

SUBDIVISION GUIDE PLAN

WOORREE NEW TOWN

part lot 198, lots 398, 9500, 1883, 1884, 1885, 1954 and 1955
 fairfax drive, place road and tobin way,
 moresby, strathalbyn and woorree
 poppy corp pty ltd / kiama grove pty ltd

february 2010

gra ref. 5126

GREG ROWE & associates

FOCUSED ON ACHIEVEMENT

Received: 16 Feb 2010

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ENDORSEMENT PAGE

This structure plan is prepared under the provisions of the City of Greater Geraldton
Local Planning Scheme No.1

IT IS CERTIFIED THAT THIS STRUCTURE PLAN WAS APPROVED BY RESOLUTION OF THE
WESTERN AUSTRALIAN PLANNING COMMISSION ON:

10 MARCH 2010

In accordance with Schedule 2, Part 4, Clause 28 (2) and refer to Part 1, 2. (b) of the
Planning and Development (Local Planning Schemes) Regulations 2015.

Date of Expiry:

19 OCTOBER 2030

1.0 INTRODUCTION

This report has been prepared in support of a Subdivision Guide Plan (SGP) prepared for the subject landholdings, being:

- Part Lot 198 Tobin Way, Woorree;
- Lot 398 Place Road, Strathalbyn;
- Lot 9500 Place Road, Woorree (formerly part Lot 1076, and then Lot 762);
- Lot 1883 Place Road, Moresby;
- Lot 1884 Place Road, Moresby;
- Lot 1885 Place Road, Moresby;
- Lot 1954 Fairfax Drive, Moresby; and
- Lot 1955 Fairfax Drive, Moresby.

The SGP is to be read in conjunction with Scheme Amendment No. 115 to the Shire of Greenough Town Planning Scheme No. 4 (TPS 4), which rezoned the subject land from 'General Farming' to 'Development' Zone and was gazetted on 11 December 2009. The rezoning is to be carried through to the proposed City of Geraldton-Greenough Local Planning Scheme No. 5.

The SGP satisfies Clause 2.7 of TPS 4, which details the relevant matters for inclusion in a Structure Plan (i.e. SGP). The SGP is to be approved as a Structure Plan under TPS 4.

The purpose of the SGP is to facilitate the orderly and proper planning of the subject land in a manner consistent with modern planning principles. The SGP will provide a flexible planning tool to guide the long-term development of the subject landholdings.

This submission also includes a description of the following matters:

- location of the subject site;
- guiding design principles;
- the components of the Subdivision Guide Plan; and
- relevant issues for consideration.



2.0 SITE DESCRIPTION

2.1 REGIONAL LOCATION

The subject site is located within the municipality of the City of Geraldton-Greenough (formerly the Shire of Greenough). References in this document to the Shire of Greenough mean the City of Geraldton-Greenough. The site is approximately 6.5 kilometres north-east of the Geraldton Central Area.

The site is approximately 5 kilometres north-west of Geraldton Airport; approximately 4.5 kilometres west of the Moresby Ranges; approximately 3 kilometres east along Place Road from the intersection with North West Coastal Highway; and approximately 2 kilometres north-east of the Water Corporation's Wonthealla Wastewater Treatment Plant.

Figure 1 depicts the site in its regional context.

2.2 LOCAL LOCATION

The subject land is bound by Fairfax Drive to the north; the Chapman River to the south and west; and general farming land to the east.

Figure 2 depicts the subject site in its local context.

2.3 TENURE

Greg Rowe and Associates acts on behalf of the owner of Lots 9500, 1883, 1884, 1885, 1954 and 1955, being Poppy Corp Pty Ltd and Kiama Grove Pty Ltd.

The owners of part Lot 198 and Lot 398 have not engaged Greg Rowe and Associates to act on their behalf. Notwithstanding, for continuity of structure planning and consistency with Scheme Amendment No. 115 these properties have been appropriately planned for in the SGP.

Figure 3 depicts the subject site.

2.4 SURROUNDING LAND USES

Land north of Fairfax Drive through to Chapman Valley Road comprises the Moresby Special Rural area. This area is sporadically housed with many vacant allotments.

Land to the east of the subject side is currently being utilised for general farming purposes, and is cleared land with limited built structures.

FIGURE 1: REGIONAL LOCATION



PART LOT 198, LOTS 398, 9500, 1883, 1884, 1954 AND 1955
FAIRFAX DRIVE, PLACE ROAD AND TOBIN WAY, MORESBY, STRATHALBYN AND WOORREE

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2.0 SITE DESCRIPTION

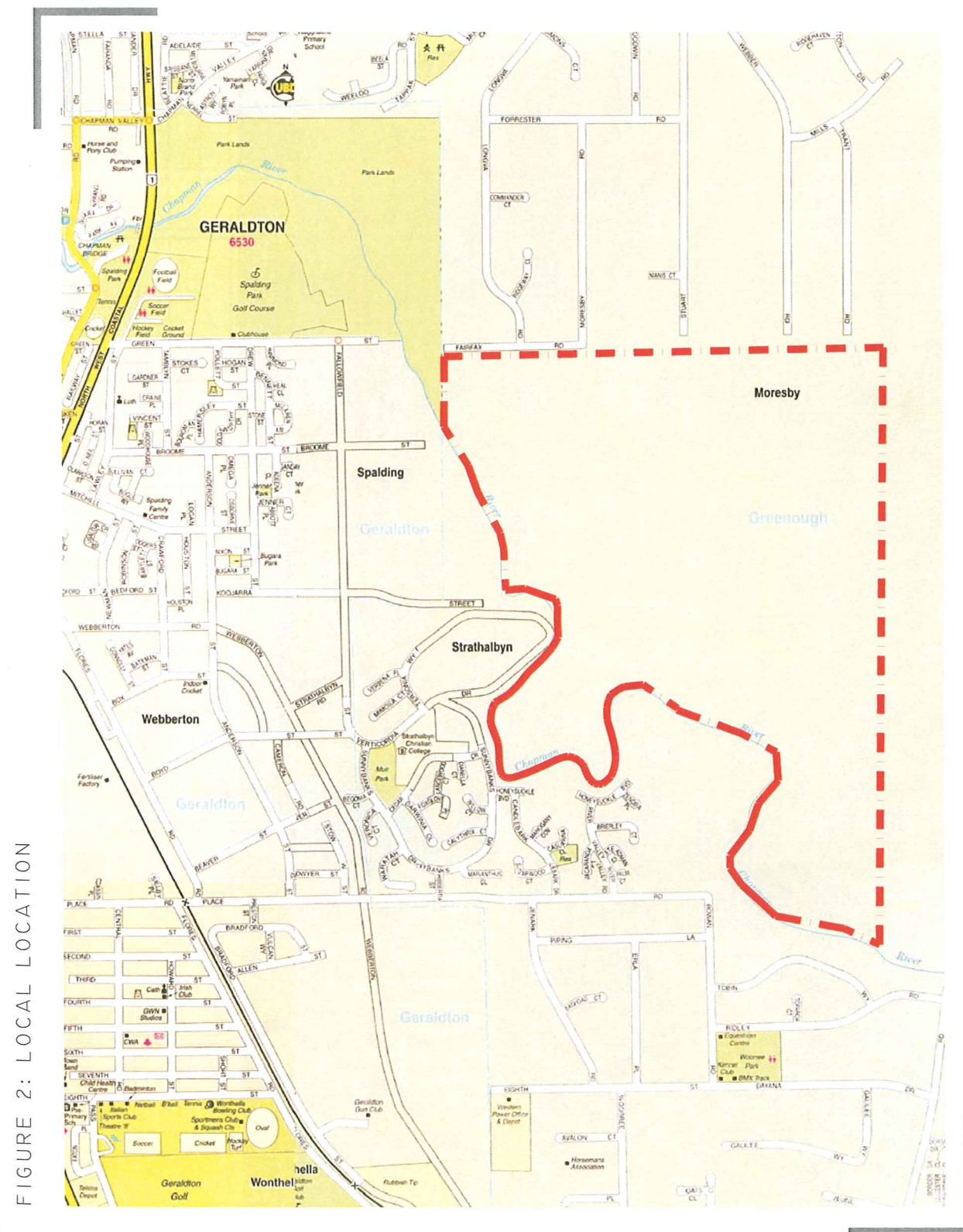


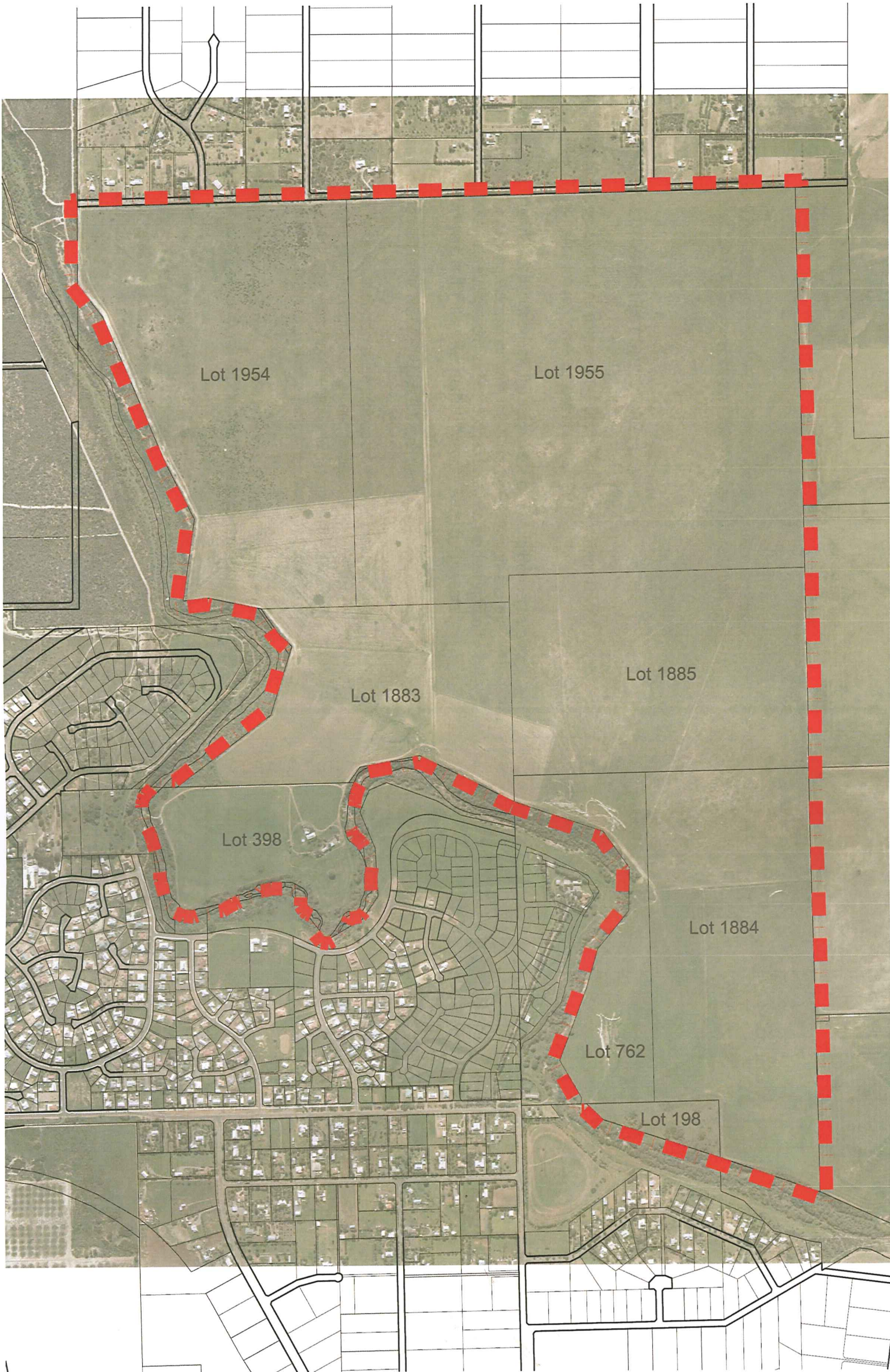
FIGURE 2: LOCAL LOCATION

On the opposite (western) side of the Chapman River, land to the west and north-west of Lot 1954 is reserved for 'Public and Community Purpose' and is currently bushland bordering the Spalding residential area and the Spalding Park Golf Course.

Also on the opposite side (western) of the Chapman River, land to the south-west of the subject site, being the Strathalbyn residential area, is zoned 'Residential R5'. Recently, approved subdivisions have been implemented in this area, which has essentially "filled in" the undeveloped portions of Strathalbyn.

To the south and south-west of Lot 198 on the opposite side (southern) of the Chapman River is the established Special Rural area of Woorree. Also to the south of Lot 198, is Rowan Reserve, which is dedicated for 'Recreation' along with the length of the Chapman River that borders the western edges of the site.

FIGURE 3: SITE PLAN



3.0 TOWN PLANNING CONSIDERATIONS

3.1 GERALDTON REGION PLAN

The subject site is considered under the Geraldton Region Plan (GRP), which was finalised by the Western Australian Planning Commission in June 1999. The GRP was introduced to manage the growth of Greater Geraldton.

The GRP includes the Greater Geraldton Structure Plan (GGSP), which identifies future land use planning for the Greater Geraldton area. The GGSP classifies the subject site as 'Future Urban'.

Figure 4 is a copy of the GGSP.

3.2 DRAFT NORTHERN GERALDTON DISTRICT STRUCTURE PLAN

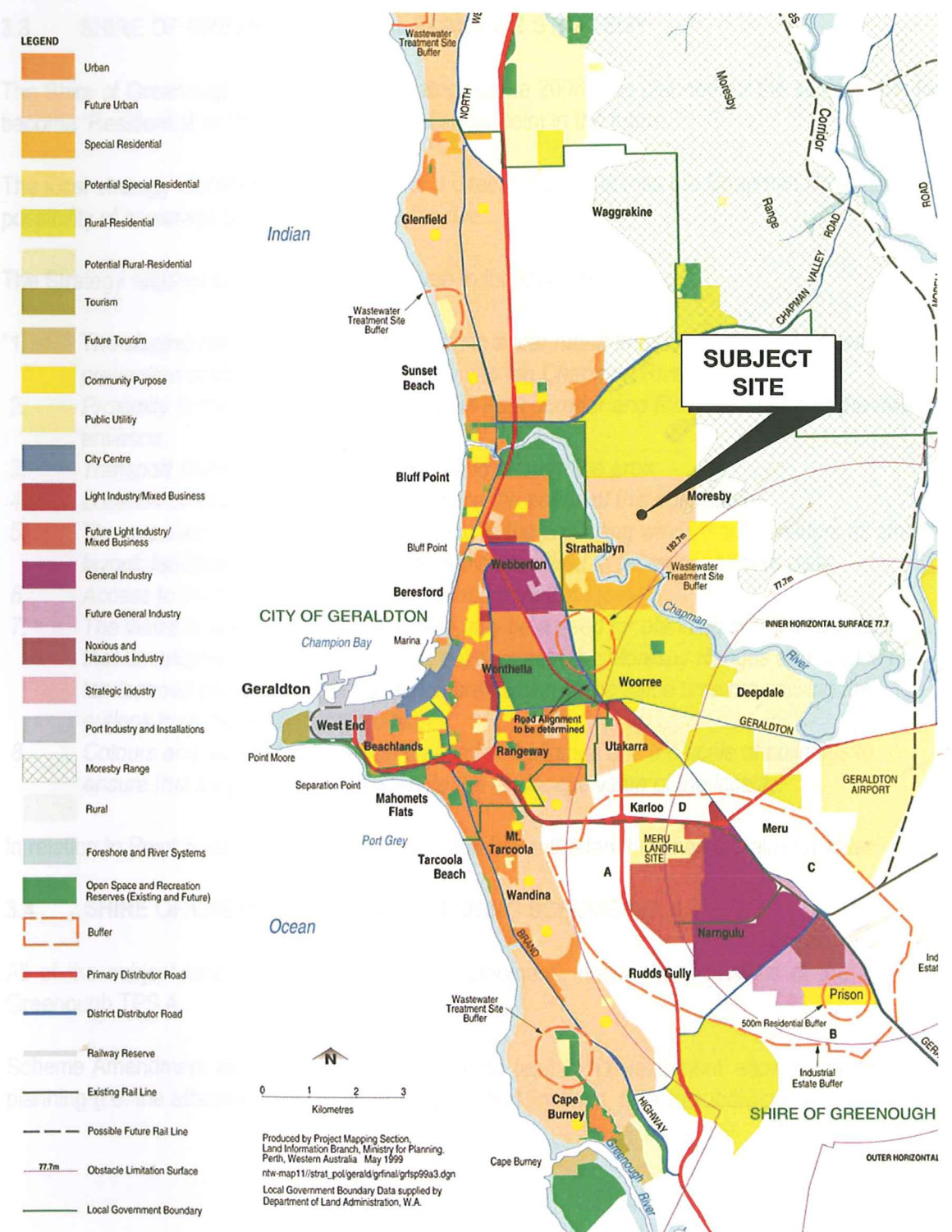
The Western Australian Planning Commission has prepared the draft Northern Geraldton District Structure Plan June 2006 (NGDSP) to refine the recommendations of the GGSP.

The draft version of the Structure Plan intended to designate the subject site as 'Future Residential (Long Term) 15 years – beyond'. Following discussions with the Shire of Greenough and the Department for Planning and Infrastructure, a submission has been lodged to amend the designation to 'Future Residential (Short Term) 5 years' and 'Future Residential (Medium Term) 5 - 15 years'.

Figure 5 depicts the proposed amendment to the NGDSP, which is based upon:

- the strategic location of land – the Woorree landholdings are in close proximity to the City Centre, ensuring the sustainable and effective use of existing services and facilities;
- the logical extension of the development front – the Woorree landholdings are on the edge of the Strathalbyn urban front, which is "pushing" north, and is on the edge of the Moresby Special Rural front, which is "pushing" south;
- ownership / fragmentation of landholdings – the majority of the Woorree landholdings is in one ownership, which is advantageous from a planning, construction and overall co-ordination point of view;
- the size of landholdings – the Woorree landholdings is 435ha in size – making it one of the most substantial single development sites in the Greater Geraldton region, which is advantageous from a planning, construction and overall co-ordination point of view;
- University Site - The NGDSP identifies a potential university site to the east of the subject land. It is, however, understood that the likelihood of a University being developed on this land is reduced with the private ownership of this land.

FIGURE 4: GREATER GERALDTON STRUCTURE PLAN (GGSP)

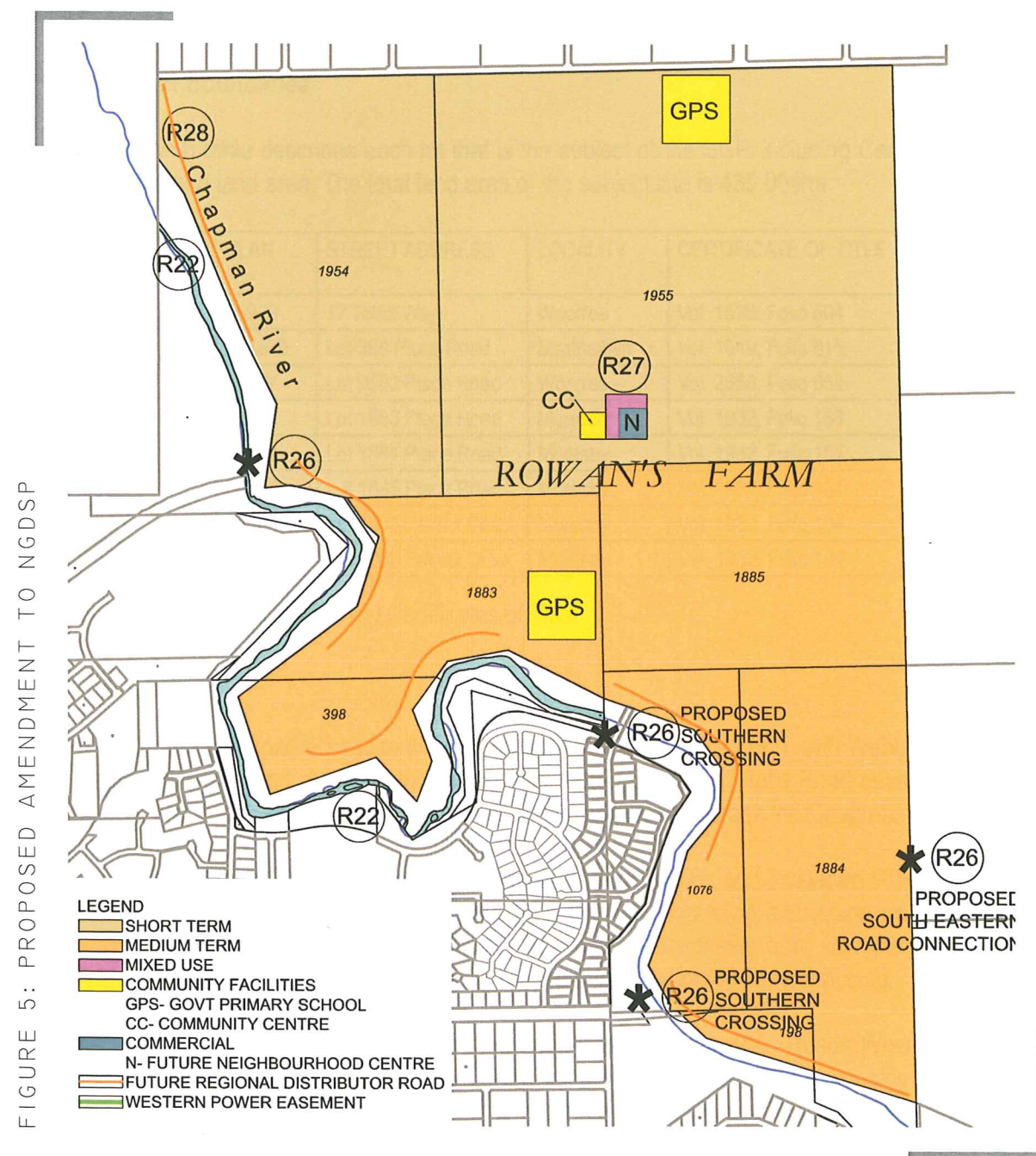


PART LOT 198, LOTS 398, 9500, 1883, 1884, 1954 AND 1955
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3.0 TOWN PLANNING CONSIDERATIONS



3.3 SHIRE OF GREENOUGH LOCAL PLANNING STRATEGY

The Shire of Greenough Local Planning Strategy (June 2006) has planned for the subject land to become 'Residential' or 'Rural-Residential', at some point in the future.

The local strategy identifies the necessity for a direct road link across the Chapman River and the possibility of sewerage being piped across the river.

The Strategy requires consideration to be given to the following:

1. The sloping nature of the land in relation to water runoff and potential runoff issues and prevention of storm water runoff directly into the Chapman River Valley;
2. Proximity to the Chapman River Regional Park corridor and the need to protect the river environs;
3. Transport routes and road hierarchy to and through the area;
4. Location of a commercial centre to service the needs of this community;
5. The exposed nature of this site in relation to the prevailing winds – such matters as street layout; landscaping and land clearing will be required to be managed with care;
6. Access to the CBD area and other suburbs from this locality;
7. The views to and from this area – there may be a need for planning controls to ensure that development in this locality does not dominate the Moresby Ranges and reduce the landscaped backdrop to the Geraldton area whilst at the same time maximising the outlook from the land over the ocean;
8. Colours and types of materials to be used on buildings and the scale of buildings to ensure that they become secondary to the landscape value of the locality."

In relation to Point 5 above, it should be noted that the entire landholdings are already clear.

3.4 SHIRE OF GREENOUGH TOWN PLANNING SCHEME NO. 4

All of the subject land is currently zoned 'Development', under the provisions of the Shire of Greenough TPS 4.

Scheme Amendment No. 115 to TPS4 rezoned the land to 'Development' allowing for structure planning (i.e. the attached SGP) to be progressed and finalised, prior to subdivision.

4.0 EXISTING FEATURES OF THE LAND

4.1 LOT BOUNDARIES, ROADS AND RESERVES

4.1.1 Lot Boundaries

The following table describes each lot that is the subject of the SGP, including Certificate of Title particulars and land area. The total land area of the subject site is 435.064ha.

LOT / LOCATION NO.	PLAN	STREET ADDRESS	LOCALITY	CERTIFICATE OF TITLE	LAND AREA
198	56929	17 Tobin Way	Woorree	Vol. 1536, Folio 604	4.4743 ha
398	231876	Lot 398 Place Road	Strathalbyn	Vol. 1819, Folio 815	20.2343 ha
9500	51707	Lot 9500 Place Road	Woorree	Vol. 2650, Folio 659	12.5494 ha
1883	34164	Lot 1883 Place Road	Moresby	Vol. 1932, Folio 184	40.4686 ha
1884	34164	Lot 1884 Place Road	Moresby	Vol. 1932, Folio 184	57.4654 ha
1885	34164	Lot 1885 Place Road	Moresby	Vol. 1932, Folio 184	55.4419 ha
1954	34164	Lot 1954 Fairfax Drive	Moresby	Vol. 1932, Folio 184	80.9371 ha
1955	34164	Lot 1955 Fairfax Drive	Moresby	Vol. 1932, Folio 184	163.493 ha

Appendix 1 contains the current Certificates of Title.

4.1.2 Roads

Presently, the only road access to the site is via Fairfax Drive in the north, with Webber Road from Chapman Valley Road providing the most direct route. Currently, Place Road ceases at Rowan Reserve and does not provide formal access to the subject site across the Chapman River.

Section 2.0 of the 2007 accompanying Bruce Aulabaugh Traffic and Transport Planning Report details the existing and planned road network in the area, including discussion on the Primary, District and Local Distributor road network. The section concludes that, with the exception of Webber Road, all other site access options require a new Chapman River crossing.

The Woorree – Waggrakine Road Link Study was undertaken by Main Roads Western Australia in 1994/1995 and considered the alternatives for a new Chapman River crossing. The study supports the proposal to construct a road link between Woorree and Waggrakine and identified three alternative locations for the crossings, these alternatives being:

1. Eastern Crossing - extension of Place Road;
2. Centre Crossing - via Rowan Subdivision (now Eucalyptus / Melaleuca Drive); and
3. Western Crossing - via Webberton (now known as Strathalbyn Road).

The report identified that the provision of a link straight across the river will result in reduced travel times and fuel expenditure for residents on the east side of the Chapman River, and a reduction in the amount of traffic using North West Coastal Highway. The report recommends the creation of a link across the river. The report recommends a bridge structure be constructed at the Centre Crossing to cater for 1 in 50 year flood events.

Figure 6 depicts the proposed crossing locations of the 1995 study.

Section 3.0 of the 2007 Bruce Aulabaugh Traffic and Transport Planning Report considered the 1995 Link Study. The report concludes that the eastern or Place Road crossing is the preferred option for crossing Chapman River, as it is already constructed and is well connected to the wider road network. The report also concludes that the Strathalbyn Road crossing may eventually be required in the future, and therefore any SGP should allow for the future western crossing.

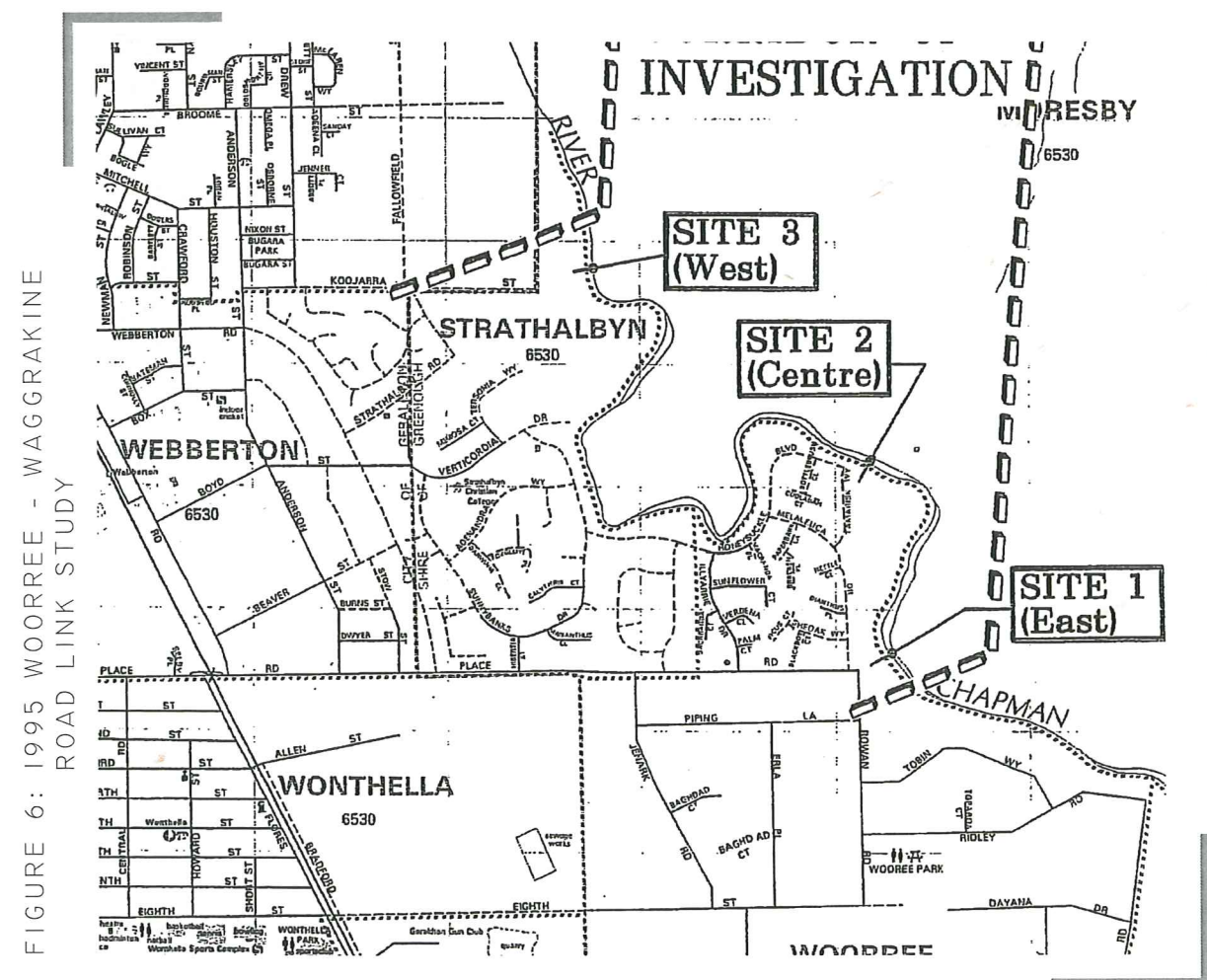


FIGURE 6: 1995 WOORREE - WAGGRAKINE ROAD LINK STUDY

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4.0 EXISTING FEATURES OF THE LAND

The Engineering Services Report previously prepared on behalf of the developer by Maunsell Australia (July 2005) makes reference to Main Roads' Woorree-Waggrakine Road Link Study (1995) and its assessment of three (3) river crossing sites. The Engineering Services Report states that it is likely that Council will seek a one-third financial contribution to the bridge river crossing from Main Roads WA, Council and the developer. It must be noted that this financial arrangement has not been formally established and agreed to by the parties and any contribution to the bridge(s) will be subject to future discussion.

4.1.3 Reserves

A 'Recreation' Reserve under the Shire of Greenough TPS 4 surrounds the Chapman River. This area is classed as 'Existing Coastal & River Foreshore Reserves' under the NGDSP and 'Foreshore and River Systems' under the GGSP.

As part of the subdivision of Lot 1076 (now Lot 9500), the area of the Chapman River and its associated foreshore and floodplain was required to be ceded free of cost by Poppy Corp Pty Ltd and Kiama Grove Pty Ltd Joint Venture. This ceding has created a continuous River reserve for the Chapman River along the length of the site.

Figure 7 is the Opportunities and Constraints plan that depicts the Chapman River.

4.2 LAND USE, BUILDINGS AND STRUCTURES

The subject land is predominantly cleared for grazing with buildings existing on Lots 398 and 9500.

The buildings on Lot 398 consist of a dwelling and its associated outbuildings, and the development on Lot 9500 is sheds and other structures associated with the existing grazing use.

Figure 7 depicts the location of the existing buildings.

4.3 FLORA AND FAUNA

4.3.1 Vegetation

The subject land is cleared grazing land. There are only a small number of sporadic plants in the north-western area of the site that appear to be re-growth.

According to the Chapman River Regional Park Management Strategy, prepared for the Shire of Greenough by Landform Research and O'Brien Planning Consultants, the majority of the vegetation in the area, being Low Forest, Scrubland and Heath, exists off site and along the Chapman River.

The report notes, however, most of this vegetation has been moderately to severely degraded by clearing, grazing, and the occurrence of exotic flora.

Given the cleared nature of the site, there is no need to set aside any areas of the site for the protection of existing vegetation.

Figure 7 contains an aerial photograph of the site, which shows its cleared nature.

Figure 8 contains photographs of the subject site depicting its cleared nature.

4.3.2 Native Fauna

Given the site is devoid of vegetation, there exists little habitat for fauna.

The Chapman River Regional Park Management Strategy found small numbers of amphibians, reptiles, birds and mammals off site along the Chapman River. Given the cleared nature of the site, there is no need to set aside any areas of the site for the protection of fauna habitats.

4.4 TOPOGRAPHY

The land is at its highest point in the north-east corner of Lot 1955, being at around 60m AHD. Views toward the Indian Ocean are most apparent at this high point. The land then descends steadily at a ratio of approximately 1 in 5 down to the Chapman River. In the centre of Lot 1883 the land is approximately 20m AHD.

The banks of the Chapman River are steep, in parts, particularly to the south of Lot 1883 and 1884 and west of Lot 1954. The steep banks limit views to the river bed, and to a degree, limit the opportunities for recreation in areas with high accessibility to the river bed.

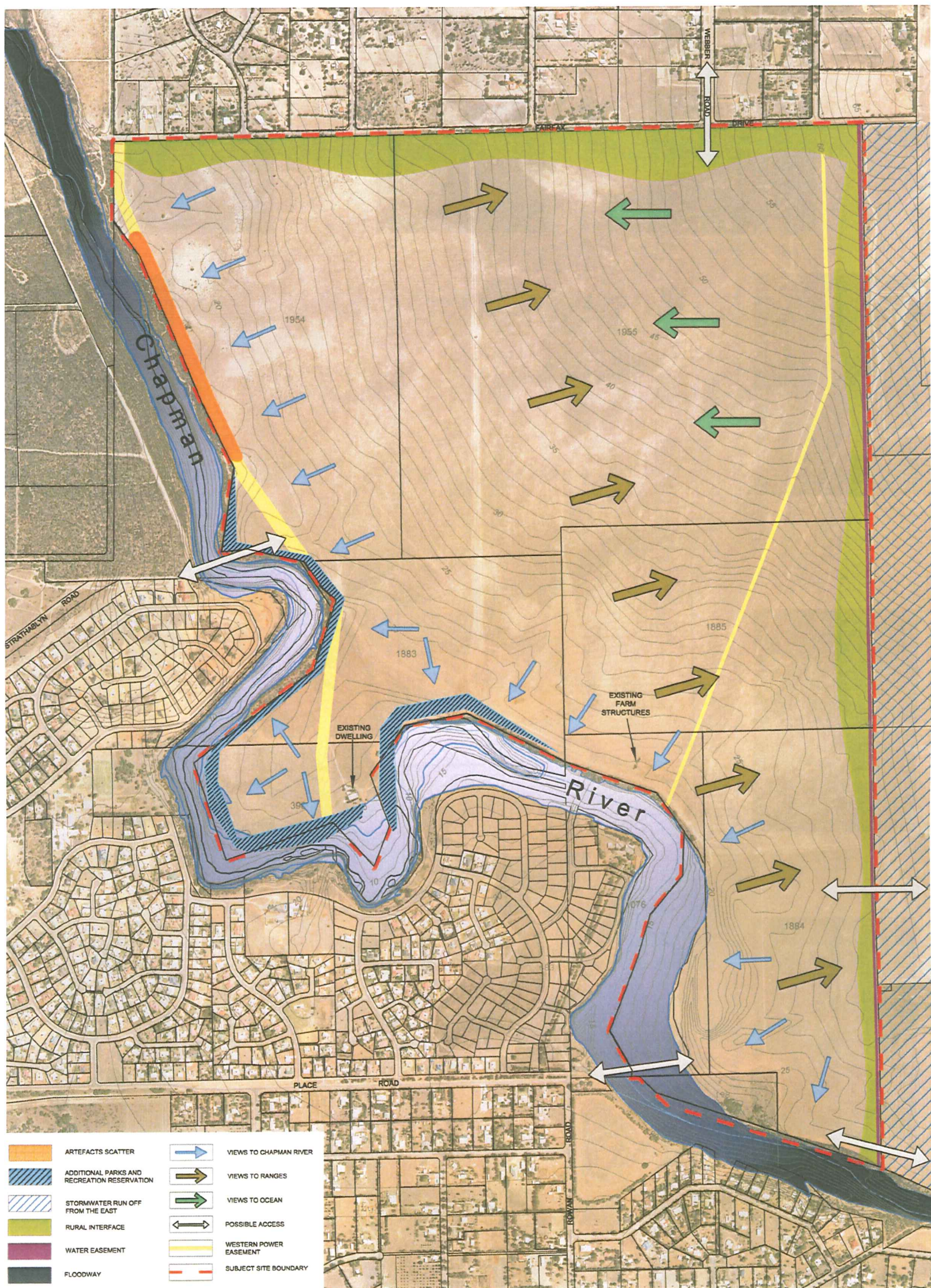
The portion of the river adjacent to Lots 198 and 9500 has gentler sloping riverbanks with views and access to the river improved.

The fall of the land presents itself as an opportunity to orientate development to address the Chapman River and to implement a design that minimises disturbance to the natural landscape. The Shire of Greenough Local Planning Strategy supports this approach.

The retention of the natural features of the land will assist in maintaining a sense of place, will minimise disturbance from earthworks (i.e. dust) and is considered to be economically, socially and environmentally sustainable.

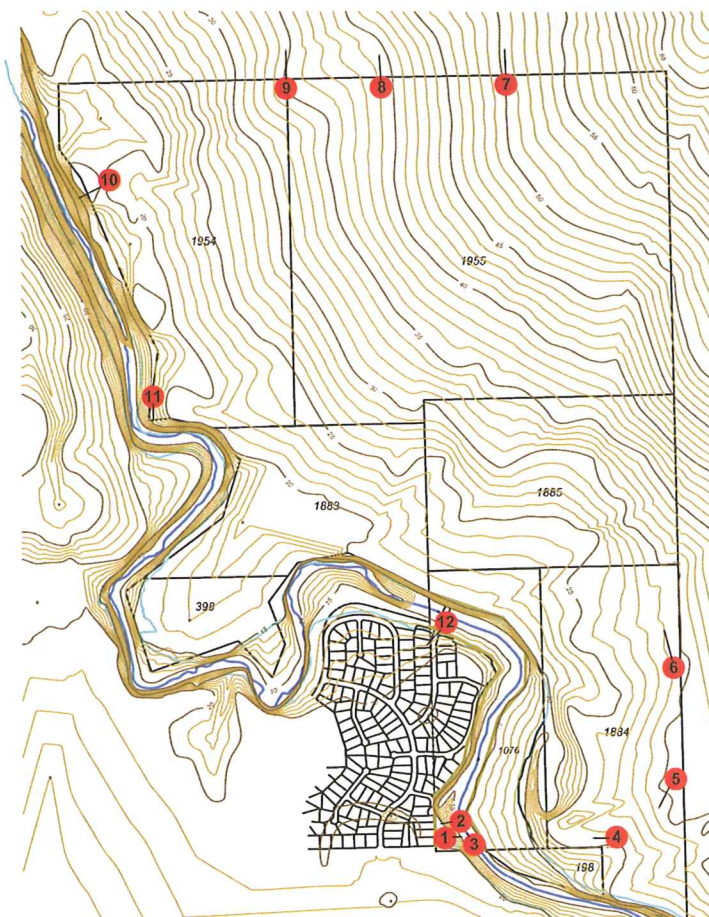
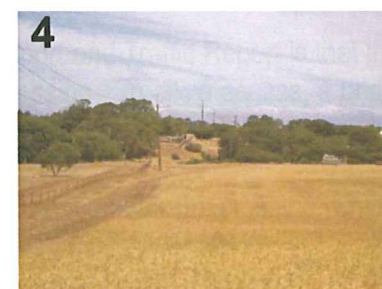
4.0 EXISTING FEATURES OF THE LAND

FIGURE 7: OPPORTUNITIES AND CONSTRAINTS



4.0 EXISTING FEATURES OF THE LAND

FIGURE 8: PHOTOGRAPHS OF THE SUBJECT SITE



4.0 EXISTING FEATURES OF THE LAND

The slope of the land also allows for gravity services to work efficiently and minimises the need for sewer pumping.

Figure 7 depicts the contours of the land.

4.5 WATERCOURSES, WETLANDS AND DRAINAGE

4.5.1 Watercourses

The Chapman River runs along the west and southern boundaries of the subject site. According to the Chapman River Regional Park Management Strategy, the Chapman River

"normally only flows during floods and winter with a small permanent flow during the winter months and a smaller decreasing flow into spring. The greatest flows result from significant cold front / tropical air interactions in early winter and from summer cyclonic rains." (Landform Research 1999)

The Chapman River Regional Park Management Strategy concluded that the foreshore reserves in some areas should be widened to provide greater protection to the river, and that the Regional Park is not protected along its length by a continuous foreshore reserve. The recommended areas for widening of the reserve are depicted in Figure 7.

As mentioned, the recent subdivision of the western side of Lot 9500 has resulted in the Chapman River being given up as Reserve and the creation of the continuous reserve along the western side of the subject site boundary.

4.5.2 Wetlands

A desktop search was undertaken with the Department of Environment in December 2006 and this search confirmed that the subject land does not contain any wetlands. Inspection of the site, which is devoid of vegetation, has confirmed same.

4.5.3 Drainage

The Maunsell Australia 2005 report, which supports Scheme Amendment No. 115, identifies that stormwater runoff from the east on adjoining properties down to the Chapman River is needed to be catered for. The Maunsell report identifies the use of public open space and road reserves to accommodate the stormwater, as being appropriate methods of dealing with the runoff.

Figure 7 indicates the need to accommodate stormwater runoff from the east.

Ewing VDM has prepared a Stormwater Management Strategy to ensure Stormwater quantity and quality is managed, including the management of overland flows from the east. Ewing VDM propose to accommodate the storm water from the east in areas of public open space and through the internal (piped) drainage system to ensure stormflows are conveyed safely to the Chapman River. The SGP has been modified specifically to account for the management of overland flows.

Figure 9 depicts the external catchment being split into six sections for entry onto the site.

All drainage will be compensated on site through a modern urban water management system using swales and grassed detention basins in public open space.

4.6 SOIL TYPES

A plan of the site geology is contained within Appendix A of the Maunsell Australia site servicing report that accompanies the related Scheme Amendment 115. Please refer to this report.

4.7 UTILITY SERVICES

The conclusion of the Maunsell Report is that the site can be developed with the appropriate level of services. Please refer to this report for full discussion on the servicing of the land.

The Maunsell report identifies that the provision of a road bridge and sewer link across the Chapman River present significant upfront cost impacts. The road bridge and the sewer link are therefore discussed below.

4.7.1 Road Bridge

The recommendation of the Bruce Aulabaugh Transport and Traffic Report is that the extension of Place Road be the location of the proposed river crossing. To allow access, a bridge or elevated road crossing needs to be constructed.

Ewings Consulting Engineers has considered various options for the crossing, which include:

- Bridge within floodway (120 m span) with 1.5m clearance to 1:100 flood;
- Bridge safe from 1 in 100 year flood (as recommended by the 1995 study)
- Bridge safe from 1:25 year flood with 80 m floodway/embankment;
- Box Culverts to carry 1:25 year flood with 80 m floodway embankment; or

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4.0 EXISTING FEATURES OF THE LAND

- Box Culverts to carry 1:10 year flood with 100 m floodway embankment.

The above options represent a range of possible alternatives for the crossing structure. It is considered that the type of crossing ultimately selected will depend on which type of flood event the bridge is required to be trafficable under and the desired appearance of the bridge.

4.7.2 Sewer Link

The Water Corporation has advised that three Type 90 Sewer Pump Stations will be required to service the Woorree landholdings. It is proposed that sewer be extended along Place Road and to the subdivision via the Place Road river crossing, with sewerage pumping to the existing Wonthella Wastewater Treatment Plant.

The Water Corporation has advised that the Wonthella plant is approaching its design capacity, with a new plant at Narngulu to be operational in 2008 to cater for half of the existing inflow from the Wonthella Plant. It is reported that the Narngulu facility is presently under construction and that it will be "on-line" within the reported time period.

It is contended that the Wonthella plant will have sufficient capacity to cater for the small additional flows from the subject site, prior to the construction of the Narngulu alternative facility. In fact, it is most likely the case that there will be no flows from the site to Wonthella until the Narngulu facility is "up and running" ensuring sufficient capacity at Wonthella or the pumping of sewerage from the site to Narngulu.

As explained in the previous section, the first stage of the Woorree New Town is proposed to be the R5 lots on the northern periphery of the site with access to the north via the existing Moresby Road network. The second phase of the development is currently proposed to be the R5 lots on the eastern periphery of the site with access to be via the new Place Road crossing. This gradation in lot sizes around the periphery of the site is recommended by the NGDSP. It is not a requirement to provide reticulated sewerage to R5 lots.

4.8 OPPORTUNITIES AND CONSTRAINTS

4.8.1 Views

A range of views are available on the subject land, including views westward to the Indian Ocean, inland to the Moresby Ranges and along the western edge of the site to the Chapman River reserve.

The location / potential of the views are depicted in Figure 7 and evidenced in Figure 8.

4.8.2 Tenure

The majority of the subject site is in one ownership, which provides significant advantages for the planning and construction management phases.

As outlined in the NGDSP, the site presents an opportunity for a new residential development with its own focus.

4.8.3 Easements

Water Corporation

A 63mm water line exists along the eastern boundary of Lots 1955, 1885 and 1884.

Following discussion with the Water Corporation regarding this water line, it is believed to have been originally installed for the purpose of watering livestock.

An easement exists over this water line to allow the Water Corporation access for the purpose of exercising certain water pipeline rights under Section 195 of the *Land Administration Act*.

Western Power

An easement also exists on the western side of Lot 1954 to allow Western Power access for the purpose of constructing, maintaining and using electricity equipment in, upon and across a portion of the land. It is proposed to maintain this easement within public open space.

These easements are shown in Figure 7.

4.8.4 Aboriginal Heritage

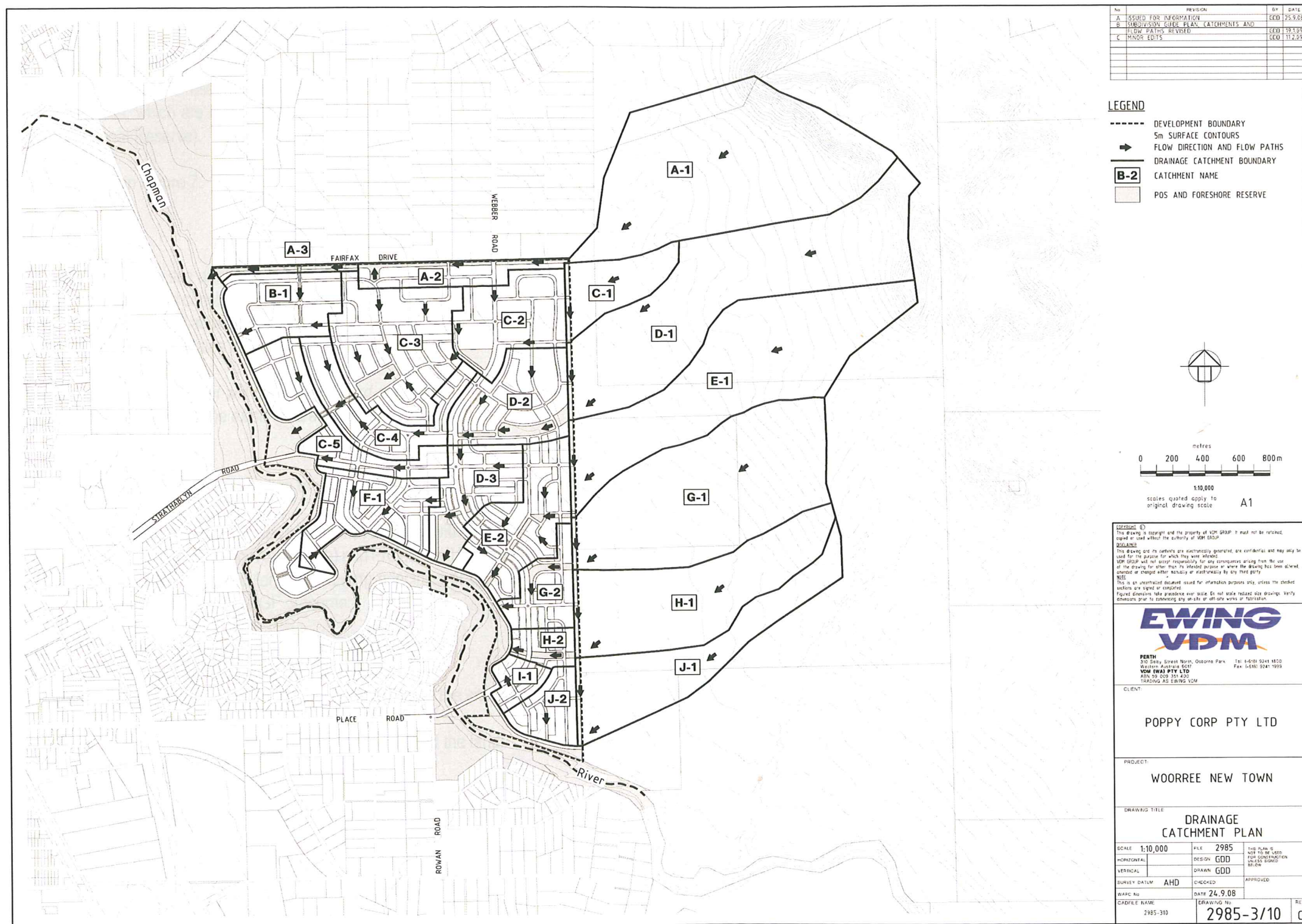
In 1995, a continuous scatter of quartz flakes and fragments was discovered in the sandy firebreak on the eastern bank of the Chapman River, adjacent to Koojarra and Broome Streets on the opposite side of the River.

This site, located on the north-western portion of the subject land, is known as the Chapman River Reserve (Site ID 446), which has been classified as an 'Artefacts / Scatter' site with 'Stored Data' status. The site should be protected within public open space reserve.

Appendix 2 contains the Chapman River Reserve Heritage Site report and Figure 7 depicts its location.

4.0 EXISTING FEATURES OF THE LAND

FIGURE 9: EXTERNAL DRAINAGE AND CATCHMENTS



4.0 EXISTING FEATURES OF THE LAND

4.8.5 Floodway

The Chapman River floodway affects small portions of the subject land. Whilst the most significant area of floodway has already been protected in a reserve adjacent to Lot 9500, it is proposed to include the balance of the floodway areas, which are in isolated locations along the length of the River in areas of open space (i.e. Regional Reserve).

The Chapman River floodway is depicted in Figure 7.

4.8.6 Transition / Integration

Whilst the western and southern portions of the site are bordered by the Chapman River, the east and north of the site abuts existing rural land. It is considered appropriate to provide a transition of land uses and intensity from the rural development abutting the site through to the urbanized land. This approach is supported by the NGDSP, which states the following for the subject site:

"It is anticipated that residential development will be of a standard residential density, with larger lots at the interface with the existing rural residential locality of Moresby."

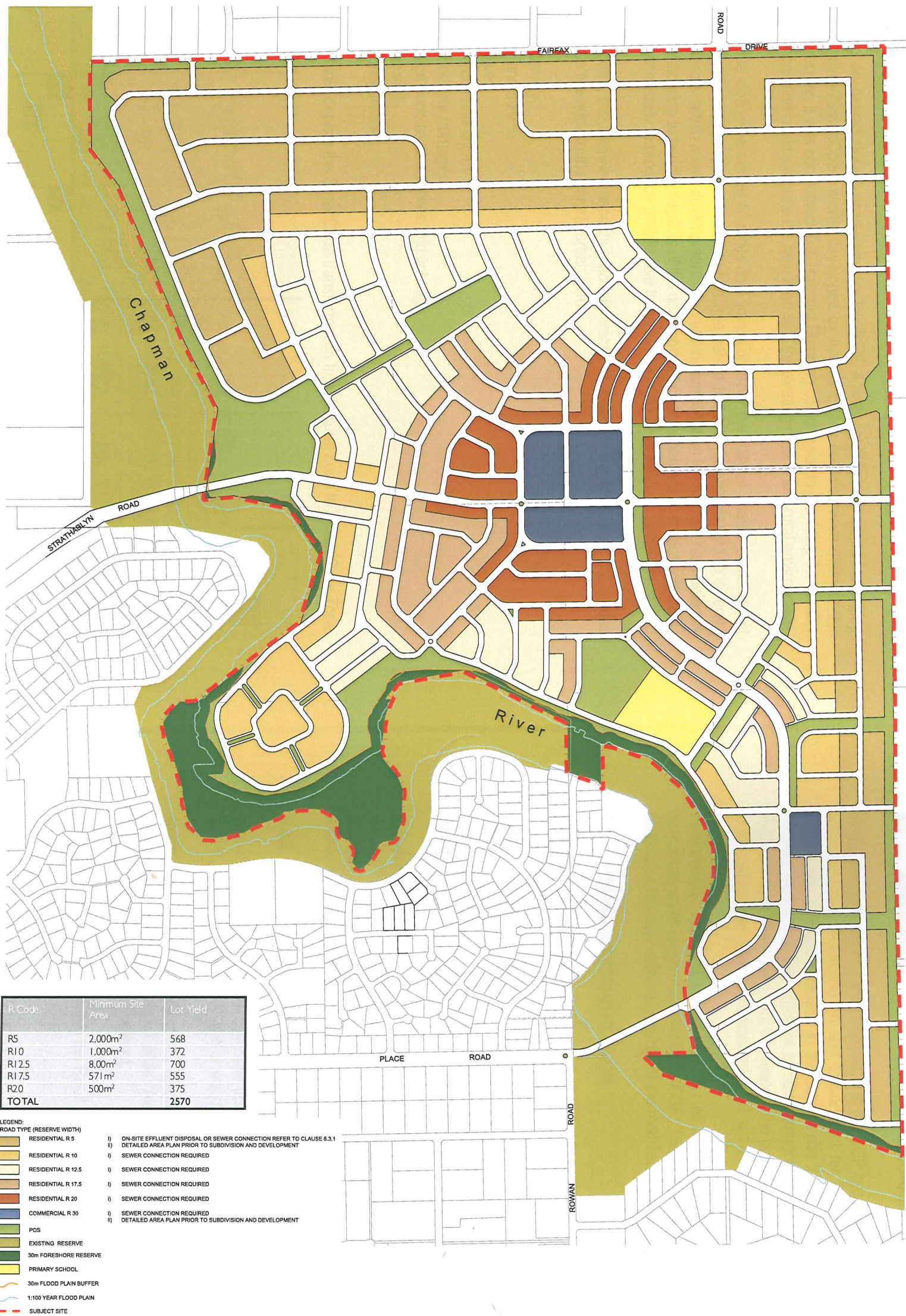
Figure 7 depicts the areas of the site, that should have a transition of residential lot sizes.

The preceding study of the planning and physical circumstances of the land; together with detailed and ongoing input from the Project Traffic Engineer (Mr Bruce Aulabaugh) and Project Civil Engineer (Mr Greg Locke) has shaped the proposed SGP. In particular, the following principles or guiding factors identified by the Project Team have determined the SGP outcome:

- to create a new residential locality with its own focus (i.e. Woorree New Town);
- to carefully integrate the new town with the existing natural and rural environment;
- to ensure the appearance and character of the design responds appropriately to the site and locality;
- to recognise the opportunities and constraints associated with the development of the land;
- to provide opportunities for affordable housing;
- to provide a robust and integrated transport network; and
- to value the objectives of the written guidelines of the Shire of Greenough and the Western Australian Planning Commission.

Figure 10 is the proposed Subdivision Guide Plan.

FIGURE 10: SUBDIVISION GUIDE PLAN (SGP)



5.0 SGP DESIGN PHILOSOPHY

5.1 TRANSECT PLANNING – SMARTCODE

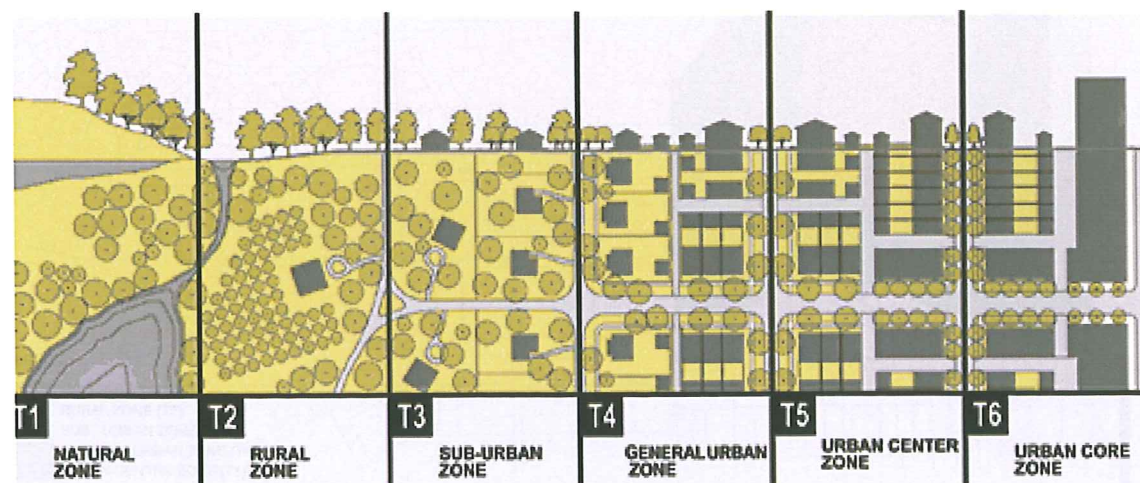
In developing an overall design philosophy for the SGP, it was considered that the emerging Transect Planning (SmartCode) model developed by Andrés Duany could achieve many of the above. In particular, it was considered that Transect Planning could assist in providing the locality with its own focus and could integrate the new town with the existing natural and rural environment.

The SmartCode defines a series of zones that transition from the natural sparse environment through to the dense urban core. The main principle behind transect planning is for the different zones, or transects, within a new development or an urban consolidation to integrate harmoniously with their neighbouring transects. Aspects of the development change between transects gradually rather than dramatically to produce an effective transformation from natural land to the city centre.

Under SmartCode, the following aspects gradually transform between transects from the natural environment on the edge to the central urban core:

- Housing density;
- Lot shape and size;
- Infrastructure;
- Road hierarchy and layout;
- Public and private frontages;
- Urban design such as street trees and lighting;
- Civic space and;
- Building configurations.

The following table depicts the SmartCode transformation from Natural Zone to Urban Core Zone.



5.2 APPLICATION OF SMARTCODE TO WOORREE NEW TOWN

Whilst the application of the SmartCode to the SGP has been agreed to in principle in discussions with the Shire of Greenough and Department for Planning and Infrastructure, the wholesale introduction of the SmartCode to the subject site is not considered practical or possible without detailed review and / or changes to other components of the existing planning regime, such as R-Codes and DC Policies. For this reason, the principles of Transect Planning have been included in the design and have been modified to "fit" within existing Western Australian administration.

Furthermore, the achievement of many of the objectives of the SmartCode relies upon built outcomes, which are not detailed in the SGP. The SGP, however, makes recommendations on how to achieve the built outcome desires of the modified SmartCode.

5.3 TRANSECT IDENTIFICATION

Figure 11 maps the existing and proposed transects on and adjacent to the subject site.

5.3.1 Natural Zone (T-1)

Under the SmartCode, the Natural Zone consists of land approximating or reverting to a wilderness, including land unsuitable for development due to topography, hydrology or vegetation.

Adjacent to the subject site is the Chapman River and its associated foreshore, including floodplain, which has been identified as fitting within the Natural Zone for conservation purposes. No other aspects of the site or its immediate surrounds fall within the Natural Zone. The Moresby Ranges further to the east, however, could also fit into this category.

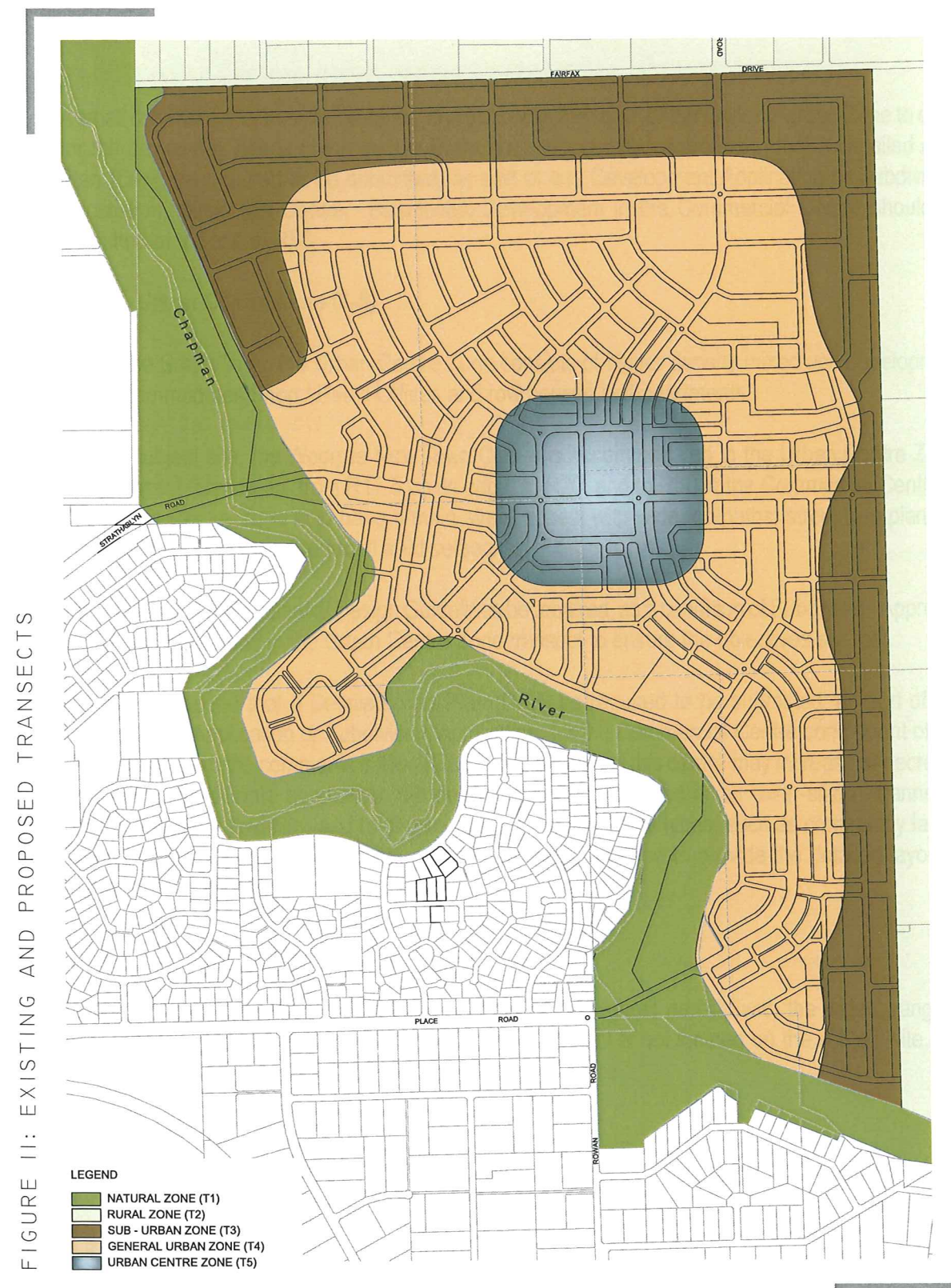
5.3.2 Rural Zone (T-2)

Under the SmartCode, the Rural Zone consists of land in open or cultivated state that is sparsely settled, including agricultural land or woodland.

North and south of the subject site Special Rural areas, which are relatively sparsely populated have been identified in the Rural Zone. Also to the east of the site the General Farming areas have been designated within this transect.

No aspect of the site falls within the Rural Zone.

5.0 SGP DESIGN PHILOSOPHY



SUBDIVISION GUIDE PLAN
WOORREE NEW TOWN

5.3.3 Sub-Urban Zone (T-3)

Under the SmartCode, the Sub-Urban Zone consists of low density suburban residential areas, where planting is naturalistic; blocks are large and relatively deep; and where roads are irregular.

It is considered appropriate that the transition from the Rural Zone on the exteriors of the site through the Sub-Urban Zone be a gradual transition of lot size. The "edge" of the Sub-Urban zone is proposed to be developed at 'Residential R5', with lot sizes increasing to "Residential R10" towards the General Urban Zone.

Figure 10 is a copy of the SGP.

The Sub-Urban Zone is also proposed in the north-west of the site where the Natural Zone (Chapman River) and Rural Zone (Morseby Special Rural Area) come together. It is proposed to further extend and gradate the Sub-Urban Zone through this area to provide a more gradual transition between the natural landscape features of this area and the General Urban Zone. A large public open space area is also proposed at the southern end of the Sub-Urban Zone to further gradate the transition.

It is proposed that Residential Design Guidelines be required, as a condition of Subdivision Approval, to ensure the objectives of the Sub-Urban area are achieved through its built outcomes.

The imposition of Residential Design Guidelines in this, and the other transects, will also address the concerns raised in the Shire of Greenough Local Planning Strategy, which stated that the scale of buildings and the colours and types of materials to be used on buildings needed to be addressed to ensure they become secondary to the landscape value of the locality.

5.3.4 General Urban Zone (T-4)

Under the SmartCode, the General Urban Zone has a more dense and primarily residential urban fabric, with a mix of uses designated to certain locations. The areas have a range of building types, and setbacks and landscaping is variable. Medium size blocks typically define the streets. The General Urban area comprises the majority of the subject site and has been designated at 'Residential R12.5'. Where the edge of this Transect meets the Urban Centre Zone a gradation of lot sizes to R17.5 is proposed.

As the General Urban Zone is a Zone of variable development (i.e. lot sizes, setbacks, etc), the intended objectives of the Zone will be best met by allowing development to proceed without any additional controls or Residential Design Guidelines, with the exception of those addressing housing colours and materials.

PART LOT 198, LOTS 398, 9500, 1883, 1884, 1954 AND 1955
FAIRFAX DRIVE, PLACE ROAD AND TOBIN WAY, MORESBY, STRATHALBYN AND WOORREE

POPPY CORP PTY LTD / KIAMA GROVE PTY LTD

GRA REF. 5126

5.0 SGP DESIGN PHILOSOPHY

A small commercial convenience centre is proposed in the south of the General Urban Zone to cater for the day-to-day needs of the people in the southern locality. It is proposed that a Detailed Area Plan (DAP) be required to be submitted, as part of any Development Application or Subdivision Application, within this Centre. Residential Development in the Commercial Centre should be permitted at a Code of R30.

5.3.5 Urban Centre Zone (T-5)

Under the SmartCode, the Urban Centre Zone consists of higher density mixed use development that accommodates Shop / Retail Offices and row houses and apartments.

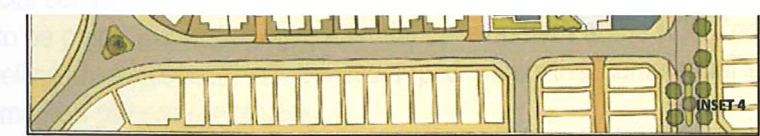
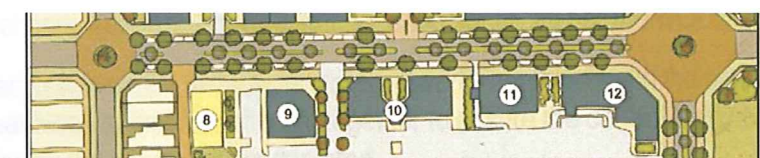
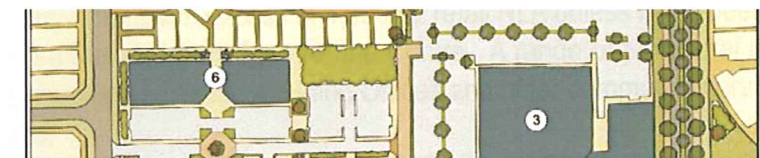
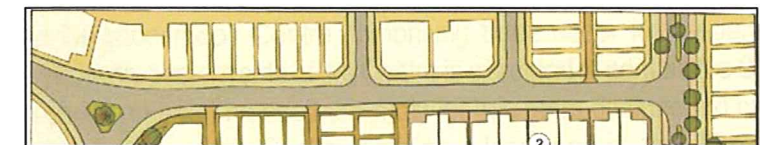
On the subject site, the Woorree New Town Centre is accommodated in the Urban Centre Zone. This transect "blends up" from R17.5 on its edge; to R20; and to R30 in the Commercial Centre. The Urban Centre Zone is to have a main street appeal with wide footpaths; street tree planting; on-street car parking and reduced front setbacks.

It is proposed that Residential Design Guidelines be required, as a condition of Subdivision Approval, for all residential land in the Urban Centre Zone transect to ensure the objectives are met.

It is also proposed that a Detailed Area Plan (DAP) be required to be submitted, as part of any Development Application or Subdivision Application, for the Commercial Centre component of this Transect. Due to the comments in the NGDSP that the size of this centre may increase or decrease depending on ultimate population, the centre has been designed in an "over-sized" manner to provide for future flexibility, and to allow a range of development types, such as community facility and grouped dwelling developments. A DAP should be required to provide the detailed layout of the Centre when required.

5.3.6 Urban Core Zone (T-6)

Under the SmartCode, the Urban Core consists of the highest density with the widest range of uses, including uses of regional importance. This transect is not located on the subject site, and would more readily describe the Geraldton Regional Centre.



6.0 REQUIRED SGP COMPONENTS

6.1 ROADS SYSTEM, OVERLAID WITH PEDESTRIAN, BICYCLE AND PUBLIC TRANSPORT ROUTES

The SGP in Figure 10 and the Street Network Plan at Figure 12 clearly lays out the proposed road system. This road system has been designed in close co-ordination with the Project Traffic Engineer. The accompanying Shawmac Subdivision Traffic Assessment report provides a clear description of the proposed road system, with pedestrian and bicycle facilities to be provided as per Liveable Neighbourhoods via cross reference to the Street Network Plan at Figure 12. The Shawmac report also details public transport routes.

The Shawmac report concludes the predicted traffic can be accommodated within the proposed subdivision layout and on the existing network through appropriately designed mid block links and intersection treatments. Please refer to this report for the details of the above.

Lots fronting the Integrator B shown on Figure 12 are provided either rear access arrangements or the lots have been designed to side on to this street. With regard to the Neighbourhood Connector A, some street blocks are provided with rear access and some side on to provide an alternative access. The balance of the street blocks will require each lot to provide an on-site vehicle turn around bay to facilitate forward gear movement from the block or protected reversing areas in the parking lane of the road can be provided, as per Liveable Neighbourhoods.

Please note, the Shawmac Subdivision Traffic Assessment report is based on a previous version of the SGP that proposed a slightly different lot yield than that proposed in the current SGP (Figure 10) and had a slightly different road layout for some of the streets in the eastern area of the site. The expected traffic volumes presented in the report are therefore slightly lower than what can be expected for the proposed SGP. This issue has been raised with Shawmac who are satisfied that the report does not require updating to accommodate the reduction in yield and minor road changes.

The road system has been designed to minimise the need for earthworks and retaining, with a doming affect proposed in the northern section of the estate. The doming affect keeps each road at the same (approx.) AHD height along its length minimising the need to re-contour the land. The result is that each lot in this domed area will fall slightly from front to back or vice versa depending on the side of the street the lot is located on. This fall over the longer length of blocks (i.e. depth - front to back) will minimise the need for any retaining walls on the larger style blocks proposed. A design of this nature is considered to be a sustainable design and can assist with housing affordability.

6.2 FACILITIES (COMMERCIAL, SHOPPPING, CIVIC, EDUCATIONAL, RECREATION AND OPEN SPACE)

6.2.1 Commercial Centres and Civic Facilities

The SGP proposes:

- a centrally located Neighbourhood Centre comprising three super lots separated by public streets. The lot on the north-eastern side of the Centre is expected to contain the Shopping Centre component of the development. The southern most lot has been designed to cater for a range of activities, including a Community Centre requiring a land area of 1ha. The Neighbourhood Centre is expected to cater for 4,500m² retail NLA in total. The City of Geraldton – Greenough will not approve any proposal in excess of 4,500m² retail NLA unless it has been demonstrated as acceptable via a Detailed Area Plan for the Centre. A range of peripheral uses one would expect at a Neighbourhood Centre, including Offices and other community services will also be located on the lots;
- a Local Centre on a 1.0ha lot to cater for up to 1,000m² retail floor space to cater for the day-to-day convenience needs of the future residents in the south of the Woorree area; and
- two Primary Schools, one in the north and one in the south, as per the NGDSP.

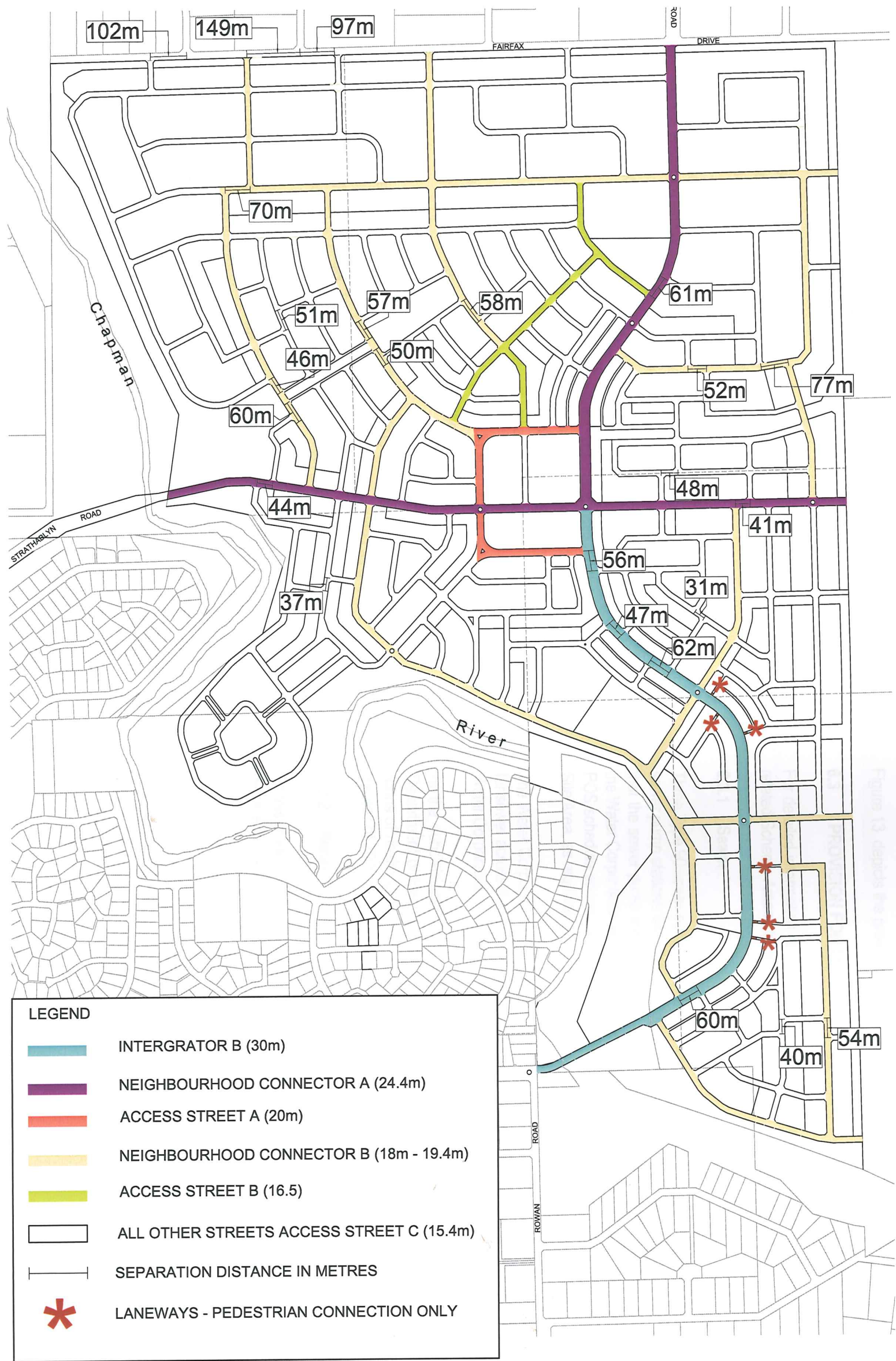
The high order road system down to the local street network - combined with the proposed residential densities and street block orientation all work together to ensure the central Neighbourhood Centre will be a focal point for the community in this area.

The two commercial centres have been deliberately “over-sized” to allow for future flexibility and a range of uses is to be permitted, including residential development at the R30 Code. It is planned that grouped dwelling developments will be developed within the commercial centre areas, in accordance with modern planning principles.

A Detailed Area Plan is required to be approved by the City of Geraldton-Greenough, prior to the subdivision and development of each Commercial Centre. The Detailed Area Plan will be required, amongst other things, to detail the provision of public open space for any residential development proposed within these Centres. At the SGP level, the POS Schedule below includes a 100% deduction from Net Site Area for each of the Commercial Centres. The Detailed Area Plans for each of the Commercial Centres will need to demonstrate that a 10% POS provision is provided for any residential development within the Centres via a reference to cash in lieu provision or through the on the ground provision of POS (eg. Town Square). The DAP for the Neighbourhood Centre will need to include a 1ha Community Centre, with POS contribution for this site already included in the POS schedule.

The opportunity exists for Council and the Department of Education to discuss the mutual advantages of the joint development and use of facilities upon the adjacent public open space and

FIGURE 12: STREET NETWORK PLAN



6.0 REQUIRED SGP COMPONENTS

primary school sites within Woorree New Town.

6.2.2 Open Space

A range of public open space areas (POS) have been provided on the site to cater for a wide range of passive, active, landscape and recreation needs. The POS areas have been spread throughout the Woorree New Town area to provide a high level of accessibility to future residents.

A significant POS link has been provided from the Chapman River around the perimeter of the estate. This POS link will provide a pedestrian function providing a walkable and also visual connection between much of the Estate and the River. The link will also provide a visual connection between the Chapman River and Moresby Ranges.

A 30m foreshore reserve has been provided from the extent of the 1:100 year flood plain. Further large areas of POS have also been provided along the Chapman River to increase / widen the foreshore reserve. In some areas of the foreshore, the 1:100 year flood plain extends onto the subject land, and these areas have been provided as open space reserves.

The three sewer pump stations have been allocated a site area of 0.2ha each and deducted from the Site Area, with their final location to be determined, along with the Foreshore Reserve and overland drainage.

A full deduction from Net Site Area has been included in the POS Schedule for the Local Commercial Centre. The Neighbourhood Centre, less the 1ha Community Site has also been included as a full deduction from Net Site Area in the POS schedule. For each Centre, the required DAP's will detail the 10% POS provision for any residential development within these Centres, prior to subdivision / development.

As the size (i.e. 1ha) of the Community Centre is known, its full contribution to POS has been included in the schedule.

In summary,

- a provision of 20.4ha of open space for conservation purposes in the Chapman River floodplain has been provided;
- a total Public Open Space provision of 48.02ha, which equates to a 12% provision of POS over the entire site;
- the 12% POS provision is made up of 8% non-restricted open space, 2% restricted open space and 2% additional open space required for drainage purposes, in accordance with Liveable Neighbourhoods.

Figure 13 depicts the provision of POS and includes the POS schedule as described above.

6.3 PROVISION FOR SEWERAGE, DRAINAGE AND PUBLIC UTILITIES

For detailed information on the servicing of the land refer to the Maunsell Servicing Report in the related Scheme Amendment No. 115.

6.3.1 Sewer

Three Type 90 sewer pump stations are required to service the land with reticulated sewerage. The sewer pump stations will be accommodated in POS in to be determined locations. Council advises that the sewer pump stations will be required to be contained within separate reserves vested in the Water Corporation and are not to be included within any Public Open Space calculations. The POS schedule above has included the three sewer pump station sites in the deductions from Net Site Area, as required.

The Water Corporation and Environmental Protection Authority have both expressed a preference for sewer across the Woorree New Town development. The developer is required to liaise with the Water Corporation to ensure that the proposed sewer and water networks are to their satisfaction.

At the subdivisional stage, the subdivider, in consultation with and to the satisfaction of the Department of Health and the Department of Water, will need to demonstrate the suitability (in terms of health and environmental outcomes) of the proposed effluent disposal method for lots in excess of 2000m², that are in proximity to the Chapman River.

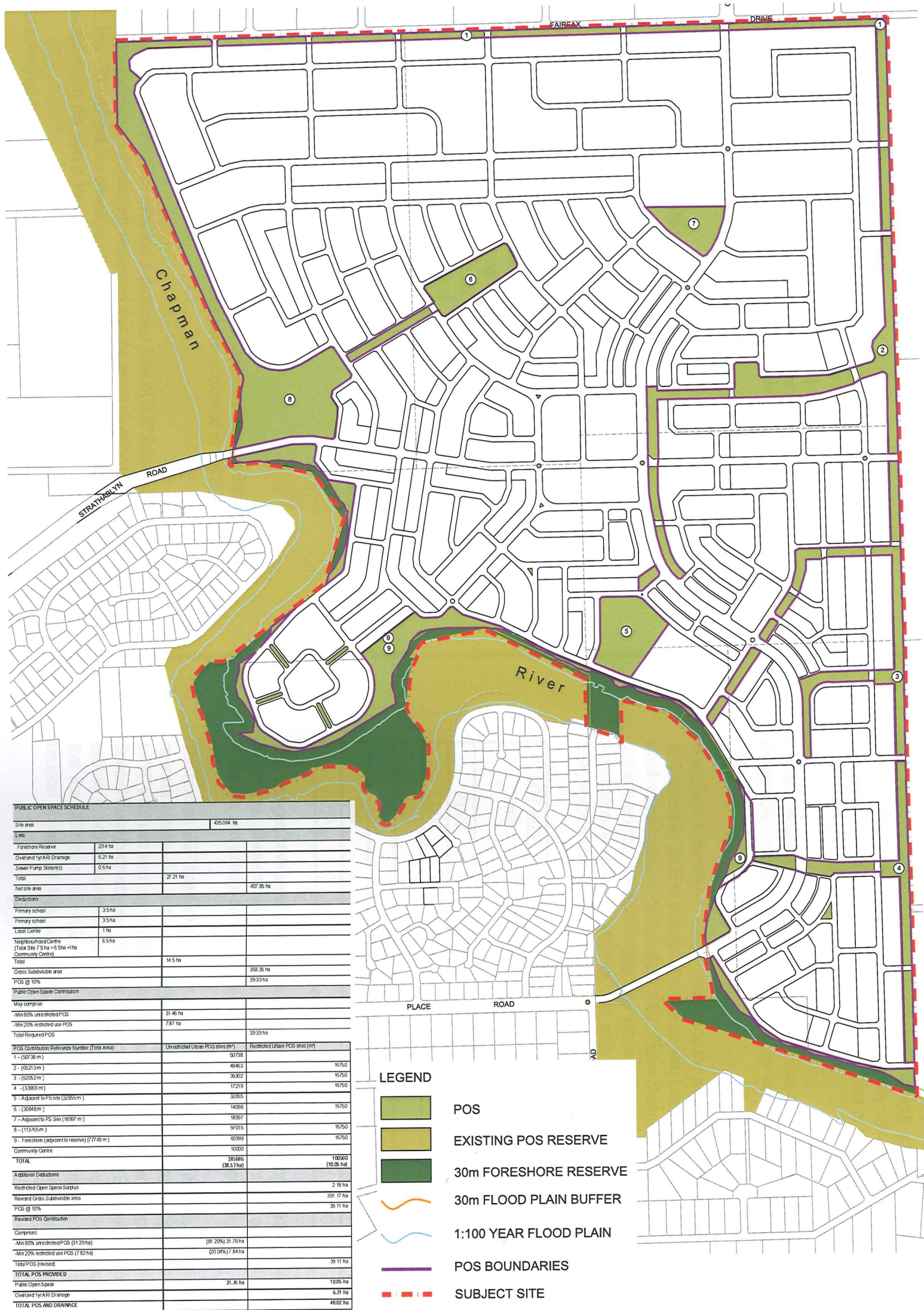
6.3.2 Water

At this stage it is not envisaged that land will be required to be ceded to the Water Corporation to service the land by reticulated water.

6.3.3 Drainage

As mentioned earlier, all drainage will be compensated on site through a modern urban water management system using swales and grassed detention basins in public open space. 4% of the 12% POS that has been provided will be allocated to accommodate both internal and external drainage. Please refer to the Ewing VDM Stormwater Management Strategy for further detail.

FIGURE 13: PUBLIC OPEN SPACE STRATEGY



6.0 REQUIRED SGP COMPONENTS

6.3.4 Power

A number of existing power services, including high voltage power, cross the land providing a range of opportunities for servicing the land with power. Transformer and switchgear sites will be identified at subdivision implementation stage. The only power land requirements is the proposal to maintain the existing high voltage power easement along the north-western portion of the site. Please refer to the Maunsell Report for more information on power supply.

6.3.5 Other

No other public utility services have been identified as needed to be catered for in the SGP.

6.4 DEVELOPMENT DESIGN STANDARDS AND RESIDENTIAL CODE, LOT SIZES AND TOTAL YIELD

6.4.1 Development Design Standards

It is proposed that Detailed Area Plans (DAPs) be required for the two Commercial Centres to ensure a high quality design; the compatibility of the proposed mix of uses; to ensure the principles and objectives of the Transect Planning (SmartCode) are achieved; and to cater for a 10% provision of POS for any residential development within the Centres. The SGP requires a DAP for each Centre to be approved by the City of Geraldton-Greenough prior to subdivision and development. It is also proposed that a DAP be required to be approved by the City of Geraldton-Greenough prior to the subdivision and development of the R5 lots. Any DAP for the R5 lots is required to demonstrate that the area could accommodate future subdivision should the SGP be amended in the future to allocate the R5 areas a higher code.

6.4.2 Residential Code, Lot Sizes and Total Yield

The SGP is proposed to be the subject of a range of Residential Density Codes, as indicated on the SGP. The philosophy for the design code allocation has been explained in the SGP design philosophy of this report.

The publicly advertised version of the SGP included a proposed total of 2,873 lots. During the public submission period, numerous submissions requested that the entire development be made up of 2,000m² (R5) lots. To address the concerns of residents the City of Geraldton-Greenough requested the Applicant modify the plan to increase the transitional buffer areas.

A modified plan was submitted to the City and this updated plan was endorsed. The changes to the

SGP included the introduction of a bridle path network, including a new linear open space buffer between the northern area of the SGP and Moresby. In addition, an extra row of R5 blocks were included in the northern section to increase the area of transition. These amendments to the plan reduced the yield of the SGP.

Further changes to the plan have been implemented to accommodate the recommendations of the Ewing VDM Stormwater Management Strategy, which has been discussed in Section 4.5.3 of this report.

In addition to the above, further changes to the plan were requested by the WAPC in its letter of 10 September 2009 to address compliance with Liveable Neighbourhoods, amongst other things, which was adopted as Policy in April 2008. These changes required revisions to street block lengths, laneway lengths, intersection spacings, etc, which resulted in additional roads being provided and adjustments to coding boundaries. The additional changes have further adjusted the yield of the SGP, which is compared against the original lot yield in the following table.

LOT SIZE (m ²)	ORIGINAL SGP (LOTS)	CURRENT SGP (LOTS)	INCREASE / DECREASE (LOTS)	% CHANGE
2,000	407	568	+161	+39
1,000	304	372	+68	+22
800	1,288	700	-588	-45
571	512	355	+43	+8
500	382	375	-7	-2
TOTAL	2,873	2,570	-303	-10

The changes have significantly reduced the number of 800m² lots and to a lesser degree 500m² and 571m² lots. These smaller lots have been replaced with 1,000m² lots and 2,000m² on the periphery of the site and without compromising the original transect design.

The revised SGP has further refined the original transect design basis, which set about ensuring a new sustainable (i.e. economic, social and environmental sustainability) urban area was designed to "fit" within an existing locality, which is made up of landscape (Chapman River), rural (Woorree), Special Rural (Moresby and Woorree) and Special Residential (Strathalbyn) areas. Such a task was unlikely to proceed without some apprehension from the community. Notwithstanding, we maintain that the SGP from its original design concept (i.e. transect design basis) through to the latest revision of the plan, has responded appropriately to the existing site and surrounding conditions

6.0 REQUIRED SGP COMPONENTS

and a plan has been developed that meets a reasonable balance between the environmental conditions of the area, economic realities of development, views of the local community, state government objectives of achieving sustainability and modern town planning.

6.5 ENVIRONMENTAL IMPACT, CONSERVATION OR PROTECTION MEASURES PROPOSED FOR SITES

As has been identified, the only environmental / conservation measures applicable to the subject land is the retention of the Chapman River floodway. These areas are to be protected in a widened foreshore reserve.

6.6 URBAN AND LANDSCAPE MASTER PLAN

The Urban and Landscape Master Plan (ULMP) has been prepared in order to demonstrate the layout and distribution of public spaces in the SGP (Figure 14).

The ULMP details the classification of public parkland and notes potential uses for the various parks to ensure an appropriate provision of recreation facilities for the community.

- active recreation;
- passive recreation;
- family activities (these parks contain bbq facilities, ablutions, formal carparking and rest areas among other things); and
- youth recreation (i.e. skateboarding, basketball).

The ULMP also provides indicative layouts for the built form in both public (i.e. Schools, Shopping; Streets) and private (i.e. Residential) spaces.

Inset 1 demonstrates the R5 development that could result in the northern transitional area of the site. As can be seen, the R5 areas represent a low density / low intensity built form environment with large areas of private open space. The inset also demonstrates how the bridle path could be constructed along Fairfax Drive in the north. The first row of R5 blocks are proposed to share a common boundary with this area of POS to increase the distance between the houses on the new R5 lots and the existing Morseby area. Open fencing is proposed along this common boundary to ensure high levels of visual surveillance.

Inset 2 demonstrates the transect design philosophy; showing how densities are increased towards the centre of the site. This inset shows 2,000m² lots in the north; transitioning down to 1,000m² and

then 800m² lots. The road layout in Inset 2 is based on a previous version of the SGP, however, the Transect design philosophy has not altered.

Inset 3 similarly shows the transect effect; showing the transition down from 800m² to 571m² and then 500m² lots.

Inset 4 depicts how the Woorree Town Centre could be developed in a main street configuration. The design includes the provision for a Neighbourhood Shopping Centre supported by a range of Office, Medical, Child Care, Community and other uses.

6.0 REQUIRED SGP COMPONENTS

FIGURE 14: URBAN AND LANDSCAPE MASTERPLAN



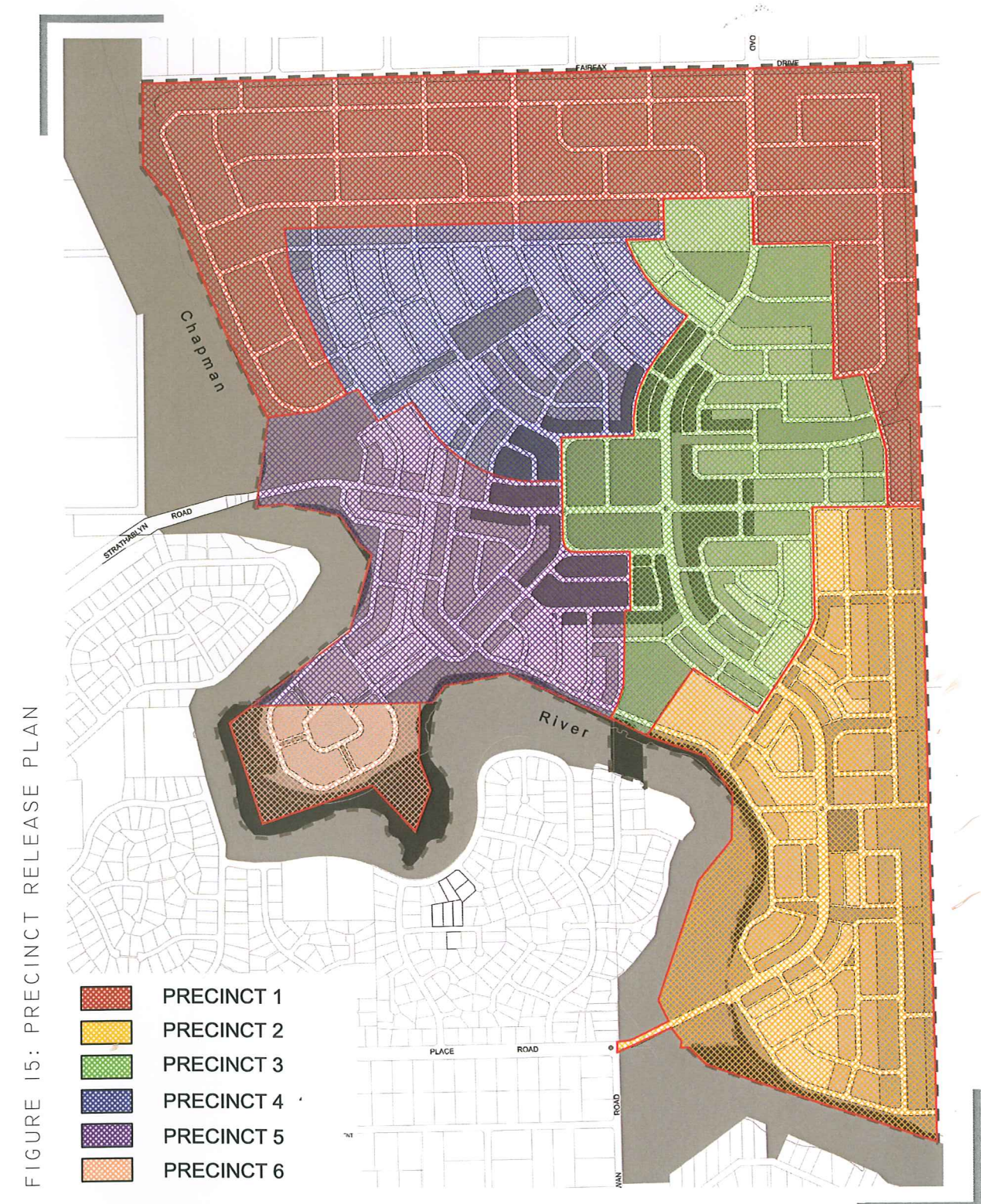
7.0 PRECINCT RELEASE

The Precinct Release Plan at Figure 15 demonstrates the anticipated order and location of development on the site. Each precinct shown on the plan would be the subject of a single subdivision application, which would then be implemented in stages.

Precinct 1 is proposed to be developed first. This Precinct is located in the north of the site adjacent to the existing Moresby Rural Residential areas. The establishment of this area first will enable the creation of the RT transitional areas, prior to the development of the more urban forms of development.

It is proposed that the NGDSP be finalised in a manner that provides for short, medium and long term growth of the Woorree New Town site, which reflects the fact the land is expected to be developed over many years. Notwithstanding, Scheme Amendment 115 to TPS 4 zoned the entire landholdings to 'Development'. Despite the fact portions of the site will not be developed for many years, it was considered appropriate to rezone the site in its entirety for the following reasons:

- **Administration / Assessment:** breaking the land up into several rezoning areas will require authorities to assess multiple proposals, which is time consuming and resource intensive;
- **Tenure:** the majority of the land is in one ownership enabling co-ordination of planning and development;
- **Opportunities and Constraints:** the land is almost entirely cleared with minimal on-site constraints ensuring that the land is within one environmental system;
- **Development fronts:** the northern part of the land is at the edge of southward growth, whilst the southern part of the land is at the edge of northward growth pressure. This is reflected in the timing of the Precincts shown in the Precinct Release Plan at Figure 14. The central portions of the site are most likely to be developed last, and as such, planning and co-ordination between Precinct 1 and 2 will be necessary, which requires the entire site to be planned for at this stage;
- **Comprehensive Planning:** zoning the entirety of the land enables it all to be the subject of one SGP, which is highly necessary in the instance of the subject site, as it has major road connections over the Chapman River, which ultimately will connect Place Road, Strathalbyn Road and Chapman Valley Road, as well as a centralised Town Centre and Two Primary Schools;



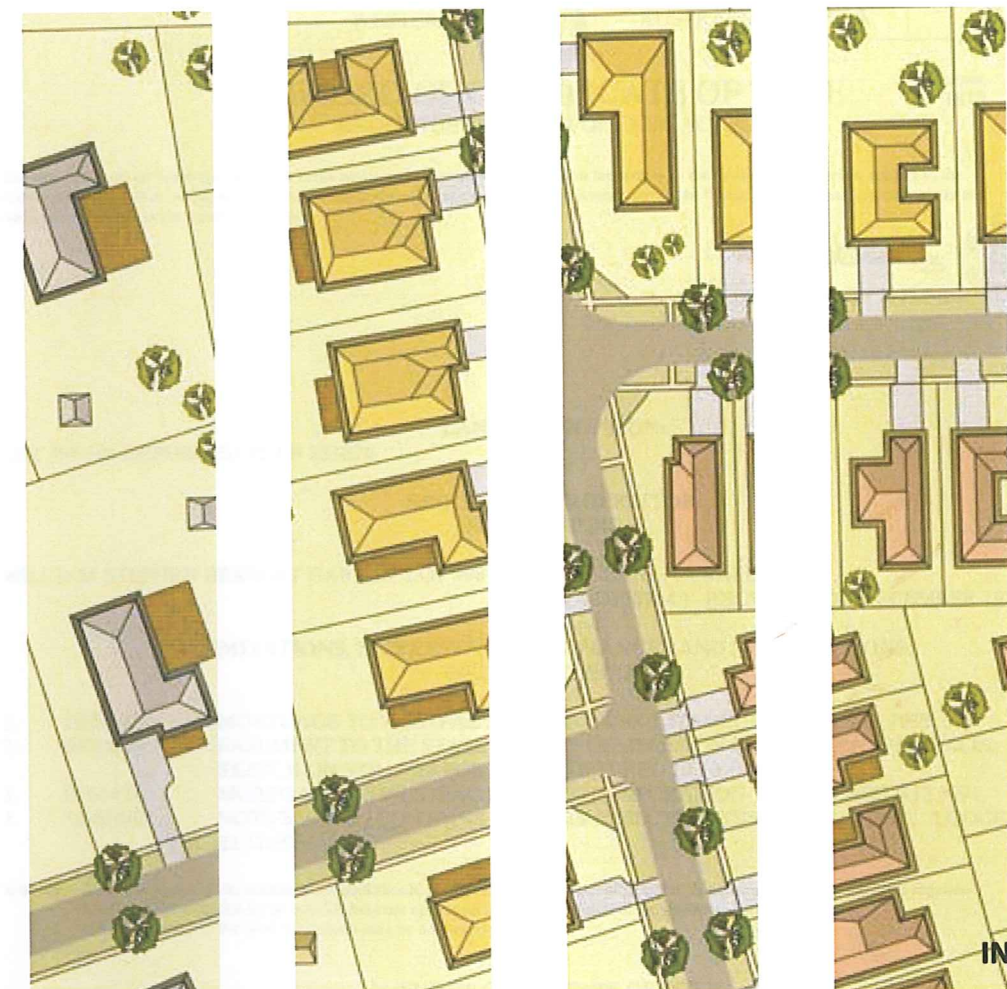
7.0 PRECINCT RELEASE

- **Certainty / Capital Raising:** the developer is required extend sewer to the site, as well as construct bridges over the Chapman River, which are large capital expenses requiring certainty for developers and also financial institutions backing such construction;
- **Affordability:** the Greater Geraldton Region has significant areas of zoned land, which ensures market forces will continue to ensure affordability of land release. The zoning of Woorree New Town will include an even more affordable product mix away from the coast into the market and thus contributing to long term housing affordability;
- **Other Examples:** the Glenfield Beach Estate in northern Geraldton is entirely zoned for development and is subject to an approved ODP. Notwithstanding, the approved ODP is considered out of date and the Council and DPI have successfully achieved its review. Also, despite the Glenfield Beach Estate being entirely zoned and indicated as Short Term growth under the NGDSP, development is only occurring at one point in the north of the Estate thus making the balance of the land Medium and Long Term growth areas; and
- **Subdivision Control:** the WAPC can control the release of land through the subdivision approvals process.

8.0 CONCLUSION

This proposed SGP together with the related Scheme Amendment No. 115, which rezoned the land from 'General Farming' to 'Development' Zone, will facilitate the orderly and proper planning of the subject land in a manner consistent with modern planning principles.

In light of all of the above, it is considered this Subdivision Guide Plan is justified and appropriate.



APPENDIX I CURRENT CERTIFICATES OF TITLE

WESTERN		AUSTRALIA
REGISTER NUMBER 198/D56929		
DUPLICATE EDITION 1		DATE DUPLICATE ISSUED 18/3/2003
RECORD OF CERTIFICATE OF TITLE UNDER THE TRANSFER OF LAND ACT 1893		
VOLUME 1536		FOLIO 604

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.

RG Roberts
REGISTRAR OF TITLES

LAND DESCRIPTION:

LOT 198 ON DIAGRAM 56929

REGISTERED PROPRIETOR: (FIRST SCHEDULE)

CHRISTOPHER JOHN CARTER OF 17 TOBIN WAY, WOORREE
(T J811454) REGISTERED 30 JUNE 2006

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS: (SECOND SCHEDULE)

1. *J811455 MORTGAGE TO COMMONWEALTH BANK OF AUSTRALIA REGISTERED 30.6.2006.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.
* Any entries preceded by an asterisk may not appear on the current edition of the duplicate certificate of title.
Lot as described in the land description may be a lot or location.

-----END OF CERTIFICATE OF TITLE-----

STATEMENTS:

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: 1536-604.
PREVIOUS TITLE: 1536-601.
PROPERTY STREET ADDRESS: 17 TOBIN WY, WOORREE.
LOCAL GOVERNMENT AREA: SHIRE OF GREENOUGH.

NOTE 1: DUPLICATE CERTIFICATE OF TITLE NOT ISSUED AS REQUESTED BY DEALING J811455

WESTERN		AUSTRALIA
REGISTER NUMBER 398/DP231876		
DUPLICATE EDITION N/A		DATE DUPLICATE ISSUED N/A
RECORD OF CERTIFICATE OF TITLE UNDER THE TRANSFER OF LAND ACT 1893		
VOLUME 1819		FOLIO 815

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.

RG Roberts
REGISTRAR OF TITLES

LAND DESCRIPTION:

LOT 398 ON DEPOSITED PLAN 231876

REGISTERED PROPRIETOR: (FIRST SCHEDULE)

WILLIAM STEPHEN HERBERT HART OF LOT 398 WOORREE LANE, GERALDTON
(A D956114) REGISTERED 6 DECEMBER 1988

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS: (SECOND SCHEDULE)

1. D956115 MORTGAGE TO WESTPAC SAVINGS BANK LTD REGISTERED 6.12.1988.
2. E470698 EASEMENT TO THE STATE ENERGY COMMISSION OF WESTERN AUSTRALIA. SEE SKETCH ON VOL 1819 FOL 815. REGISTERED 19.10.1990.
3. E761473 MORTGAGE TO WESTPAC BANKING CORPORATION REGISTERED 6.12.1991.
4. *J562565 NOTIFICATION CONTAINS FACTORS AFFECTING THE WITHIN LAND. LODGED 22.12.2005.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.
* Any entries preceded by an asterisk may not appear on the current edition of the duplicate certificate of title.
Lot as described in the land description may be a lot or location.

-----END OF CERTIFICATE OF TITLE-----

STATEMENTS:

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: 1819-815.
PREVIOUS TITLE: 1627-822, 1519-513, 1519-512, 1519-511, 1485-635, 1479-929, 1479-928, 1404-283.
PROPERTY STREET ADDRESS: NO STREET ADDRESS INFORMATION AVAILABLE.
LOCAL GOVERNMENT AREA: SHIRE OF GREENOUGH.

- NOTE 1: A000001A LAND PARCEL IDENTIFIER OF VICTORIA LOCATION 398 (OR THE PART THEREOF) ON SUPERSEDED PAPER CERTIFICATE OF TITLE CHANGED TO LOT 398 ON DEPOSITED PLAN 231876 ON 05-JUN-02 TO ENABLE ISSUE OF A DIGITAL CERTIFICATE OF TITLE.
NOTE 2: THE ABOVE NOTE MAY NOT BE SHOWN ON THE SUPERSEDED PAPER CERTIFICATE OF TITLE OR ON THE CURRENT EDITION OF DUPLICATE CERTIFICATE OF TITLE.

PART LOT 198, LOTS 398, 9500, 1883, 1884, 1954 AND 1955
FAIRFAX DRIVE, PLACE ROAD AND TOBIN WAY, MORESBY, STRATHALBYN AND WOORREE

POPPY CORP PTY LTD / KIAMA GROVE PTY LTD

GRA REF. 5126

APPENDIX I CURRENT CERTIFICATES OF TITLE

Page 1 (of 4 pages) 1932 184
VOL. FOL.

Application E902691

Volume 1890 Folio 26

WESTERN

AUSTRALIA

NO DUPLICATE ISSUED

1304257

REGISTER BOOK

VOL. FOL.

CT 1932 184

DP34164

CERTIFICATE OF TITLE

UNDER THE "TRANSFER OF LAND ACT, 1893" AS AMENDED

I certify that the person described in the First Schedule hereto is the registered proprietor of the undermentioned estate in the undermentioned land subject to the easements and encumbrances shown in the Second Schedule hereto.

Dated 9th June, 1992

S. Mulcahy
REGISTRAR OF TITLES

ESTATE AND LAND REFERRED TO

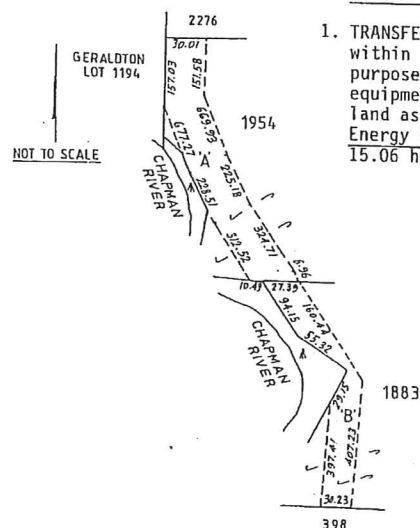
Estate in fee simple in Victoria Locations 1076, 1883, 1884, 1885, 1954, 1955 and portion of Victoria Location 1783, delineated on the map in the Third Schedule hereto.

FIRST SCHEDULE (continued overleaf)

Edward John Hamilton Rowan of Post Office Box 17, Wonthella

SECOND SCHEDULE (continued overleaf)

1. TRANSFER E395154. The right to enter upon the portions of the within land marked 'A' and 'B' on the map in the margin for the purpose of constructing, maintaining and using electricity equipment in, upon and across the said portion of the within land as set out in the said Transfer is granted to The State Energy Commission of Western Australia. Registered 2.7.90 at 15.06 hrs.



THIRD SCHEDULE (see overleaf)

SUBDIVISION GUIDE PLAN
WOORREE NEW TOWN

PERSONS ARE CAUTIONED AGAINST ALTERING OR ADDING TO THIS CERTIFICATE OR ANY NOTIFICATION HEREON

Page 2 (of 4 pages)

LT: 39

FIRST SCHEDULE (continued)

NOTE: ENTRIES MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS

REGISTERED PROPRIETOR

INSTRUMENT NATURE

REGISTERED

TIME

SEAL

CERT. OFFICER

Ronald Fred Douglas of 42 Justinian Street, Palmyra as Executor of the Will of Edward John Hamilton Rowan who died on 29.7.1999.

Kiama Grove Pty Ltd. of 1A, Level 3, Southshore Centre, 83 South Perth Esplanade, South Perth and Poppy Corp Pty. Ltd. of Unit 1, 4 Maybole Court, Greenwood as tenants in common in equal shares.

H233166

J304256

24.9.99

31.5.05

12.45

8.40

PART LOT 198, LOTS 398, 9500, 1883, 1884, 1954 AND 1955
FAIRFAX DRIVE, PLACE ROAD AND TOBIN WAY, MORESBY, STRATHALBYN AND WOORREE
POPPY CORP PTY LTD / KIAMA GROVE PTY LTD
GRA REF. 5126

APPENDIX I
CURRENT CERTIFICATES OF TITLE

WESTERN



AUSTRALIA

REGISTER NUMBER 9500/DP51707	
Duplicate Edition N/A	DATE DUPLICATE ISSUED N/A

RECORD OF CERTIFICATE OF TITLE
UNDER THE TRANSFER OF LAND ACT 1893

VOLUME 2650
FOLIO 659

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.

R. Roberts

REGISTRAR OF TITLES



LAND DESCRIPTION:

LOT 9500 ON DEPOSITED PLAN 51707

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

KIAMA GROVE PTY LTD OF 1A, LEVEL 3 SOUTHSORE CENTRE, 83 SOUTH PERTH ESPLANADE, SOUTH PERTH
POPPY CORP PTY LTD OF UNIT 1, 6 BELLEVUE TERRACE, WEST PERTH
AS TENANTS IN COMMON IN EQUAL SHARES
(AF K091935) REGISTERED 16 FEBRUARY 2007

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:
(SECOND SCHEDULE)

1. *J304257 MORTGAGE TO BANK OF WESTERN AUSTRALIA LTD REGISTERED 31.5.2005.
2. *EASEMENT BURDEN CREATED UNDER SECTION 167 P. & D. ACT FOR ABOVE GROUND ELECTRICITY PURPOSES TO ELECTRICITY NETWORKS CORPORATION SEE DEPOSITED PLAN 51707

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.
* Any entries preceded by an asterisk may not appear on the current edition of the duplicate certificate of title.
Lot as described in the land description may be a lot or location.

-----END OF CERTIFICATE OF TITLE-----

STATEMENTS:

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: DP51707 [SHEET 1,2].
PREVIOUS TITLE: 1932-184.
PROPERTY STREET ADDRESS: NO STREET ADDRESS INFORMATION AVAILABLE.
LOCAL GOVERNMENT AREA: CITY OF GERALDTON-GREENOUGH.

NOTE 1: DUPLICATE CERTIFICATE OF TITLE NOT ISSUED AS REQUESTED BY DEALING J304257

APPENDIX I
CURRENT CERTIFICATES OF TITLE

WESTERN
AUSTRALIA



REGISTER NUMBER
N/A

DUPLICATE EDITION
N/A

DATE DUPLICATE ISSUED
N/A

RECORD OF CERTIFICATE OF TITLE
UNDER THE TRANSFER OF LAND ACT 1893

VOLUME
1932

FOLIO
184

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.





REGISTRAR OF TITLES

THIS IS A MULTI-LOT TITLE

LAND DESCRIPTION:
LOT 1954 ON DEPOSITED PLAN 248476
LOT 1955 ON DEPOSITED PLAN 248663
LOT 1883 ON DEPOSITED PLAN 248670
LOT 1884 ON DEPOSITED PLAN 248672
LOT 1885 ON DEPOSITED PLAN 248682

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

KIAMA GROVE PTY LTD OF 1A, LEVEL 3 SOUTHSORE CENTRE, 83 SOUTH PERTH ESPLANADE, SOUTH PERTH
POPPY CORP PTY LTD OF UNIT 1, 4 MAYBOLE COURT, GREENWOOD
AS TENANTS IN COMMON IN EQUAL SHARES
(T J304256) REGISTERED 31 MAY 2005

- LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:
(SECOND SCHEDULE)
1.

*E395154

EASEMENT TO THE STATE ENERGY COMMISSION OF WESTERN AUSTRALIA - SEE SKETCH ON VOLUME 1932 FOLIO 184 AND INSTRUMENT E395154 AS TO LOT 1954 ON DP 248476, LOT 1883 ON DP 248670 ONLY REGISTERED 2.7.1990.

2.

*H713753

EASEMENT TO WATER CORPORATION - SEE SKETCH ON VOLUME 1932 FOLIO 184 AND INSTRUMENT H713753 AS TO LOT 1955 ON DP 248663, LOT 1884 ON DP 248672, LOT 1885 ON DP 248682 ONLY REGISTERED 5.4.2001.

3.

*I984552

EASEMENT TO WESTERN POWER CORPORATION - SEE DEPOSITED PLAN 34454 AND INSTRUMENT I984552 AS TO LOT 1954 ON DP 248476 ONLY REGISTERED 13.8.2004.

4.

*J304257

MORTGAGE TO BANK OF WESTERN AUSTRALIA LTD REGISTERED 31.5.2005.
- Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.
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Lot as described in the land description may be a lot or location.

-----END OF CERTIFICATE OF TITLE-----

STATEMENTS:
The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

END OF PAGE 1 - CONTINUED OVER

REGISTER NUMBER: N/A

VOLUME/FOLIO: 1932-184

PAGE 2

SKETCH OF LAND:

1932-184 (1954/DP248476), 1932-184 (1955/DP248663), 1932-184 (1883/DP248670), 1932-184 (1884/DP248672), 1932-184 (1885/DP248682).

PREVIOUS TITLE:

1890-26.

PROPERTY STREET ADDRESS:

NO STREET ADDRESS INFORMATION AVAILABLE.

LOCAL GOVERNMENT AREA:

CITY OF GERALDTON-GREENOUGH.

NOTE 1:

DUPLICATE CERTIFICATE OF TITLE NOT ISSUED AS REQUESTED BY DEALING J304257

Aboriginal Site Recording Form

OUR NEW ADDRESS IS
ABORIGINAL AFFAIRS DEPARTMENT
PO BOX 7770
CLOISTERS SQUARE
PERTH WA 6850
PH: (09) 235 8000

FICE USE ONLY

SITE NAME: Chapman River Reserve

CROSS-REFERENCED SITES:


OTHER:

DASMAP No:

POPPY CORP PTY LTD / KIAMA GROVE PTY LTD


APPENDIX 2

CHAPMAN RIVER HERITAGE SITE REPORT



Department of Indigenous Affairs
Government of Western Australia



Aboriginal Heritage Inquiry System
Register of Aboriginal Sites



DEPARTMENT OF INDIGENOUS AFFAIRS

Site ID	Status	Access	Restriction	Site Name	Site Type	Additional Info	Informants	Coordinates	Site No.
446	S	O	N	Chapman River Reserve	Artefacts / Scatter			270638mE 6818851mN Zone 50 [Unreliable]	S02951

SUBDIVISION GUIDE PLAN
WOORREE NEW TOWN

 Department of Indigenous Affairs Government of Western Australia		Aboriginal Heritage Inquiry System Survey Report Catalogue		 DEPARTMENT OF INDIGENOUS AFFAIRS	
Report ID	Catalogue Number	Title	Author	Old Ref No.	
19243	HSR GM 1998 MIT [OWE]	Geraldton Southern Transport Corridor east-west alignment environmental assessment and management plan	ERM Mitchell McCotter	0819 01	
20798	HSR GM 2003 THI	Geraldton Southern Transport Corridor Project Contract No 698/01 Section 18 Application	Thiess Pty Ltd	1697 04	
17654	HSR GM 1998 MAR	Report on a survey for archaeological sites in the area between Allanooka Summit WaterTank and the Oakalee offtake, WA, to be impacted by the construction of a water pipeline	Marmion, D	0358 00	
104295	HSR GM 1996 SCH [OWE]	The Aboriginal Cultural Heritage of the Geraldton Coastal Area, June 1996.	Schwede, M.	96 066	

PART LOT 198, LOTS 398, 9500, 1883, 1884, 1954 AND 1955
FAIRFAX DRIVE, PLACE ROAD AND TOBIN WAY, MORESBY, STRATHALBYN AND WOORREE

POPPY CORP PTY LTD / KIAMA GROVE PTY LTD

GRA REF. 5126