



FINAL APPROVAL

Adopted for the Final Approval by resolution of the City of Greater Geraldton of the ordinary meeting of the Council held on the 27th day of November 2012 and the Common Seal of the City of Greater Geraldton was hereunto affixed by the authority of the resolution of the Council in the presence of:

[Signature]
MAYOR

[Signature]
CHIEF EXECUTIVE OFFICER



LEGEND

- Outline Development Plan site area
- Residential (R60 - Residential Design Code)
- Tourism
- Commercial
- Parks and Recreation (Public Open Space)
- Foreshore Reserve
- Remnant vegetation to be retained in foreshore reserve
- Water Corporation easement
- Footpath
- I-100 Year Flood Level
- Buffer to Greenough River Aboriginal heritage site

Aboriginal Heritage

Any development within the 30m buffer north of the Greenough River will require a Section 18 Application to be lodged in accordance with the Aboriginal Heritage Act.

Landscaping and Height

Landscaping of Public Open Space and road reserve is to be generally in accordance with the Landscape Concept Plan prepared by Emerge Associates.

Commercial Site

A maximum NLA of 1000m² is permitted for the commercial site with the permitted land uses to include a restaurant/cafe, retail and office. Other land uses consistent with the Zoning Table of TPS1A may be permitted at Council discretion. Parking requirements for vehicles and cyclists are to be determined in conjunction with the City of Greater Geraldton at the Development Application Stage, with all parking to be contained on site.

Detailed Area Plans

Detailed Area Plans ("DAP"s) are required to be prepared and endorsed prior to any development of the tourism sites. The DAP shall address:

- Proposed land uses;
- The location, orientation and design of buildings and the space between buildings;
- The interface of the buildings with foreshore areas and adjoining development;
- Vehicular access, parking, loading and unloading areas, and rubbish collection enclosures;
- Advertising signs, lighting and fencing; and
- Landscaping.

Water Management

The approved Local Water Management Strategy shall be implemented by the subdivider and subsequent landowners.

Flood Risk

The Finished Floor Level of all buildings is to be a minimum of 2.5m AHD to mitigate the risk of flooding.

ENDORSEMENT OF LOT 200 GREENOUGH RIVER ROAD, CAPE BURNEY OUTLINE DEVELOPMENT PLAN

The Western Australian Planning Commission resolved on 22 March 2013 to endorse the Outline Development Plan, as a guide for future subdivision within the locality.
Signed for and on behalf of the Western Australian Planning Commission

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:

M. Wierla Witness *1 May 2013* Date



Outline Development Plan

Lot 200 Greenough River Road, Cape Burney