## **ENDORSEMENT PAGE**

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

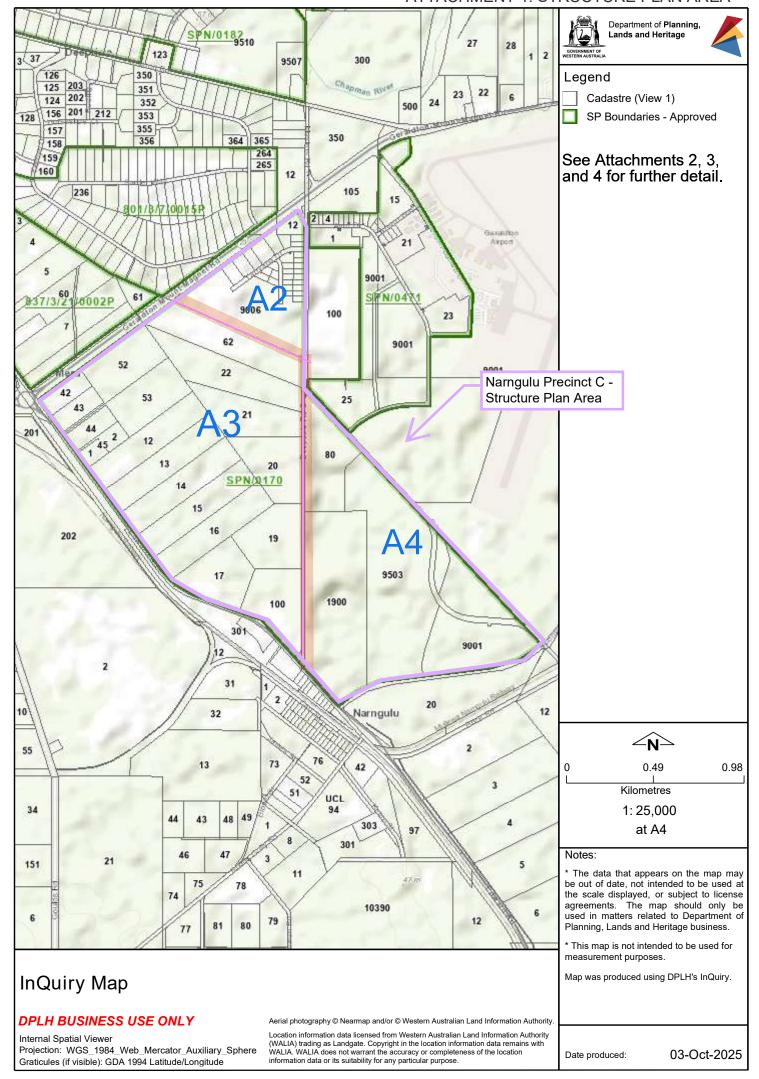
IT IS CERTIFIED THAT THIS STRUCTURE PLAN WAS APPROVED BY RESOLUTION OF THE WESTERN AUSTRALIAN PLANNING COMMISSION ON:

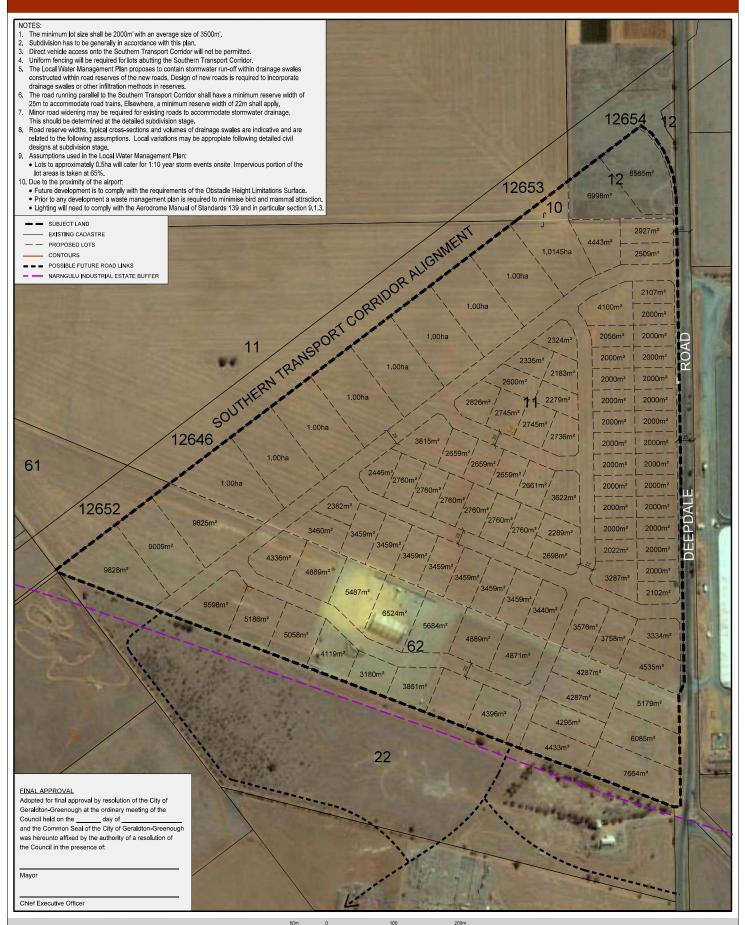
#### 01 MARCH 2011

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

## ATTACHMENT 1: STRUCTURE PLAN AREA





# Narngulu Industrial Estate Buffer Precinct C -Light Industry Structure Plan

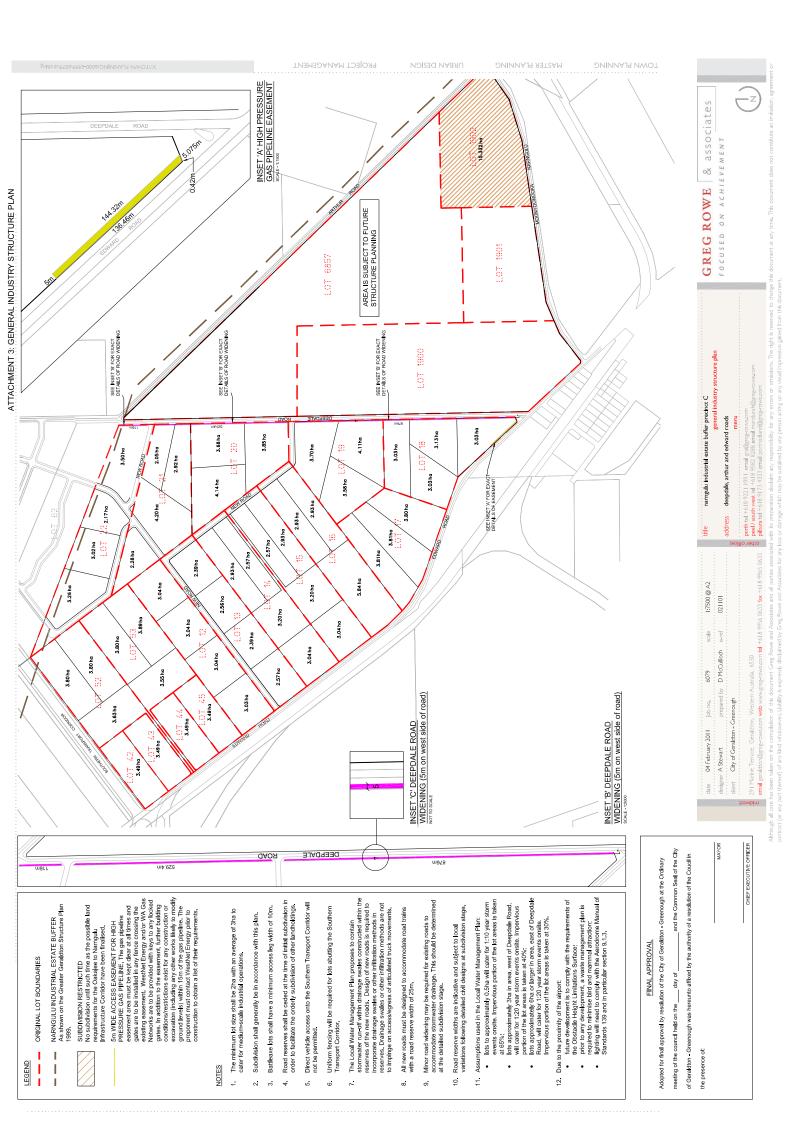


2000				
	1: 2000 @ A1 or 1: 4000 ALL DISTANCES ARE IN ME	@ A3 TRES		
J				
Н	Cross Section removed, Road dimension	K.S.	04,02,2011	
G	Signature Box added	K.S.	09.06.2010	
F	Additional note	K.S.	09.06.2010	
E	Mods to lot bdys (Orginal lots 10 & 12)	K.S.	13.04.2010	
D	Proposed lot sizes	K.S.	13.04.2010	
С	Modification to title, notes & link roads	K.S.	06.04.2010	
В	Notes and Cross Section	K.S.	06.04.2010	
Α	Modifications from Council	K.S.	01.04.2010	
REVISION	DESCRIPTION	DRAFTER	DATE	

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OF THIS DOCUMENT IN ANY FORM WHATSOEVER IS

ORIGINAL PLANNER:	S.T.	
ORIGINAL DRAFTER:	K.S.	
CREATED DATE:	25.03.2010	
AERIAL DATA:	ECW	
CADASTRAL DATA:	MGA	
TOPOGRAPHIC DATA:	2m CONTOUR INTERVAL	







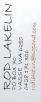
# Notes

- Subdivision shall generally be in accordance with the approved Structure Plan.
- The minimum lot size shall be 2 hectares with an average of 3 hectares to cater to small to medium scale industrial operations.
- Road reserve widths are indicative and should cater for road trains. The final design is subject to detailed civil designs at the subdivision stage.
- Due to proximity of the airport:
- future development is to comply with the requirements of the Obstacle Height Limitations Surface;
- development is to comply with the waste management plan (refer attachment 5) to minimise bird and mammal attraction; and
- lighting is to comply with the Aerodrome Manual of Standards 139 and in particular section 9.1.3.
- Assumptions used in the Local Water Management Plan:
- all lots will cater for the 1:20 year storm event on site. Impervious portion of the lot areas is taken at 50%; and
- for the 1:100 year storm event, runoff is stored and infiltrated in the road drainage swale.
- 6. The Local Water Management Plan proposes to contain stormwater run-off with drainage swales constructed within the road reserves of existing and proposed road reserves. Design of new roads is required to incorporate drainage swales or other infiltration methods in reserves. Drainage swales and/or other infiltration methods are not to impinge on access/egress of articulated truck movements.
- 7. Development is limited to 'dry' industry. Developments creating wastewater greater than 540 litres per day per 2,000m² of lot size are not permitted. Any industry seeking to create wastewater greater than this amount should develop disposal options that are to the satisfaction of the Health Department of WA and the City. This may include connection to sewer.
- Development within the 0-200m, 200-500m and +500m radii is to comply with the Bureau of Meteorology clearance requirements (attachment 6)



| MARNGULU INDUSTRIAL E. | State 1:750 @ A3 | MARNGULU INDUSTRIAL E. | GENERAL INDUSTRY STR. | GENERAL INDUSTRIAL E. | GENERAL E. | GENE

PROJECT C NARNGULU INDUSTRIAL ESTATE BUFFER PRECINCT C GENERAL INDUSTRY STRUCTURE PLAN LOTS 1900,1901,1902 & 6857 NARNGULU, GERALDTON



### ATTACHMENT 5: ZONING AND LOCATION PLAN

