

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:

24 JUNE 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

LEGEND

- ORIGINAL LOT BOUNDARIES
- NARNGULU WASTE DISPOSAL FACILITY BUFFER
- NARNGULU INDUSTRIAL ESTATE BUFFER
As shown on the Greater Geraldton Structure Plan 1999.
- 10m WIDE EASEMENT IN FAVOUR OF THE WATER CORPORATION FOR OVERLAND WATER RETICULATION MAIN
- 5m WIDE ACCESS EASEMENT FOR HIGH PRESSURE GAS PIPELINE.
The gas pipeline easement area must be kept clear at all times and gates are to be installed in any fence crossing the existing easement. WestNet Energy and/or WA Gas Networks are to be provided with keys to any locked gates. In addition to the easement, further building conditions/restrictions exist for any construction or excavation (including any other works likely to modify ground levels) within 15m of the gas pipeline. The proponent must contact WestNet Energy prior to construction to obtain a list of their requirements.

LAND USE TRANSITION AREA
Uses compatible with rural residential.

POSSIBLE ROAD CLOSURES

INDICATIVE PRIMARY DISTRIBUTOR ROAD REQUIREMENTS
No subdivision or development until such time as Main Roads WA have finalised resumption requirements.

NOTES

- The minimum lot size shall be 5,000m² with the exception of the portion of Lots 2, 11, 12, 13, 14, 20 and 28 Stansfield Road situated within the Land Use Transition Area shown on the Structure Plan, and the entire area of Lot 3 Stansfield Road, where the minimum lot size may be reduced to 2,000m² with an average lot size of 3,500m².
- Subdivision shall generally be in accordance with this plan.
- Direct vehicle access onto the Southern Transport Corridor will not be permitted.
- Uniform fencing will be required for lots abutting the Southern Transport Corridor.
- The Local Water Management Plan proposes to contain stormwater run-off within central drainage swales constructed within the reserves of the new roads. Design of new roads is required to incorporate drainage swales or other infiltration methods in reserves. Drainage swales or other infiltration methods are not to impinge on access/egress of articulated truck movements.
- A minimum reserve width of 22 metres for new roads shall apply.
- Minor road widening may be required for existing roads to accommodate stormwater drainage. This should be determined at the detailed subdivision stage.
- Road reserve widths are indicative and subject to local variations following detailed civil designs at subdivision stage.
- Assumptions used in the Local Water Management Plan:
 - lots to approx 0.5ha will cater for 1:10 year storm events onsite;
 - Impervious portion of the lot areas is taken at 65%.



FINAL APPROVAL

Adopted for final approval by resolution of the City of Geraldton - Greenough at the Ordinary meeting of the council held on the 15th day of June 2010 and the Common Seal of the City of Geraldton - Greenough was hereunto affixed by the authority of a resolution of the Council in the presence of:

[Signature]
MAYOR

[Signature]
CHIEF EXECUTIVE OFFICER



REVISED NARNGULU INDUSTRIAL ESTATE BUFFER PRECINCT D STRUCTURE PLAN

The Western Australian Planning Commission resolved on 24 June 2010 to approve the Revised Narnngulu Industrial Estate Buffer Precinct D Structure Plan, as a guide for subdivision within the locality.

Signed for and on behalf of the Western Australian Planning Commission

[Signature]
an officer of the Commission duly authorised by the Commission pursuant to section 24 of the Planning and Development Act 2005 for that purpose in the presence of
Witness 24 JUN 2010 Date

date 15 June 2010 job no. 6080 scale 1:7000 @ A3
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GREG ROWE & associates
FOCUSSED ON ACHIEVEMENT

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