



City of
Greater Geraldton
a vibrant future



CITY OF GREATER GERALDTON

Local Planning Scheme No. 1

Amendment No. 14

Basic amendment proposing a number of minor modifications to normalise a number of developed structure planned areas.

Planning and Development Act 2005

RESOLUTION TO ADOPT AMENDMENT TO LOCAL PLANNING SCHEME

City of Greater Geraldton Local Planning Scheme No. 1

Amendment No. 14

RESOLVED that the local government pursuant to section 75 of the *Planning and Development Act 2005*, amend the above Local Planning Scheme by:

1. Rezoning the following:
 - Lots 1, 45-48, 67-70, 163-167, 170-171 & 198-203 Poseidon Way, Glenfield,
 - Lots 49 & 71-73 Laguna Vista, Glenfield; and
 - Lots 96-98 & 159-162 Clipper Street, Glenfieldfrom 'Urban Development' zone to 'Residential R25'.

2. Rezoning the newly created road reserves of:
 - Poseidon Way,
 - Laguna Vista; and
 - Clipper Streetfrom 'Urban Development' zone to 'local road' local scheme reserve.

3. Rezoning Lots 20, 30-34, 70-74, 340-343 & 401-406 Alexander Drive, Glenfield from 'Urban Development' zone to 'Residential R5'.

4. Rezoning the following:
 - Lots 78-102 Eurithmic Link, Wandina,
 - Lots 103-106 Era Lane, Wandina; and
 - Lots 107-113 Admiral Link, Wandinafrom 'Urban Development' zone to 'Residential R20'.

5. Rezoning the newly created road reserves of:
 - the extension of Derna Parade; and
 - truncation on Eurithmic Linkfrom 'Urban Development' zone to 'local road' local scheme reserve.

6. Rezoning Lots 201-217 & 219-224 Gaskin Drive, Cape Burney from 'Urban Development' zone to 'Residential R60'.

7. Rezoning the following:
 - Reserve 53773 (Lot 218 Gaskin Road, Cape Burney) reserve; and
 - the newly created Gaskin Drive road reserve

from 'Urban Development' zone to 'local road' local scheme reserve.

8. Rezoning Reserve 53774 from 'Urban Development' zone to 'Public Open Space' local scheme reserve.
9. Rezoning Reserve 53775 from 'Urban Development' zone to 'Foreshore' local scheme reserve.
10. Rezoning Lots 200-203 Trefusis Place, Waggrakine from 'Urban Development' zone to 'Rural Residential' zone.
11. Rezoning the newly created Trefusis Place road reserve from 'Urban Development' zone to 'local road' local scheme reserve.

The Amendment is **basic** under the provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015* for the following reason:

1. The amendment is consistent with a structure plan that has been approved under the scheme for the land to which the amendment related and the scheme currently includes zones of all type that are outlined in the structure plans.

Dated this _____ day of _____, 2023.

CHIEF EXECUTIVE OFFICER

Planning and Development Act 2005

CITY OF GREATER GERALDTON LOCAL PLANNING SCHEME NO. 1

Amendment No. 14

RESOLVED that the local government pursuant to section 75 of the *Planning and Development Act 2005*, amend the above Local Planning Scheme by:

12. Rezoning the following:
 - Lots 1, 45-48, 67-70, 163-167, 170-171 & 198-203 Poseidon Way, Glenfield,
 - Lots 49 & 71-73 Laguna Vista, Glenfield; and
 - Lots 96-98 & 159-162 Clipper Street, Glenfieldfrom 'Urban Development' zone to 'Residential R25'.

13. Rezoning the newly created road reserves of:
 - Poseidon Way,
 - Laguna Vista; and
 - Clipper Streetfrom 'Urban Development' zone to 'local road' local scheme reserve.

14. Rezoning Lots 20, 30-34, 70-74, 340-343 & 401-406 Alexander Drive, Glenfield from 'Urban Development' zone to 'Residential R5'.

15. Rezoning the following:
 - Lots 78-102 Eurithmic Link, Wandina,
 - Lots 103-106 Era Lane, Wandina; and
 - Lots 107-113 Admiral Link, Wandinafrom 'Urban Development' zone to 'Residential R20'.

16. Rezoning the newly created road reserves of:
 - the extension of Derna Parade; and
 - truncation on Eurithmic Linkfrom 'Urban Development' zone to 'local road' local scheme reserve.

17. Rezoning Lots 201-217 & 219-224 Gaskin Drive, Cape Burney from 'Urban Development' zone to 'Residential R60'.

18. Rezoning the following:
 - Reserve 53773 (Lot 218 Gaskin Road, Cape Burney) reserve; and
 - the newly created Gaskin Drive road reservefrom 'Urban Development' zone to 'local road' local scheme reserve.

19. Rezoning Reserve 53774 from 'Urban Development' zone to 'Public

Open Space' local scheme reserve.

20. Rezoning Reserve 53775 from 'Urban Development' zone to 'Foreshore' local scheme reserve.
21. Rezoning Lots 200-203 Trefusis Place, Waggrakine from 'Urban Development' zone to 'Rural Residential' zone.
22. Rezoning the newly created Trefusis Place road reserve from 'Urban Development' zone to 'local road' local scheme reserve.

The Amendment is **basic** under the provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015* for the following reason:

1. The amendment is consistent with a structure plan that has been approved under the scheme for the land to which the amendment related and the scheme currently includes zones of all type that are outlined in the structure plans.

ADOPTION

The basic amendment was adopted by resolution of the Council of the City of Greater Geraldton at the meeting of the Council held on the ____ day of _____, 2023

MAYOR

CHIEF EXECUTVE OFFICER

SCHEME AMENDMENT REPORT

1. INTRODUCTION

The City of Greater Geraldton Local Planning Scheme No. 1 was gazette in December 2015. Amendment No. 14 to the Scheme proposes a number of updates to Scheme mapping to included recently developed structure planned areas.

2. JUSTIFICATION FOR PROPOSED MODIFICATIONS

Under the *Planning and Development (Local Planning Schemes) Regulations 2015* an approved structure plan is a document to which planning decision-makers are to give due regard to when making decisions on the subdivision and development of lands within the structure plan area.

Although structure plans do not have the statutory force and effect of a scheme the decision-maker is to consider and apply the requirements of the structure plan which assessing applications within the structure plan areas.

In order to have the statutory force of and effect of a scheme, an approved structure plan is to be incorporated or 'normalised' into a scheme, via a scheme amendment or as part of a scheme review.

Essentially incorporating (or 'normalising') a structure plan into a planning scheme simply involves rezoning the lots created to reflect what they were shown as in the structure plan. This is proposed for a number of structure planned areas listed below.

2.1. Glenfield Beach Structure Plan

The Glenfield Beach Structure Plan was endorsed on 17 February 2016 and the subsequent subdivision and development has occurred in accordance with the approved structure plan.

The amendment proposed to rezone the newly created residential lots to 'Residential R25' in accordance with the structure plan.

2.2. Glenfield Structure Plan

The Glenfield Structure Plan was endorsed on 21 February 2011 and a number of 2000m² lots along Alexander Drive has been subdivided in accordance with the approved structure plan.

The amendment proposes to rezone a number of lots fronting Alexander Drive to 'Residential R5'.

2.3. Karloo – Department of Housing Structure Plan

The Karloo – Department of Housing Structure Plan was endorsed on 28 July 2015 and a number of lots to the east of Wandina adjacent to the Verita Road alignment have been subdivided in accordance with the approved structure plan.

The amendment proposed to rezone these lots to 'Residential R20'.

2.4. Lot 200 Greenough River Road Structure Plan

The Lot 200 Greenough River Road Structure Plan was endorsed on 01 May 2013 and the subsequent green title subdivision of Gaskin Drive has occurred in accordance with the approved structure plan.

The amendment proposes to rezone the lots along Gaskin Drive to 'Residential R60' and Reserve 53774 & 53775 to 'Public Open Space' and 'Foreshore' local scheme reserve .

2.5. Waggrakine – Moresby Heights Structure Plan

The Waggrakine – Moresby Heights Structure Plan was endorsed on 25 February 2015 and subsequent subdivision and development has occur in accordance with the approved structure plan.

The amendment proposes to rezone 4 newly created lots along Trefusis Place to the 'Rural residential' zone.

3. CONCLUSION

It is considered that the proposed rezonings as part of this amendment are minor and comply with basic amendment as they are simply normalising approved structure plans to ensure zonings are consistent between structure plan and scheme.

COUNCIL RECOMMENDATION

This basic Amendment was adopted and is recommended for approval by resolution of the Council of the City of Greater Geraldton at the Ordinary Meeting of the Council held on the _____ day of _____, 2023 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)

WAPC ENDORSEMENT (r.63)

DELEGATED UNDER S.16
OF THE P&D ACT 2005

DATE

APPROVAL GRANTED

MINISTER FOR PLANNING

DATE