details options to improve the quality of parkland and streets within the precinct area.	Note submission.
		No large retail stores.	The precinct plan states in Element 1:  <i>A larger village development with retail and mixed use development centred on a new town square. The scale of the development would be sufficient to include a mix of retailers ranging from small independent retailers to an additional supermarket with the intention of promoting competition.</i>  This is also supported by the City's Commercial Activities Centres Strategy, which attempts to maintain a mix a retail development. This is flexible enough to respond to market trends.	Note submission.

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21 continued		More thought into the type and design of housing.	<p>The precinct plan proposes to rezone strategic areas to enable medium density development, while also proposing the retention of the low density residential type common in the established areas.</p> <p>This balanced approach to housing diversity is in accordance with the principles of the WAPCs <i>Liveable Neighbourhoods</i> and the City's Residential Development Strategy.</p> <p>Detailed information has been supplied in Clause 6.3 as to housing diversity and possible built form.</p>	Note submission.
22 (17/06/2014)	Department of Parks and Wildlife	No comments to make.		Note submission.
23 (18/06/2014)	Private Landowner	<p>Support.</p> <p>Potential for higher quality short-stay accommodation where caravan park is located. This could also provide passive surveillance opportunities of Baler Road and the adjacent open space.</p>	<p>Element 7 (page 28) of the preferred precinct plan proposes the possible formalisation of a tourist node where the existing caravan park is located.</p> <p>Increased densities are proposed for areas fronting Baler Road and public open space which can provide for increased surveillance options.</p>	Note submission.
		We need more proactive plans for the future of the eroding coastline – NOT the current reactive policy of dumping rocks when it's all too late.	The issue is noted and foreshore issues are being addressed by the City in a number of locations. It is not appropriate at a precinct planning stage to go into specific details on potential measures to address coastal erosion.	Note submission.
		The submitter has also attached a copy of the table also provided in the SBCG submission.	Refer to Submission 13.	Refer to submission 13.

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24 (19/06/2014)	Private Landowner	Object.  We do not need more shops at Sunset as enough vacant shops in town now.	<p>The intent of the precinct plan is to proactively plan for future population growth to ensure that infrastructure, services, and amenities are adequate.</p> <p>Sunset Beach has been identified in the City's Commercial Activity Centre Strategy (CACS) as a 'Large Neighbourhood Centre'. It is the intention for the centre to progressively development over time in accordance with local growth and demand.</p> <p>Detailed population projections and market trends were analysed as part of the CACS to ensure that the location and hierarchy of centres catered for future catchment in the area while still supporting the growth of the Geraldton city centre.</p>	Dismiss submission.
25 (19/06/2014)	Private Landowner	Object.  Sunset is not ready for new shops on Chapman Road.	<p>The intent of the precinct plan is to proactively plan for future population growth to ensure that infrastructure, services, and amenities are adequate.</p> <p>Sunset Beach has been identified in the City's Commercial Activity Centre Strategy (CACS) as a 'Large Neighbourhood Centre'. It is the intention for the centre to progressively development over time in accordance with local growth and demand.</p> <p>Detailed population projections and market trends were analysed as part of the CACS to ensure that the location and hierarchy of centres catered for future catchment in the area while still supporting the growth of the Geraldton city centre.</p>	Dismiss submission.
26 (19/06/2014)	Private Landowner	A sunset sign to be placed along Chapman Road frontage.	Section 6.4 (page 35) and Figure 29 includes possible gateway locations for an entry statement.	Note submission.

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26 continued		Crazy bike path.	Section 6.4 (page 35) of the report does state the intent for the area would be to lay footpaths and introduce cycling lanes.	Note submission.
		Free standing shelter with bench and stools.	A number of parkland improvements are proposed within the precinct plan in Section 6.5 (page 35).  It is considered unnecessary at a precinct planning stage to go into detail on what exact types of facilities will be provided.	Note submission.
		Object to a roundabout on the corner of Eastbourne Road and Chapman Road.	The location of roundabouts at four way intersections is to ensure the development of a safe, pedestrian friendly environment.  Any modification to the existing road network will be required to be accompanied by a traffic assessment.	Note submission.
27 (19/06/2014)	Department of Water	No objection. Comments provided regarding: <ul style="list-style-type: none"> <li>• Issues and water conservation strategies regarding groundwater usage and management.</li> <li>• Irrigation of public open spaces or any other usage of the shallow groundwater will need to be carefully managed.</li> <li>• Specific approval requirements for developing a non-drinking water system in an urban development.</li> </ul>	The issues are noted and will be addressed at the appropriate stage of any future development.	Note submission.

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28 (19/06/2014)	Private Landowner	<p>Indifferent</p> <p>On behalf of The Glenfield Shopping Centre, I am in favour of developing the Sunset Beach Precinct. However, I object to another supermarket being built on the near vicinity.</p> <p>The IGA is now well stocked and replenished on a regular basis, making it a convenient one stop shop.</p> <p>It is my belief that if another Supermarket was built in the near vicinity then the eleven business's that currently operate in the Shopping Centre would be severely affected. The IGA is the Anchor tenant of the Shopping Centre and has over 13,500 transactions a week. The other ten tenants feed off this foot traffic.</p> <p>I am in support of beautifying the surrounding area and developing small exciting retail to complement what is already here in the Sunset area. A mix of commercial, office and medium density housing, I am in favour of.</p>	<p>The intent of the precinct plan is to proactively plan for future population growth to ensure that infrastructure, services, and amenities are adequate.</p> <p>Sunset Beach has been identified in the City's Commercial Activity Centre Strategy (CACS) as a 'Large Neighbourhood Centre'. It is the intention for the centre to progressively development over time in accordance with local growth and demand.</p> <p>Detailed population projections and market trends were analysed as part of the CACS to ensure that the location and hierarchy of centres catered for future catchment in the area while still supporting the growth of the Geraldton city centre.</p> <p>While the efforts to upgrade the Glenfield Shopping Centre are to be commended, this does not replace the fact that in the future, the population growth in the locality and surrounding areas may necessitate more commercial floor space to satisfy demand.</p>	Dismiss submission.
29 (19/06/2014)	Private Landowner	<p>Object.</p> <p>To the development of high rise on our green belt.</p>	<p>The precinct plan does not propose intense high density development.</p> <p>The precinct plan proposes in Element 4 (page 28) to rezone strategic areas to enable medium density development, while Element 6 (page 28) proposes the retention of the low density residential type common in the established areas.</p>	Dismiss submission.



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Number & Date	Submitter	Nature of Submission	Comment	Recommendation
29 continued			This balanced proposal to increase density in certain areas of high amenity or accessibility is in accordance with the principles of the WAPCs Liveable Neighbourhoods and the City's Residential Development Strategy and enables diversity in housing type and smaller more affordable housing.	
		Where is our Community Hall?	The precinct plan does advocate for the provision of a community facility (Element 20, page 29).	Note submission.
30 (19/06/2014)	Private Landowner	Object.  I also disagree for the need of the high density housing proposal and the problems that such estates attract the world over.	<p>The precinct plan does not propose intense high density development.</p> <p>The precinct plan proposes in Element 4 (page 28) to rezone strategic areas to enable medium density development, while Element 6 (page 28) proposes the retention of the low density residential type common in the established areas.</p> <p>This balanced proposal to increase density in certain areas of high amenity or accessibility is in accordance with the principles of the WAPCs <i>Liveable Neighbourhoods</i> and the City's Residential Development Strategy and enables diversity in housing type and smaller more affordable housing.</p>	Note submission.
		Geraldton has an abundance of land to develop, better Council spend time ensuring developers build the facilities promised.	<p>There is no justification to delay precinct planning in areas identified simply because development has not occurred in other areas.</p> <p>The intent of the precinct plan is to proactively plan for future population growth to ensure that infrastructure, services, and amenities are adequate.</p>	Dismiss submission.
		The planning workshops were run in a restrictive way to achieve the planning departments preferred outcome, not what the residents would like.	Refer to the Community/Councillor Consultation section within the council report.	Dismiss submission.

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Number & Date	Submitter	Nature of Submission	Comment	Recommendation
		I've never seen this type of development increase property values for existing owners. I'm all for planning for the future, all the great cities of the world are the ones that protect the areas and features that residents treasure, green open area's once gone are lost forever.	<p>The intention for the works proposed as part of the precinct plan are not to raise one's property values but to provide the community with a liveable yet sustainable urban framework.</p> <p>While the precinct plan does propose to develop some areas of existing public open space, it does also propose to maintain a green link connecting the Chapman River, with the town centre and the foreshore.</p> <p>A proposed modification to the precinct plan leaving Bosley Street Reserve as public open space will further support this.</p>	Note submission.
31 (20/06/2014)	Private Landowner	<p>Object.</p> <p>I have some issues with the plan in its current form. At no stage did we have the opportunity to formally select from any of the proposals presented. Instead, the current proposal was presented at the final meeting as the one that had been selected. After reading the entire Draft Precinct Plan, it appears that our wishes have been "interpreted" based on comments made at the meeting. This should not be seen in any way to be the same as actually approving or supporting any of the scenarios.</p>	Refer to the Community/Councillor Consultation section within the council report.	Dismiss submission.
		<p>Although I agree that some improvements are necessary, I think that the scenario that has been selected is more in line with Scenario Four – the "advanced" scenario. I do not believe that this would have been the choice of most of those involved in the consultation proves, including myself.</p>	<p>An error was made in Section 5.5 (page 26) which incorrectly states that Scenario 4 was the perfect fit with the community members.</p> <p>The community feedback indicated that the Scenario 3 fitted with the comments received.</p>	<p>Uphold submission.</p> <p>Modify the last paragraph in Section 5.5 (page 26) to state 'Scenario 3'.</p>

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Number & Date	Submitter	Nature of Submission	Comment	Recommendation
31 continued		<p>Overall, I believe that the planned development of the Sunset Precinct Plan is more suited to an urban suburb in a major city rather than an outer suburb of a regional town.</p> <p>The high-density, double storey streetscape design is out of place with the current values of the area and would likely be more suited to areas closer to the centre of town</p>	<p>The precinct plan does not propose intense high density development.</p> <p>The precinct plan proposes in Element 4 to rezone strategic areas to enable medium density development, while Element 6 proposes the retention of the low density residential type common in the established areas.</p> <p>This balanced proposal to increase density in certain areas of high amenity or accessibility is in accordance with the principles of the WAPCs <i>Liveable Neighbourhoods</i> and the City's Residential Development Strategy and enables diversity in housing type and smaller more affordable housing.</p> <p>The Residential Design Codes currently allow for residential development of up to two storeys therefore the streetscape design is not inconsistent with the area.</p>	Dismiss submission.
		<p>I am also concerned about plans to build a second supermarket and associated speciality stores to “compete” with the existing shopping centre. Up until recently, the existing shopping centre had been unable to attract tenants and many of the shops remained empty for a significant period of time. I feel there is a risk, therefore, that building a second, large shopping precinct directly opposite the existing one, may result in too much pressure and competition and lease the area with empty, unutilised retail space.</p>	<p>The intent of the precinct plan is to proactively plan for future population growth to ensure that infrastructure, services, and amenities are adequate.</p> <p>Sunset Beach has been identified in the City's Commercial Activity Centre Strategy (CACS) as a 'Large Neighbourhood Centre'. It is the intention for the centre to progressively development over time in accordance with local growth and demand.</p> <p>Detailed population projections and market trends were analysed as part of the CACS to ensure that the location and hierarchy of centres catered for future catchment in the area while still supporting the growth of the Geraldton city centre.</p>	Note submission.

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Number & Date	Submitter	Nature of Submission	Comment	Recommendation
31 continued		I also find it difficult to understand where all the people will come from to utilise these new facilities, given that the development of new housing areas does not appear to be very significant.	<p>The City's Strategic Community Plan has a vision to sustain a population of 80,000 to 100,000 people.</p> <p>The catchment for the commercial and recreational facilities is not just the immediate surroundings but the areas of Glenfield and Waggrakine which will experience increase development and population into the future.</p>	Note submission.
		If the plan is adopted and the commercial and new residential spaces are constructed, are there any guarantees that the promised street-scaping and development of community based infrastructure will be undertaken?	From the implementation section of the document, it is clear that the City is to use proceeds from land sales to fund upgrades in the Sunset Beach precinct.	Note submission.
		At present, there is a wide cycle/pedestrian path along the section of Chapman Road that is to be removed to allow for residential development. This path is well-utilised by walkers and cyclists, including children?	<p>While the preferred precinct plan does show development along the alignment of Chapman Road, this would not be at the expense of facilities for pedestrians and cyclists.</p> <p>Section 6.4 (page 35) highlights some of the proposed upgrades such as planting street trees, laying footpaths, introducing cycling lanes and providing median islands and kerb nibs to assist with pedestrian crossings.</p>	Note submission.
		Many community members also utilise the current open space on Bosley Street. Will the suggested replacements be of similar quality and size.	Refer to Submission 5.	Refer to submission 5.
		<p>Overall, I am very concerned with the City, in an attempt to raise revenue, will compromise the amenity and value of the precinct and believe the Draft Precinct Plan should have adopted a lower-impact scenario.</p> <p>In fact, I am unsure if this type of urban scenario is suitable for any area of Geraldton.</p>	<p>The precinct plan proposes in Element 4 to rezone strategic areas to enable medium density development, while Element 6 proposes the retention of the low density residential type common in the established areas.</p> <p>This balanced proposal to increase density in areas of high amenity and accessibility is in accordance with the principles of the WAPCs <i>Liveable Neighbourhoods</i> and the City's Residential Development Strategy.</p>	Note submission.

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Number & Date	Submitter	Nature of Submission	Comment	Recommendation
31 continued			The balanced nature will also ensure that the amenity and value of the locality is not compromised.	
32 (19/06/2014)	Private Landowner	<p>Object.</p> <p>High amenity park space for children's play on Bosley Street Reserve. Object to a basketball court area, skate parks and the like, due to the following:</p> <ul style="list-style-type: none"> <li>• proximity to surrounding residential housing.</li> <li>• possible noise issues and unsupervised children at night.</li> <li>• sufficient lighting would need to be installed and maintained, repairs to damage and clean up would also be a consideration or perhaps CCTV installed as a long-term option to combat any of these issues. All at a cost.</li> </ul> <p>A tennis court on the other hand is a much better option or a Mini Putt Putt course.</p> <p>Incorporating a community garden was also a great idea and would be well suited on the <u>west side</u> of the area in place of a basketball court.</p>	<p>It is considered unnecessary at a precinct planning stage to go into detail on what exact types of facilities will be provided.</p> <p>Figure 32 (page 38) does show a basketball and tennis court as being sketched up on the site however this image is also captioned as an 'example' only.</p>	Note submission.
33 (19/06/2014)	Department of Lands	<p>The Crown land in this precinct comprises a number of reserves and dedicated roads.</p> <p>In considering any proposal for the realignment, adjustment, adjustment, alternative use or sale of Crown land, the Department of Lands will seek to ensure the most effective use and allocation of Crown land in support of local and regional community use while also maximising financial returns to State Treasury.</p>	The City acknowledges there are statutory processes governing Crown land that will need to be progressed at the appropriate stage.	Note submission.

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Number & Date	Submitter	Nature of Submission	Comment	Recommendation
34 (20/06/2014)	Midwest Heritage and Cultural interest groups	<p>The zone currently identified in the plan as "HIGH QUALITY PARKLAND" be re-defined to include words to the effect:</p> <p><i>"High Quality Parkland and a co-located Multifunction Heritage Precinct including some fixed dedicated buildings within the bounds of that Parkland."</i></p>	<p>It is considered unnecessary at a precinct planning stage to go into detail on what exact types of facilities will be provided. However, it is considered appropriate that there be indicated a potential to investigate a Multifunction Heritage Precinct being located in the area.</p>	<p>Uphold submission.</p> <p>Modify Element 15 (page 29) of the document to include the following wording:</p> <p><i>"There is potential to investigate a Multifunction Heritage Precinct being located in this area."</i></p>
35 (20/06/2014)	Private Landowner	<p>Object.</p> <p>Opposed to high density redevelopment.</p>	<p>The precinct plan does not propose intense high density development.</p> <p>The precinct plan proposes in Element 4 (page 28) to rezone strategic areas to enable medium density development, while Element 6 (page 28) proposes the retention of the low density residential type common in the established areas.</p> <p>This balanced proposal to increase density in certain areas of high amenity or accessibility is in accordance with the principles of the WAPCs <i>Liveable Neighbourhoods</i> and the City's Residential Development Strategy and enables diversity in housing type and smaller more affordable housing.</p>	<p>Note submission.</p>
		<p>The newly proposed redevelopment plan is not supported by the local community of Sunset Beach.</p> <p>Forum was rigged, numbers at forums were low and there appeared to be council employees directing the forum to the point of scrubbing public responses and arguing over their right to develop the crown land they have ear marked for the Sunset Beach Precinct.</p>	<p>Refer to the Community/Councillor Consultation section in the council report.</p>	<p>Dismiss submission.</p>

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Number & Date	Submitter	Nature of Submission	Comment	Recommendation
35 continued		New through roads taking out cul-de-sacs are stupid ideas when people often pay good money to live on these quieter streets and those are definitely the nicer streets to walk your dog, teach your kid to ride a bike and or have a chat with the neighbours.	New urban subdivision no longer supports the creation of cul-de-sac roads instead promotes a highly connected street system.	Dismiss submission.
36 (22/06/2014)	Private Landowner	<p>In regard to town village centre, I think it should be located as close to the current Glenfield shopping centre as possible and don't agree we need a Coles or Woolies when we already have an IGA.</p> <p>A town centre that has an area for public functions and weekend market days, to help the following:</p> <ul style="list-style-type: none"> <li>• Small local businesses to sell local handmade craft or fruit &amp; veg;</li> <li>• Recycle stalls etc. Utilise solar passive designs for village centre.</li> <li>• Outdoor alfresco / café areas for locals &amp; visitors to catch up &amp; meet family &amp; friends.</li> <li>• Opposite Glenfield shopping centre, a visitor information board.</li> </ul>	<p>The preferred precinct plan states in Element 1 (page 27):</p> <p><i>A larger village development with retail and mixed use development centred on a new town square. The scale of the development would be sufficient to include a mix of retailers ranging from small independent retailers to an additional supermarket with the intention of promoting competition.</i></p> <p>This is also supported by the City's Commercial Activities Centres Strategy, which attempts to maintain a mix a retail development. This is flexible enough to respond to market trends.</p> <p>It is considered unnecessary at a precinct planning stage to go into specific details on what exact types of facilities will be provided in this location.</p>	Note submission.
		Planning for future infrastructure, solar panels to run community facilities and recycling rainwater from public buildings to setting up all street stormwater to be redirected to parkland sumps to be stored & recycled back into parklands.	It is considered unnecessary at a precinct planning stage to go into specific details on what exact types of facilities will be provided and how they will be constructed.	Note submission.
		I think it is very important to maintain green belts throughout the Sunset Beach area, to help break up areas, help give the area some green visual appeal, bring life and nature back to area.	<p>While the precinct plan does propose to develop some areas of existing public open space, it does also propose to maintain a green link connecting the Chapman River, with the town centre and the foreshore.</p> <p>A proposed modification to the precinct plan leaving Bosley Street Reserve as public open space will further support this.</p>	Note submission.

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Number & Date	Submitter	Nature of Submission	Comment	Recommendation
36 continued		Promotion of bike and walking paths all around the area, promoting people to walk or ride to the shops or town centre or park or beach instead of using the car, promoting a sustainable living area.	Section 6.4 of the report does state the intent for the area would be to plant street trees, lay footpaths, introduce cycling lanes and provide median islands and kerb nibs to assist with pedestrian crossings.  The investment into these measures is likely to improve pedestrian and cyclist safety while encouraging active transport methods.	Note submission.
		I would like to see some coast care projects done along the Sunset Beach coastline. The current erosion problems are a major concern for local residents and the City.  Cars accessing the beach and getting bogged in sand dunes. Developers should use crushed rock from estate building blocks to make a safer road base for the boggy area just near the end of bitumen. Provide safer access to the beach for cars without affecting the sand dunes. Provide signage to educate off road vehicle users.	The issue is noted and foreshore issues are being addressed by the City in a number of locations. It is not appropriate at a precinct planning stage to go into specific details on potential measures to address coastal erosion.	Note submission.
		The submitter has also attached a copy of the table also provided in the SBCG submission.	Refer to Submission 13.	Refer to submission 13.
37 (23/06/2014)	Private Landowner	As a cyclist (and car driver) I find the idea that on street car parking will somehow make it safer rather surprising, as car drivers often open their doors into the path of cyclists, and the reduction of vision by having parked cars on the street.  I don't understand the antipathy to wide verges – they provide somewhere to walk/ cycle at a safe distance from passing traffic.	Section 6.4 of the report does state the intent for the area would be to decrease carriageway widths in order to lower traffic speeds. However in the same section it also proposes to plant street trees, lay footpaths, introduce cycling lanes and provide median islands and kerb nibs to assist with pedestrian crossings.  The combination of these measures is in accordance with the provisions of the WAPCs <i>Liveable Neighbourhoods</i> and is likely to improve pedestrian and cyclist safety while encouraging active transport methods.	Note submission.



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Number & Date	Submitter	Nature of Submission	Comment	Recommendation
37 continued		This plan seems to be in favour of removing yet more green spaces for housing/ shops. We need more green spaces and already have enough shops.	While the precinct plan does propose to develop some areas of existing public open space, it does also propose to maintain a green link connecting the Chapman River, with the town centre and the foreshore.  A proposed modification to the precinct plan leaving Bosley Street Reserve as public open space will further support this.	Note submission.
		I like the idea of pedestrian walkways to improve access to the shops, street trees for shade and a footbridge over the river. Currently I have to ride a very circuitous route to get from Sunset into town.		Note submission.
		I agree we need traffic calming as this suburb suffers more than its fair share of hoon drivers/ motorcyclists, especially on Swan Drive and Whitworth St.		Note submission.
38 (23/06/2014)	Private Landowner	Object.  Many other areas of Geraldton sit sprawling, unused, underdeveloped and fostering antisocial activities and should receive priority attention.  The plan does not give heed to market forces and ignores the undeveloped blocks in Geraldton. There are numerous vacant and uncared for areas.	The precinct planning was undertaken as a response to the outcomes of the '2029 and Beyond: Designing our City' project. During this community planning process, Sunset Beach along with a number of other areas was identified as an important activity centre which required precinct planning in order to ensure that future growth occurred in a coordinated and sustainable manner.  There is no justification to delay precinct planning in areas identified simply because development has not occurred in other areas.	Dismiss submission.
		Sunset Beach has been treated like an area that it needs drastic "fixing" and has been presumed it is almost a blank canvas to realign.	While the precinct plan looks at how to strengthen the role of the Sunset Beach activity centre via development of underutilised sites it mainly focuses on upgrades and improvements to the public realm, such as increasing connectivity and pedestrian amenity and formalising areas of public open space.	Dismiss submission.

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Number & Date	Submitter	Nature of Submission	Comment	Recommendation
38 continued		<p>It is a sad shortfall of the process that there was minimal, if any follow-on of participants from one workshop session to the next; thus throwing doubt on the credibility of the information coming from the workshops.</p> <p>I believe the information from the workshops is not valid because of this.</p>	Refer to the Community/Councillor Consultation section in the council report.	Dismiss submission.
		Some comments made were not accurate and were contradictory. For example, the Spalding Horse and Pony Club area is paraphrased as "interrupting" the urban pattern but on the same page are valued for having "existing large mature trees" then on the next page they are criticised for having limited vehicle permeability.	<p>These statements are correct and are not contradictory as they are simply stating the strengths and weaknesses of the area.</p> <p>The area does impinge and interrupt the urban pattern and vehicle permeability, and it does have existing large mature trees that are valued.</p>	Dismiss submission.
		<p>Ill-conceived idea that people don't take the walk option because they are not all crammed into a living space within 400m walkable catchment of the <i>"Mall or Piazza"</i>.</p> <p>There seems to be no understanding that it is partially because of the wind strength and temperature for 6 months of the year and because of safety concerns, sedentary lifestyles and the car based culture we live in. Carrying shopping is a burden and walkers go to the foreshore or parks to enjoy walking that way. If people want an inner city lifestyle they will shift to such an area.</p>	<p>A 400m walkable catchment is a tool used to assess the basic 'walkability' of a neighbourhood. The principle being that there are limitations as to how far people will willingly walk to access services for a variety of reasons.</p> <p>The catchment can assist by specifically focusing on which areas are best located for redevelopment or investment. Encouraging walkability is not just an inner city priority and should be used to ensure all neighbourhoods function at a high level of pedestrian connectivity.</p> <p>The walkable catchment from the activity centre is notated in Figure 7 (page 9). It is then further developed in Figure 8 (page 10) by demonstrating which pedestrian routes are likely most desired and used based on the context of the site and the location of the surrounding natural assets. These streets and connections have been targeted in the plan for investment to increase pedestrian amenity.</p>	Dismiss submission.

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Number & Date	Submitter	Nature of Submission	Comment	Recommendation
38 continued		<p>Commercial development of the IGA site has only recently matured to viable levels and nearby Bluff Point shops have closed and are empty and dilapidated – the potential referred to in this plan will not eventuate for another generation yet. The CGG should shelve these plans and bring them back out in 25 – 30 years.</p> <p>One would also query the equity and fairness of proposing additional shops.</p> <p>The Geraldton CBD also needs to be considered – it is suffering.</p>	<p>The intent of the precinct plan is to proactively plan for future population growth to ensure that infrastructure, services, and amenities are adequate.</p> <p>The outcomes of the precinct plan will likely take 20 years or more to fully be realised.</p> <p>Sunset Beach has been identified in the City's Commercial Activity Centre Strategy (CACS) as a 'Large Neighbourhood Centre'. It is the intention for the centre to progressively development over time in accordance with local growth and demand.</p> <p>Detailed population projections and market trends were analysed as part of the CACS to ensure that the location and hierarchy of centres catered for future catchment in the area while still supporting the growth of the Geraldton city centre.</p>	Dismiss submission.
		Vacant areas in Figure 11 have been improved by the Million Trees plantings and no longer detract from the Sunset Beach experience.	Figure 11 (page 11) provide examples of areas that could utilise future investment. Any future works proposed in relation with the precinct plan would be on top of other City projects running in the area.	Note submission.
		The so-called Preferred Precinct Plan places a large village development with mixed usage (i.e. shops) centred on a new town square at the Spalding Horse and Pony Club grounds. The high monetary return from such a sell off is the only way a redevelopment like this can be funded. Was this explained to the participants of the workshops when they were asked to agree with the statement " <i>The SHPC land would be better used for uses that directly benefit the community.</i> "	Refer to the Community/Councillor Consultation section in the council report.	Note submission.

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38 continued		<p>City Planners and resources are already stretched and CGG Budgets are over-allocated. To have any chance to succeed at a redevelopment with such intensive change, land rezoning and acquisition, liaison and incentivising would take the resources of a body like the East Perth Redevelopment Commission.</p> <p>To ask CGG staff to follow through on such a proposal would be setting them up to fail.</p>	Section 7.0 (page 48) details the implementation of the precinct plan and includes details on how the investment of the area would largely be funded by disposal and sale of areas of land. Furthermore it explicitly stated that the revitalisation process is a long-term process and that a plan, patience and commitment is required from the City and the community in order to bring the plan to fruition.	Dismiss submission.
39 (23/06/2014)	Private Landowner	<p>Object.</p> <p>The submitter attached a copy of the table provided in the SBCG submission.</p>	Refer to Submission 13.	Refer to submission 13.
40 (24/06/2014)	Department of Health	<p>The Department provide a number of general comments regarding:</p> <ul style="list-style-type: none"> <li>• Water Supply &amp; Waste Disposal,</li> <li>• Precinct Plan Context, and</li> <li>• Chronic Disease prevention.</li> </ul>		Note submission.
		<p>Enhancing public health is not specifically recognised as an underlying principle in Section 4.0. Although public health outcomes can be achieved through the implementation of good planning strategies, it appears to be more by accident rather than by design.</p> <p>The Precinct Plan should include a direct reference to enhancing the public health of the community.</p>	<p>Section 4.0 reflects the general urban design principles chosen to guide the preparation of the precinct plan. While public health is not explicitly stated, the principles reflect more tangible goals which increase public health, such as improve pedestrian and bike access and prioritise pedestrian amenity.</p> <p>These types of principles are considered to be more outcome orientated and provide a better understanding to community members about what the actual outcomes might be.</p>	Dismiss submission.
		<p>Public health impacts of higher density developments should be dealt with as part of Section 6.3 Housing Diversity, such as sound proof and insulation.</p>	<p>The precinct plan proposes in Element 4 to rezone strategic areas to enable medium density development, while Element 6 proposes the retention of the low density residential type common in the established areas. The development proposed is not of a density that is considered to warrant specific design measures.</p>	Dismiss submission.

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41 22/06/2014	Private Landowner	Support.		Note submission.
42 (27/06/2014)	Water Corporation	No objection.  Servicing advice was provided for the future development of the area.		Note submission.
43 (30/06/2014)	Private Landowner	There is interest in creating a Botanic Garden in Geraldton (featuring local providence and wildflowers in corridors).  We would like to explore the possibility of this occurring on the area in Sunset Beach which houses the Pony Club.	The interest is noted and can be further canvassed at the appropriate stage of the development of the site.	Note submission.
44 (06/10/2014)	City of Greater Geraldton	Remove the small north-south road shown in the south western corner of the 'Special Use' area.	While road connectivity in this location is important, existing infrastructure in the area requires further detailed investigation to ensure that an appropriate alignment is selected.  It is considered that the best method for this is through the Subdivision Guide Plan process required as part of the Glenfield Structure Plan.	Uphold submission.  Remove the small north-south road shown in the south western corner of the 'Special Use' area.