

MORESBY HEIGHTS

LOCAL STRUCTURE PLAN

AMENDMENT 1



APRIL 2016

PART 1 – IMPLEMENTATION SECTION

AMENDMENT NO.1 TO THE

MORESBY HEIGHTS LOCAL STRUCTURE PLAN

Prepared by:



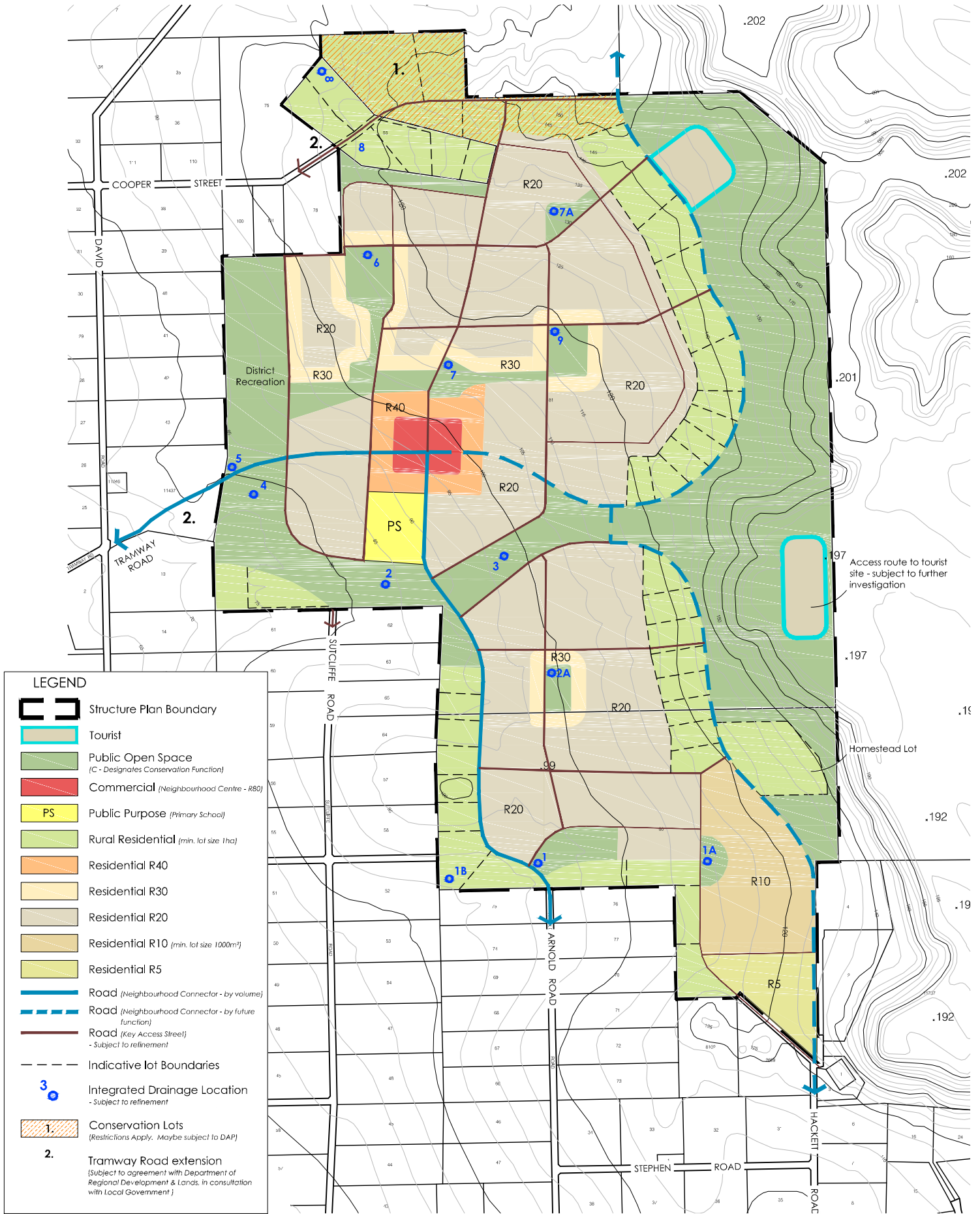
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April 2016

**RECORD OF AMENDMENTS MADE TO THE MORESBY HEIGHTS
LOCAL STRUCTURE PLAN**

| Amendment No. | Summary of the Amendment | Amendment Type | Date approved by WAPC |
|----------------------|--|-----------------------|------------------------------|
| 1. | <p>To make provision for retention of existing farmhouse as Homestead Lot by:</p> <ul style="list-style-type: none"> • Modifying paragraph one of 5.3 'Rural Residential' Zone as follows "Subdivision shall generally be in accordance with the Structure Plan Map with a minimum lot size of 1 hectare, or 5.6ha for the site designated 'Homestead Lot'". • Modifying the Map 1 - Local Structure Plan to apply a 'Rural Residential' zoning for the 5.6ha 'Rural Residential' - Homestead Lot. | Minor | 17 August 2016 |

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IT IS CERTIFIED THAT AMENDMENT NO. 1 TO MORESBY HEIGHTS
LOCAL STRUCTURE PLAN WAS APPROVED BY RESOLUTION OF
THE WESTERN AUSTRALIAN PLANNING COMMISSION ON:
15 AUGUST 2016

Signed for and on behalf of the Western Australian Planning Commission



an officer of the Commission duly authorised by the Commission pursuant
to Section 16 of *the Planning and Development Act 2005* for that purpose.

PART 2 - EXPLANATORY SECTION

**AMENDMENT NO.1 TO THE
MORESBY HEIGHTS LOCAL STRUCTURE PLAN**

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1. INTRODUCTION

The Moresby Heights Local Structure Plan (LSP) was endorsed by the Western Australian Planning Commission (WAPC) on 25 February 2015 (refer Figure 1 – Approved Local Structure Plan map). The LSP applies to Lots 80 and 81 Hackett Road and 55 Cooper Street, collectively a 395.1ha site at the foot of the Moresby Range in Waggrakine, Geraldton. It provides the overarching framework for the residential estate referred to as Moresby Heights.

Lot 80 contains a farm house which has been the long time residence of the existing landowner of Lots 80 and 81 (refer Figure 2 – Site Plan). The farm house and associated outbuildings are located in the south-eastern portion of the LSP area within the 79ha portion of the site identified as future 'Regional' Public Open Space. The existing landowners wish to retain the farmhouse and its immediate surrounds to enable their continued residence on the site.

The eastern portion of the endorsed LSP area was identified for 'Regional' Public Open Space consistent with the Moresby Range Management Strategy 2009 to introduce protection to the Range face in recognition of its visual significance to the area. Whilst the vast majority (73.4ha) of the Regional reserve area is still proposed to be transferred to the City as a component of the redevelopment, this amendment to the LSP has been prepared to recognise and retain ongoing use of the existing homestead and the associated landholding. This will provide for its retention as a Rural Residential 'Homestead Lot' to enable its continued occupation and use by the current landowners. This amendment does not introduce any development or visual intrusion within the Regional Open Space beyond that which already exists. Furthermore the proposed amendment makes no structural or significant changes to the LSP plan and has negligible impact on the greatly improved public access to the Range which the LSP facilitates. As such, the Amendment is considered minor in nature.

2. PROPOSAL

This amendment (Amendment 1) seeks to refine the zoning of the Moresby Range LSP and allocate a 'Rural Residential' zoning to a small portion (5.6 hectares in total) of the land shown as Public Open Space. The purpose of the amendment is to enable the continued use of the existing homestead on Lot 80 Hackett Road, Waggrakine.

The balance of land (73.4ha) will be retained as Public Open Space to be ceded as a Regional Reserve (or similar) consistent with the Moresby Range Management Strategy.

The boundaries of the proposed 5.6 ha rural residential site are defined by the existing homestead, sheds, fence lines and a dam (Figure 3 – Aerial Imagery). The proposed site incorporates some areas of remnant vegetation and has been kept at or below the 140m AHD contour line, where the scarp rises most steeply.

The inclusion of this land as part of the Rural Residential land is consistent with the objectives of the Rural Residential zone as it satisfies the following -

- a) *Provides opportunities for a range of limited rural and related ancillary pursuits where the activities will be consistent with the amenity of the locality and the conservation and landscape attributes of the land.*
- b) *Set aside area for the retention of vegetation and landform or other features which distinguish the land.*
- c) *Improve environmental and biodiversity outcomes through appropriate subdivision design, development control and the protection and enhancement of remnant vegetation.*

The City of Greater Geraldton Local Planning Scheme No. 1 prescribes a minimum lot size of between 1 and 4 ha for rural residential zoned land, or other size as guided by a Local Structure Plan. In this instance, the size of the proposed lot will form part of the LSP and will be stipulated as the minimum lot size for this site to avoid further subdivision and development of the homestead lot.

A number of key items have been considered in determining the appropriateness of the retention of the homestead lot. These are outlined in detail below and include the following –

- Open Space Provision
- Land Use Consideration
- Visual Impact with regard to the Moresby Range Management Strategy
- Interface Considerations

2.1 Public Open Space Provision

The approved LSP provides a significant surplus of Public Open Space, being an area of 94.16ha of credited public open space which translates to 30.43% of the site (total 124.4ha gross POS or 40.22%). This is well in excess of the minimum requirement of 10% specified by state planning policy. A reduction to the provision of public open space by 5.6ha will still result in overall surplus of 88.46ha credited POS or 29.12% of the site (total 118.83ha gross POS or 39.12%), refer Table 1.

TABLE 1: Public Open Space Schedule – Moresby Heights Local Structure Plan Inc Am 1, April 2016
2118-POS-140 (based on Plan 2118-128E & Aecom LWMS Rev.C)

| | Lot 55 | Lots 80 & 81 | Total LSP Area (lots 55, 80 & 81) | TOTALS |
|---|-------------|---------------|-----------------------------------|---------------|
| | (ha) | (ha) | (ha) | (ha) |
| Site Area (SA) | 9.75 | 385.40 | 395.15 | 395.15 |
| Less: | | | | |
| Environmental Exclusions (EE) | | | | |
| Wetlands ¹ | 0.00 | 1.51 | 1.51 | |
| Total Environmental Exclusions | 0.00 | 1.51 | 1.51 | |
| Net Site Area (NSA = SA - EE) | 9.75 | 383.89 | 393.64 | |
| Less: | | | | |
| Deductions (ha) | | | | |
| High School | 0.00 | 0.00 | | |
| Primary School | 0.00 | 4.00 | 4.00 | |
| Village Centre | 0.00 | 3.50 | 3.50 | |
| Tourist | 0.00 | 8.30 | 8.30 | |
| Rural Residential | 2.86 | 71.24 | 74.10 | |
| Deductions Subtotal | 2.86 | 87.04 | 89.90 | |
| Gross Subdivisible Area (GSA = NSA - Deductions) | 6.89 | 296.85 | 303.74 | 303.74 |
| | | | | |
| Public Open Space Required @ 10% GSA | 0.69 | 29.69 | 30.37 | 30.37 |
| | | | | |
| Public Open Space contribution (ha) | | | | |
| May comprise: | | | | |
| Minimum 80% unrestricted Public Open Space | 0.55 | 23.75 | 24.30 | |
| Maximum 20% restricted use Public Open Space | 0.14 | 5.94 | 6.07 | |
| | | | | |
| Unrestricted Public Open Space sites (ha) | | | | |
| P1 - Moresby Regional Open Spaceland | 0.00 | 73.45 | | |
| P2 - Linear Open Space (incorporating conservation function, excluding drainage area) | 0.00 | 5.05 | | |
| P3 - Linear Open Space 2 (incorporating conservation function, excluding drainage area & wetland) | 0.00 | 8.16 | | |
| P4 - District Recreation (excluding drainage area) | 0.00 | 13.66 | | |

| | | | | |
|--|-------------|---------------|---------------|---------------|
| P5 - Local Open Space (excluding drainage area) | 0.00 | 4.63 | | |
| P6 - Local Open Space (excluding drainage area) | 0.00 | 2.36 | | |
| P7 - Neighbourhood Open Space (excluding drainage area) | 0.00 | 0.38 | | |
| P8 - Local Open Space (excluding drainage area) | 0.00 | 0.81 | | |
| P9 - Local Open Space (incorporating conservation function) | 0.00 | 2.50 | | |
| P10 - Neighbourhood Open Space | 0.00 | 0.38 | | |
| P11 - Local Open Space (incorporating conservation function, excluding drainage area & wetland) | 0.00 | 1.23 | | |
| P12 - Local Open Space | 0.00 | 0.15 | | |
| Total Unrestricted Public Open Space sites | 0.00 | 112.76 | 112.76 | |
| Restricted Public Open Space sites ² | | | | |
| P2 drainage area (catchment 3) | 0.00 | 2.19 | | |
| P3 drainage area (catchment 2 & 4) | 0.00 | 3.39 | | |
| P4 drainage area (catchment 5) | 0.00 | 0.50 | | |
| P5 drainage area (catchment 6) | 0.00 | 1.05 | | |
| P6 drainage area (catchment 7) | 0.00 | 0.67 | | |
| P7 drainage area (catchment 9) | 0.00 | 1.54 | | |
| P8 drainage area (catchment 7A) | 0.00 | 0.38 | | |
| P10 -drainage area (catchment 2A) | 0.00 | 0.80 | | |
| P11 drainage area (catchment 1) | 0.00 | 0.75 | | |
| P12 drainage area (catchment 1A) | 0.00 | 0.90 | | |
| Total Restricted Public Open Space sites | 0.00 | 12.17 | 12.17 | |
| Gross Public Open Space Provision | 0.00 | 124.92 | 124.92 | |
| Credited Public Open Space Provision (= Restricted Open Space plus up to 20% Unrestricted Open Space) | 0.00 | 118.69 | 118.83 | 118.83 |
| Surplus Open Space Provision | -0.69 | 89.01 | 88.46 | |

NOTES

1: Wetland areas as mapped in Landgate.

2: Areas subject to inundation in 20% AEP Storm Events (1:5 year events). Credit actually available to 1:1 year event, but calculation not yet available. To be detailed at subdivision.

2.2 Land Use Consideration

The Rural Residential land use provides for the semi-rural lifestyle use of large lots, generally on the periphery of residential areas. This provides an appropriate transition from the urban residential lots proposed under the structure plan to the west with the proposed open space and rural farming land uses to the east. Retention of the Homestead Lot as a Rural Residential lot will not compromise this transitional function and the size of the proposed Homestead Lot is appropriate adjoining the regional open space.

The use of the proposed homestead lot for a more intensive use (though not proposed or anticipated by the current owners) is restricted by existing provisions that form part of the LSP as well as the Scheme. These include restrictions on keeping of livestock and on clearing of vegetation.

Clauses 5.3 and 6.2 of the LSP require preparation of Local Development Plans (LDPs) for Rural Residential lots. LDP's are required to define building envelopes to control the placement of buildings, establish design provisions to limit visual impacts of development and revegetation requirements. As such, safeguards exist to mitigate any adverse impacts resulting from the placement of a private lot within this location. Notwithstanding, it is noted that the farm house, associated structures and other improvements are existing. These existing improvements represent no change to the status quo and are merely the subject of the formalisation of a boundary line to capture existing structures and site features.

2.3 Visual Impact

A key focus of the Moresby Range Management Strategy is managing (and minimising) the visual impact of development on the face of the scarp given its largely natural appearance, high visibility and its significance within the landscape. A detailed Visual Impact Assessment was undertaken by landscape architects EPCAD as part of the local structure planning process, to ensure that the LSP's recommendations aligned with the Management Strategy objectives.

The Visual Impact Assessment indicated that the upper scarp area of the Range was susceptible to 'high visibility risk' because of its height and lack of screening. The area below the scarp face, including the location of the proposed 'Rural Residential' Homestead lot is identified as 'moderate visibility risk', where the implications of development must be closely managed. The topography of the proposed Homestead lot rises gradually to the east from approximately 120m AHD to 140m. The dwelling and shed structures are located below the 130m contour line, within the central portion of the site. The eastern portion of the lot has the greatest elevation and contains an existing dam and remnant vegetation.

The base of the Moresby Range is measured at between 140m and 160m above sea level, with the highly visible scarp feature rising sharply upwards from the base to

between approximately 190m-200m above sea level. Due to the height of the visible portion of the range and other site characteristics such as vegetation, it was demonstrated that the existing dwelling was only visible from limited locations, and therefore has minimal impact within the landscape (Refer Appendix 1, Figure 5 -EPCAD Homestead Images).

The findings of the Visual Impact Assessment are consistent with the City of Greater-Geraldton's Moresby Range Management Plan 2010, which also indicates that development above a height of 140m and above sea level is too prominent in the landscape to accommodate development. The Management Plan specifies the homestead lot as being located in a region of the range where the 140 contour is low in the base of the range, and has less impact visual impact due to the graduated gradient increase to the east of the homestead.

The Visual Impact Assessment recommends that larger lot sizes should be designated where located higher on the range. The proposed 5.6ha lot is consistent with this objective and through the implementation of a Local Development Plan, will ensure appropriate development controls are applied. Land size restrictions safeguard possibilities of future subdivision, thereby reducing the risk of further development intensity.

The height and characteristics of natural site features ensure that the homestead and associated improvements are not visually harmful to the Moresby Range landscape. Given the minor nature of existing structures on the proposed lot, the risk of further visual implications to sensitive areas of the Range is minimised, and can be managed through appropriate planning mechanisms.

2.4 Interface

As a very general principle, road access is preferred at the boundaries of public open space to provide a clear delineation between public and private space, and to provide an easy means of access. There are, however, numerous circumstances where this is not appropriate or justified. In this instance, the creation of the boundary between the homestead lot and future public open space will be purely legal with the dwelling already in situ and surrounded by open area (some vegetated but much cleared). Fencing of any portions of the boundary not already fenced would be appropriate to maintain a clear delineation.

The majority of the public open space area within the east portion of the LSP will continue to enjoy a road boundary to the west, with this route ultimately providing access to the proposed homestead site.

A draft plan of subdivision (Refer Figure 4 – Proposed Homestead Lot – LSP Road Network) illustrates how the proposed homestead lot can be created separate from the balance of Lot 80 with access provided along the proposed road alignment specified in the LSP.

3. SUMMARY AND CONCLUSIONS

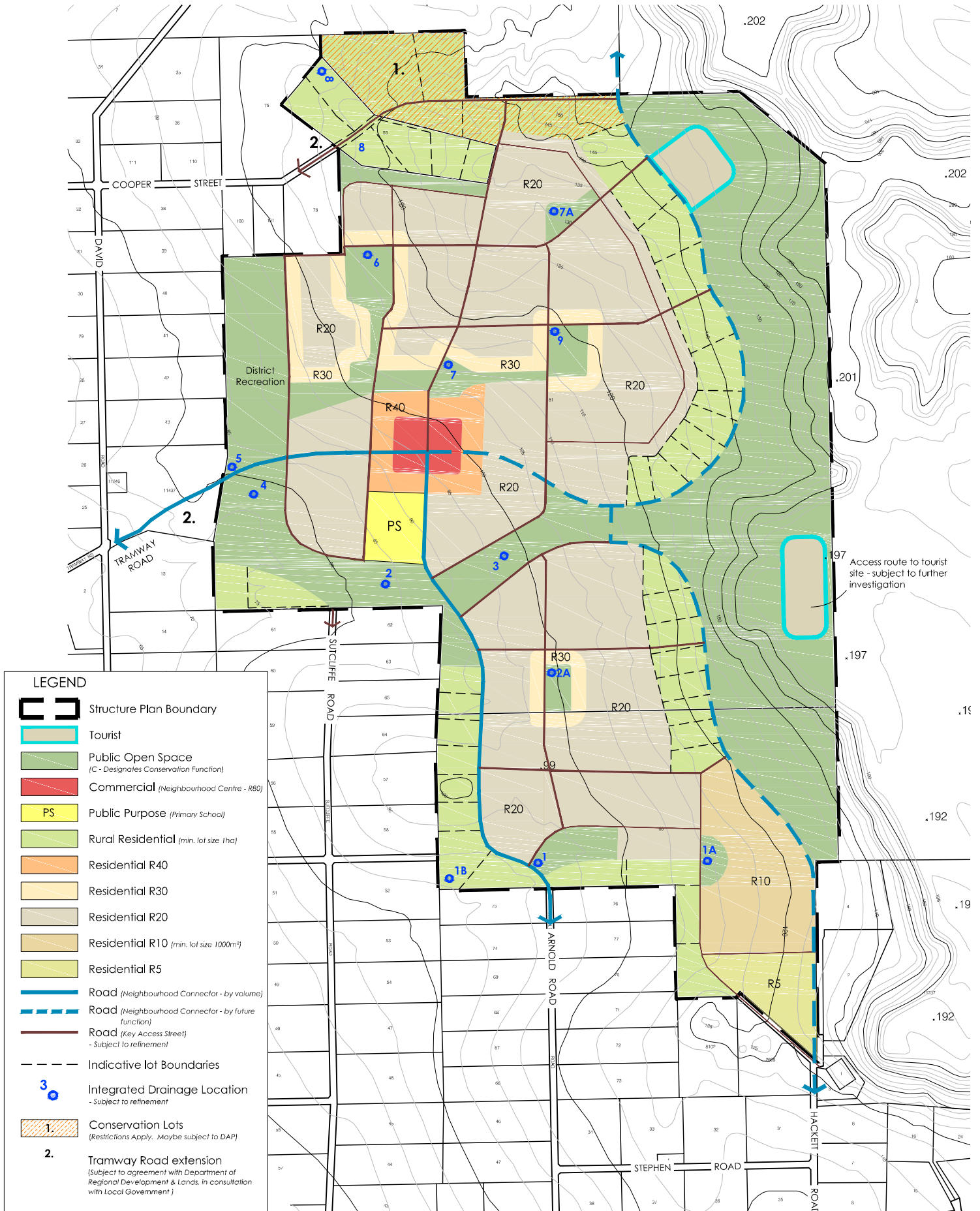
Amendment 1 to the Moresby Heights Local Structure Plan has been prepared to acknowledge the existing homestead, associated structures and other improvements on Lot 80 Hackett Road, Waggrakine, to allow for their retention and continued enjoyment by the current landowners.

The creation of a 'Rural Residential' lot is consistent with the intent of the City of Greater-Geraldton Local Planning Scheme No.1 and in keeping with the objectives of Moresby Range Management Strategy. The remaining portion of Lot 80 east of the homestead lot will be ceded as Public Open Space as a component of development of the Local Structure Plan, and thereby makes a substantial contribution towards the establishment of the Regional Reserve recommended by the Moresby Range Management Plan 2010.

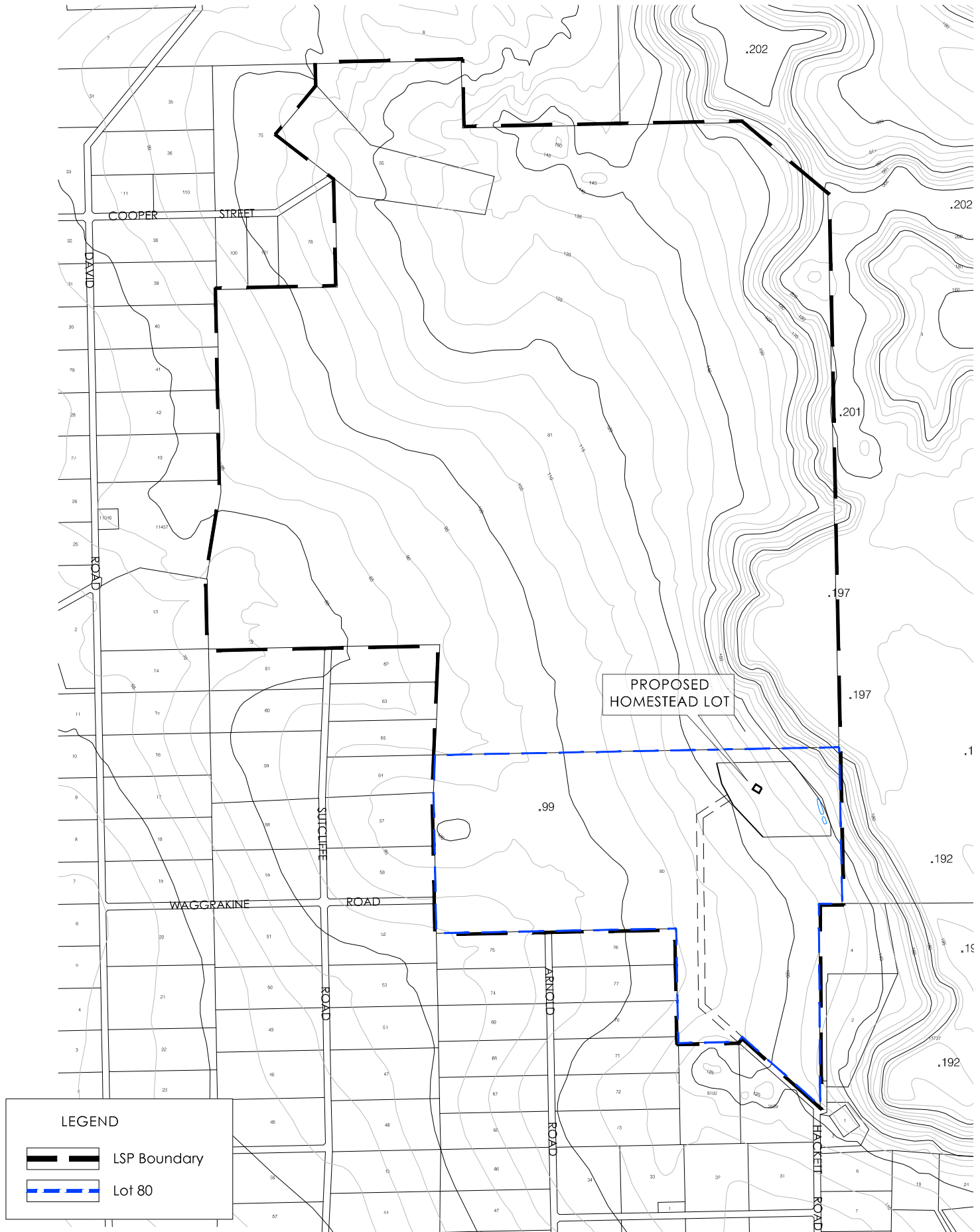
The modification to zoning is supported by the Visual Impact Assessment of the site undertaken by EPCAD landscape Consultants as part of the Local Structure Plan. The creation of the lot implies no further modification to the Moresby Range landscape, and enables the implication of appropriate planning controls to manage any further development.

Amendment 1 is minor in nature and the proposal merely reflects the formalisation of an existing residential homestead arrangement.

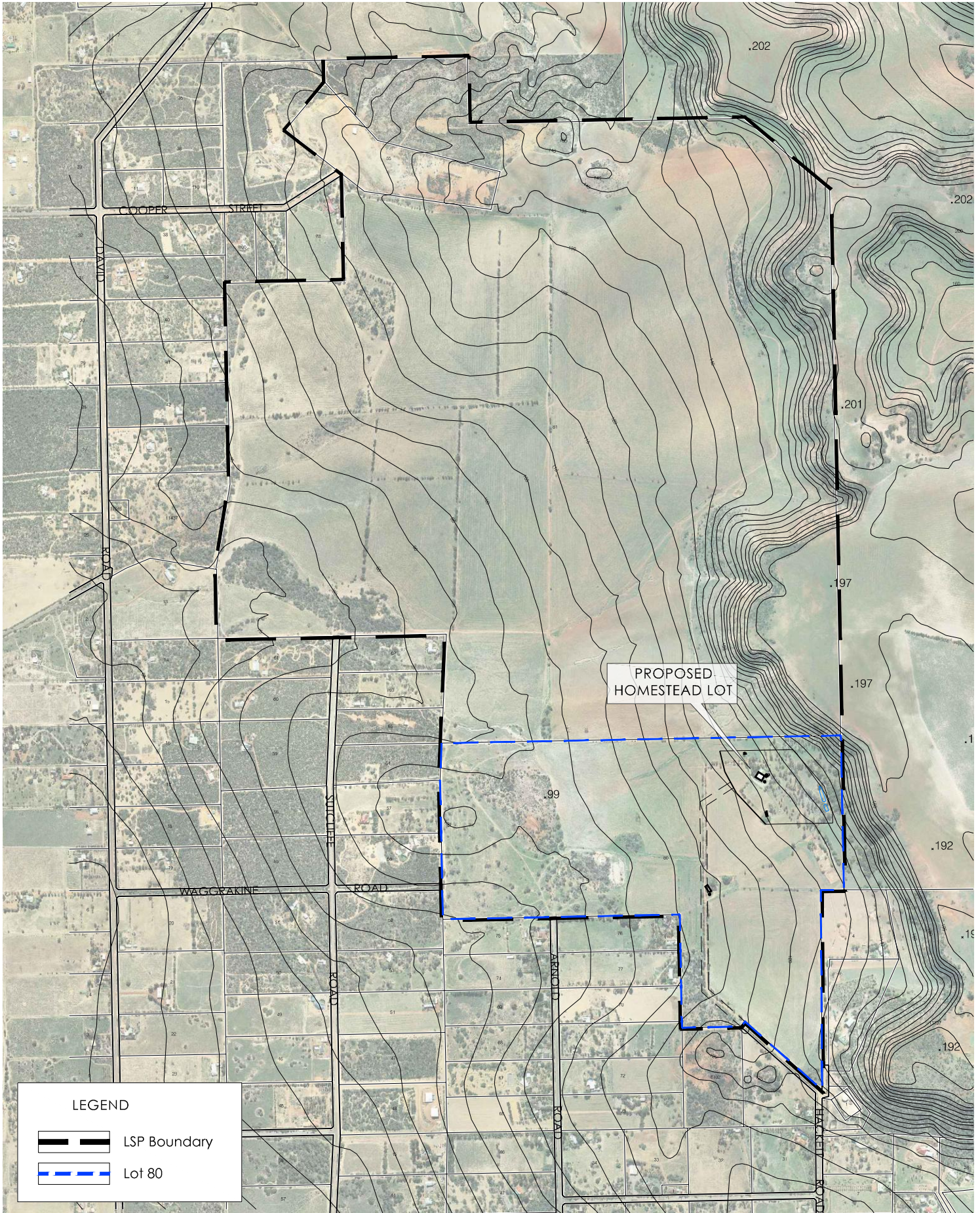
FIGURES

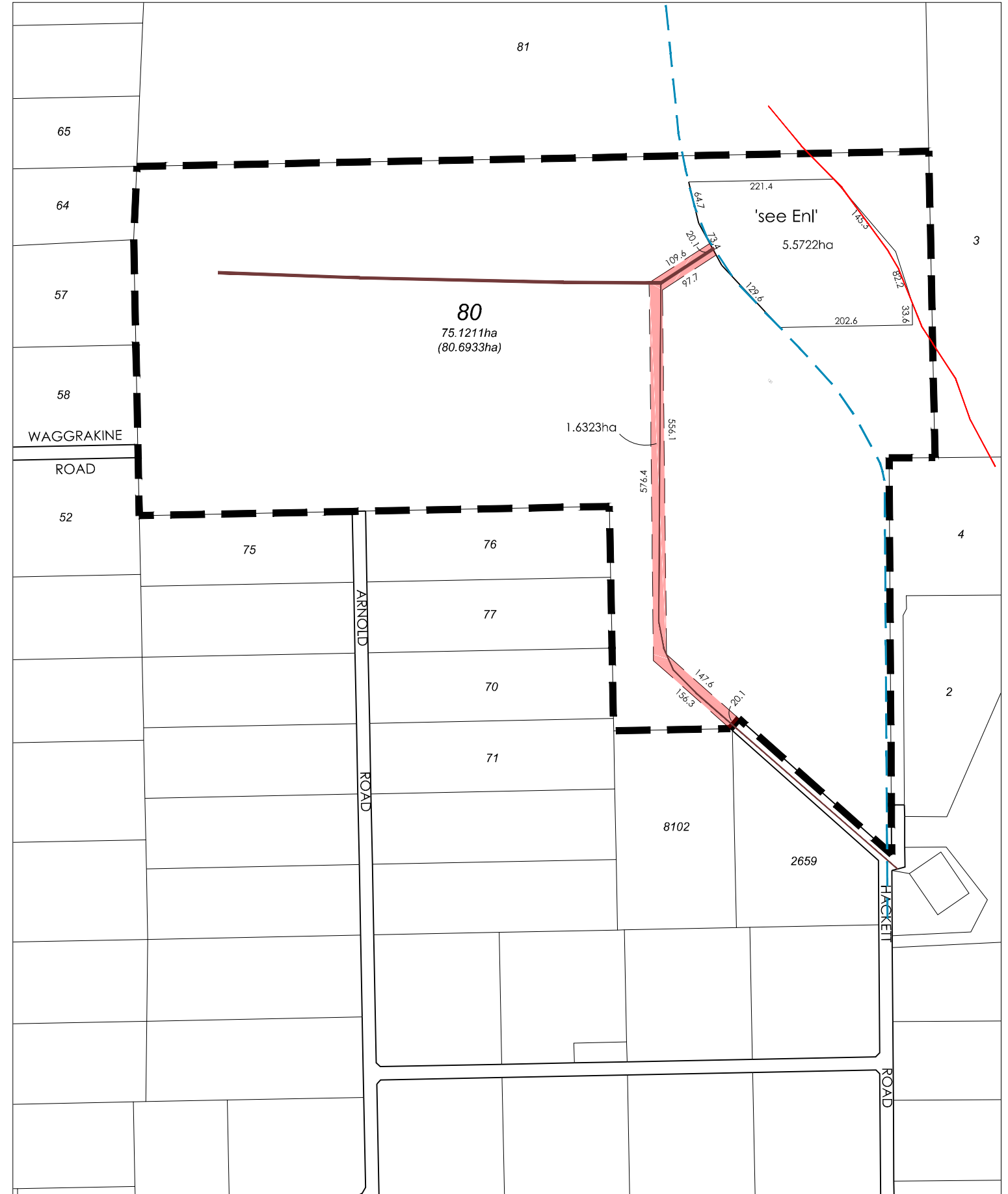


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PROPOSED HOMESTEAD LOT (LSP ROAD NETWORK)
Lot 80 (H131) Hackett Road, Waggrakine (Moresby Heights) : Figure 4



APPENDIX 1



Figure A10: P1020305.jpg
30-50m Due East of the terminus of Arnold Road.
Existing adjacent property 'tucked' into vegetation.
Roof colour contrasts with vegetation colours



Figure A13: P1020310.jpg
1Km North of Hackett Rd + Chapman Valley Rd
View of existing adjacent property 'tucked' into vegetation.
Darker house roof colour blends with adjacent vegetation while lighter shed colour contrasts with vegetation colours.

Below: Figure A14: P1020311.jpg
Zoomed view of above



Figure A11: P1020306.jpg
100m Due East of the terminus of Arnold Road.
Existing adjacent property.
Roof colour contrasts with vegetation colours



Figure A12: P1020307.jpg
100m Due East of the terminus of Arnold Road.
Zoomed view of existing adjacent property. No development is proposed to be higher than this building.
Roof colour contrasts with vegetation colours

