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Published on: 18 December 2015

Statement No. 1024

**STATEMENT OF CONDITIONS TO WHICH SCHEME SHOULD BE SUBJECT IF IT
IS TO BE IMPLEMENTED
(Section 48F of the *Environmental Protection Act 1986*)**

**CITY OF GREATER GERALDTON TOWN PLANNING SCHEME NO. 1A
AMENDMENT 4 – BRAND HIGHWAY, CAPE BURNEY**

Scheme Purpose: The City of Greater Geraldton Town Planning Scheme No. 1A Amendment 4 – to rezone Lots 1945, 5843, 1268, 1358, 1, 1925, 2453, 4201, 6852, 708, 3, 4200, 4201, Victoria Location 11939, and the portion of Lot 2466 contained within TPS 1A from numerous local scheme reserves ('Dune Preservation', 'Parks and Recreation' and 'Public Use') and zones ('Residential', 'Residential Development', 'Resort Development', 'Commercial' and 'General Farming') to 'Development' zone.

Responsible Authority: City of Greater Geraldton

Responsible Authority Address: 63 Cathedral Avenue Geraldton WA 6530

Assessment Number: 1561

Report of the Environmental Protection Authority: 1326

Report 1326 was the subject of an appeal. The appeal was allowed in part and subject to the following conditions, there is no known environmental reason why the Town Planning Scheme to which the above report of the Environmental Protection Authority relates should not be implemented.

Conditions to be incorporated into the scheme by insertion of provisions in scheme text:

- 1 Insert the following after clause 5.7 of the City of Greater Geraldton Town Planning Scheme 1A:

5.8 Environmental conditions

5.8.1 The conditions set out in 'Schedule VI - Environmental Conditions' are environmental conditions that apply to the Scheme as a result of an assessment carried out under the *Environmental Protection Act 1986* Part IV Division 3.

5.8.2 The environmental conditions are indicated on the Scheme Map by the symbol 'EC' to indicate that environmental conditions apply to the land.

5.8.3 The Responsible Authority—

- (a) must make available for public inspection during business hours at the offices of the local government all statements relating to this Scheme published under the *Environmental Protection Act 1986* Part IV Division 3; and
- (b) may publish those statements on the website of the local government.

2 Insert a new 'Schedule VI - Environmental Conditions' after Schedule V of the City of Greater Geraldton Town Planning Scheme 1A.

3 Insert the following conditions into 'Schedule VI - Environmental Conditions' of the City of Greater Geraldton Town Planning Scheme 1A:

- (1) A structure plan shall be prepared prior to any development in the amendment area as delineated in Schedule 1 of this Statement.
- (2) Any structure plan, plan of subdivision or development shall identify the Foreshore Area and the Conservation Areas as delineated in Schedule 1 of this Statement.
- (3) At subdivision the Foreshore Area shall be shown on the deposited plan as a reserve for foreshore management, public access, recreation and conservation and vested in the Crown under section 152 of the *Planning and Development Act 2005*, such land to be ceded free of cost and without any payment of compensation by the Crown.
- (4) Foreshore Area and Conservation Area Management Plans shall be required for the areas as delineated in Schedule 1 of this Statement.
- (5) Completion of Foreshore Area and Conservation Area Management Plans shall be subdivision condition requirements when any subdivision approval is granted.
- (6) Prior to any ground disturbing activities the developer shall submit Foreshore Area and Conservation Area management plans to the Responsible Authority for approval on advice from the Department of Parks and Wildlife.

- (7) The Foreshore Area Management Plan is to contain such detail as a minimum, the matters set out in the *Coastal Planning Policy Guidelines* of State Planning Policy No. 2.6 *State Coastal Planning Policy*.
 - (8) The Conservation Area Management Plan is to contain such detail as is required to satisfy the requirements of the area, on advice from the Department of Parks and Wildlife. The Conservation Area Management Plan should include the following details but not limited to:
 - (a) fencing, access and signage;
 - (b) rehabilitation and revegetation;
 - (c) weed control;
 - (d) fire management;
 - (e) dieback management and monitoring; and
 - (f) completion criteria for handover to a management authority.
 - (9) The developer shall implement the approved Foreshore Area and Conservation Area Management Plans for 5 years from the date of completion of onsite works or until such time as the land is ceded to a management authority.
 - (10) Upon request of the Responsible Authority the developer shall review the approved Foreshore Area and Conservation Area Management Plans to the satisfaction of the Responsible Authority on advice from the Department of Parks and Wildlife.
- 4** In 'Schedule VI - Environmental Conditions' reference this Statement number and gazettal date with respect to condition 3(1), (2) and (4) to make clear where figures could be sighted.

[Signed 17 December 2015]

Albert Jacob MLA
MINISTER FOR ENVIRONMENT; HERITAGE

Figures

Figure 1: Amendment 4, Conservation Area and Foreshore Area boundary.

Co-ordinates

Table 1: Conservation Area

Table 2: Foreshore Area



Figure 1: Amendment 4, Conservation Area and Foreshore Area boundary

Table 1: Conservation Area

Coordinate no.	Easting	Northing
1	269241	6808123
2	269241	6808123
3	269174	6808432
4	269094	6808624
5	269137	6808673
6	269232	6808534
7	269663	6807908
8	269663	6807908
9	269924	6807528
10	270042	6807372
11	269819	6807275
12	269795	6807265
13	269740	6807241
14	269497	6807136
15	269490	6807164
16	269403	6807507
17	269250	6807667
18	269250	6807667
19	269246	6807880
20	269241	6808123
21	268505	6809185
22	268684	6809249
23	268683	6809302
24	268703	6809275
25	268704	6809257
26	268943	6808937
27	269125	6808672
28	268786	6808665
29	268760	6808701
30	268747	6808755
31	268744	6808769
32	268733	6808811
33	268728	6808829
34	268719	6808859
35	268682	6808901
36	268680	6808908
37	268667	6808939
38	268657	6808962
39	268636	6809004

40	268610	6809058
41	268550	6809087
42	268546	6809095
43	268541	6809109
44	268530	6809134
45	268522	6809152
46	268514	6809166
47	268508	6809180
48	268505	6809185

All co-ordinates are in metres, listed in Map Grid of Australia Zone 50 (MGA Zone 50), datum of Geocentric Datum of Australia 1994 (GDA94).

Table 2: Foreshore Area

Coordinate no.	Easting	Northing
1	269468	6805125
2	269468	6805125
3	269294	6805122
4	269280	6805152
5	269232	6805230
6	269192	6805294
7	269142	6805355
8	269098	6805422
9	269034	6805473
10	268957	6805526
11	268837	6805601
12	268809	6805616
13	268801	6805621
14	268744	6805646
15	268704	6805658
16	268684	6805683
17	268665	6805726
18	268656	6805750
19	268648	6805804
20	268642	6805838
21	268619	6805882
22	268583	6805923
23	268564	6805942
24	268545	6805980
25	268519	6806047
26	268506	6806111
27	268506	6806157
28	268516	6806215
29	268528	6806248
30	268504	6806308
31	268499	6806372
32	268498	6806434
33	268492	6806478
34	268474	6806518
35	268453	6806550
36	268393	6806584
37	268368	6806620
38	268347	6806682
39	268320	6806730
40	268306	6806794

41	268298	6806875
42	268257	6806955
43	268214	6807000
44	268191	6807051
45	268194	6807102
46	268225	6807170
47	268254	6807227
48	268297	6807275
49	268342	6807301
50	268389	6807342
51	268441	6807372
52	268474	6807436
53	268489	6807496
54	268496	6807571
55	268508	6807653
56	268525	6807745
57	268522	6807873
58	268540	6807916
59	268567	6807946
60	268606	6808244
61	268604	6808275
62	268629	6808433
63	268569	6808661
64	268438	6809161
65	268505	6809185
66	268508	6809180
67	268514	6809166
68	268522	6809152
69	268530	6809134
70	268541	6809109
71	268546	6809095
72	268550	6809087
73	268610	6809058
74	268636	6809004
75	268657	6808962
76	268667	6808939
77	268680	6808908
78	268682	6808901
79	268719	6808859
80	268728	6808829
81	268733	6808811
82	268744	6808769
83	268747	6808755
84	268760	6808701
85	268790	6808659

86	268812	6808584
87	268841	6808468
88	268850	6808433
89	268864	6808331
90	268872	6808245
91	268873	6808173
92	268833	6808119
93	268833	6808111
94	268831	6808086
95	268828	6808066
96	268827	6808060
97	268826	6808046
98	268824	6808033
99	268824	6808028
100	268821	6808008
101	268818	6807997
102	268817	6807991
103	268815	6807980
104	268811	6807957
105	268806	6807945
106	268803	6807932
107	268778	6807878
108	268734	6807829
109	268725	6807825
110	268710	6807825
111	268704	6807830
112	268709	6807801
113	268707	6807767
114	268708	6807767
115	268712	6807778
116	268709	6807786
117	268717	6807785
118	268720	6807776
119	268721	6807761
120	268718	6807746
121	268723	6807738
122	268727	6807727
123	268726	6807717
124	268723	6807710
125	268731	6807702
126	268736	6807702
127	268739	6807648
128	268740	6807564
129	268750	6807387
130	268805	6806845

131	268805	6806821
132	268803	6806797
133	268801	6806773
134	268798	6806749
135	268794	6806725
136	268790	6806701
137	268785	6806678
138	268779	6806654
139	268773	6806631
140	268765	6806608
141	268757	6806585
142	268749	6806562
143	268740	6806540
144	268730	6806518
145	268719	6806496
146	268708	6806475
147	268696	6806454
148	268683	6806433
149	268670	6806413
150	268656	6806409
151	268646	6806398
152	268647	6806389
153	268647	6806385
154	268647	6806353
155	268648	6806348
156	268648	6806348
157	268650	6806334
158	268651	6806332
159	268657	6806314
160	268661	6806302
161	268662	6806297
162	268663	6806293
163	268664	6806289
164	268668	6806274
165	268670	6806264
166	268671	6806259
167	268672	6806253
168	268673	6806245
169	268674	6806235
170	268674	6806223
171	268673	6806209
172	268670	6806194
173	268666	6806181
174	268661	6806170
175	268649	6806143

176	268648	6806142
177	268648	6806141
178	268649	6806139
179	268649	6806136
180	268649	6806133
181	268650	6806129
182	268650	6806125
183	268651	6806121
184	268651	6806118
185	268651	6806114
186	268651	6806111
187	268651	6806110
188	268652	6806109
189	268652	6806107
190	268653	6806105
191	268655	6806101
192	268657	6806097
193	268658	6806094
194	268660	6806092
195	268661	6806090
196	268661	6806088
197	268662	6806087
198	268662	6806086
199	268663	6806085
200	268664	6806083
201	268665	6806081
202	268666	6806078
203	268668	6806075
204	268670	6806071
205	268672	6806066
206	268674	6806061
207	268676	6806056
208	268678	6806051
209	268679	6806046
210	268681	6806041
211	268682	6806037
212	268683	6806032
213	268683	6806032
214	268689	6806021
215	268689	6806020
216	268690	6806019
217	268691	6806018
218	268691	6806017
219	268692	6806016
220	268693	6806015

221	268694	6806014
222	268695	6806013
223	268696	6806012
224	268697	6806011
225	268698	6806010
226	268699	6806009
227	268701	6806008
228	268702	6806007
229	268703	6806006
230	268704	6806005
231	268705	6806004
232	268706	6806002
233	268707	6806001
234	268709	6806000
235	268710	6805998
236	268712	6805996
237	268713	6805995
238	268714	6805993
239	268716	6805992
240	268717	6805990
241	268718	6805989
242	268720	6805988
243	268721	6805986
244	268722	6805985
245	268723	6805983
246	268725	6805982
247	268726	6805980
248	268727	6805979
249	268729	6805977
250	268730	6805975
251	268732	6805974
252	268733	6805972
253	268735	6805970
254	268737	6805968
255	268739	6805965
256	268740	6805963
257	268742	6805961
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259	268745	6805956
260	268747	6805953
261	268749	6805951
262	268750	6805948
263	268752	6805945
264	268754	6805942
265	268755	6805939

266	268757	6805936
267	268759	6805933
268	268760	6805930
269	268761	6805927
270	268763	6805925
271	268763	6805923
272	268764	6805921
273	268765	6805920
274	268765	6805919
275	268766	6805918
276	268766	6805917
277	268767	6805915
278	268768	6805913
279	268769	6805911
280	268771	6805907
281	268773	6805904
282	268774	6805899
283	268776	6805894
284	268778	6805889
285	268780	6805884
286	268781	6805879
287	268782	6805875
288	268783	6805873
289	268784	6805870
290	268822	6805828
291	268826	6805806
292	268830	6805804
293	268838	6805801
294	268844	6805797
295	268850	6805793
296	268852	6805792
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299	268869	6805784
300	268873	6805782
301	268878	6805780
302	268884	6805777
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305	268901	6805767
306	268906	6805764
307	268910	6805761
308	268913	6805759
309	268914	6805758
310	268930	6805748

311	268933	6805746
312	268937	6805744
313	268941	6805743
314	268944	6805741
315	268948	6805739
316	268951	6805737
317	268955	6805734
318	268959	6805732
319	268963	6805729
320	268964	6805728
321	268966	6805727
322	268969	6805725
323	268972	6805723
324	268976	6805721
325	268980	6805719
326	268983	6805716
327	268987	6805714
328	268990	6805712
329	268993	6805710
330	268995	6805708
331	268996	6805707
332	268996	6805707
333	268997	6805707
334	268997	6805706
335	268998	6805706
336	268999	6805705
337	269001	6805704
338	269002	6805703
339	269004	6805702
340	269005	6805701
341	269006	6805701
342	269006	6805700
343	269007	6805700
344	269008	6805699
345	269009	6805699
346	269010	6805698
347	269011	6805697
348	269013	6805696
349	269016	6805695
350	269018	6805693
351	269021	6805692
352	269024	6805690
353	269028	6805688
354	269031	6805687
355	269034	6805685

356	269037	6805683
357	269041	6805681
358	269044	6805680
359	269046	6805678
360	269049	6805676
361	269052	6805675
362	269054	6805673
363	269057	6805672
364	269059	6805671
365	269060	6805670
366	269062	6805669
367	269063	6805668
368	269064	6805668
369	269065	6805667
370	269066	6805667
371	269067	6805666
372	269070	6805665
373	269072	6805663
374	269076	6805661
375	269080	6805659
376	269085	6805657
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378	269097	6805649
379	269102	6805646
380	269121	6805634
381	269133	6805626
382	269146	6805616
383	269172	6805591
384	269173	6805591
385	269175	6805589
386	269177	6805587
387	269178	6805586
388	269179	6805586
389	269179	6805585
390	269180	6805585
391	269180	6805585
392	269181	6805584
393	269183	6805583
394	269184	6805581
395	269187	6805579
396	269190	6805576
397	269194	6805572
398	269194	6805572
399	269198	6805569
400	269201	6805566

401	269204	6805564
402	269206	6805562
403	269208	6805560
404	269210	6805558
405	269212	6805556
406	269214	6805555
407	269215	6805553
408	269217	6805552
409	269220	6805549
410	269223	6805546
411	269228	6805540
412	269239	6805527
413	269243	6805521
414	269249	6805512
415	269250	6805511
416	269252	6805508
417	269252	6805508
418	269279	6805476
419	269281	6805474
420	269287	6805468
421	269293	6805462
422	269296	6805458
423	269328	6805422
424	269331	6805420
425	269333	6805418
426	269335	6805415
427	269337	6805413
428	269341	6805409
429	269345	6805404
430	269363	6805379
431	269368	6805372
432	269370	6805368
433	269396	6805329
434	269399	6805323
435	269403	6805317
436	269405	6805312
437	269407	6805309
438	269412	6805299
439	269415	6805293
440	269428	6805267
441	269446	6805225
442	269447	6805222
443	269465	6805183
444	269467	6805178
445	269470	6805171

446	269473	6805164
447	269485	6805131
448	269468	6805125

All co-ordinates are in metres, listed in Map Grid of Australia Zone 50 (MGA Zone 50), datum of Geocentric Datum of Australia 1994 (GDA94).

End of co-ordinates listing.