



- Structure Plan Boundary
- School Sites
  - PS Primary School
  - HS High School
  - RCS Roman Catholic School
- Community Facilities
  - Local/Neighbourhood Centre
  - Grouped Dwelling
- Public Open Space
  - Public Open Space
- Drainage
  - Drainage
- Roads to be Closed
  - Roads to be Closed
- DAP
  - ① Hall Road Local Centre/Development Zone
  - ② Medium Density Development - subject to further investigation

DEPARTMENT OF PLANNING  
GERALDTON OFFICE

14 APR 2014

FILE SPN/0216

| LAND USES / SITES                           | LAND AREAS (ha) |
|---|-----------------|
| Gross Area of Structure Plan                | 267.23          |
| Non-Residential Deductions                  |                 |
| Local Centre                                | 1.75            |
| Community Centre                            | 2.00            |
| Drainage Reserves                           |                 |
| > Reserve 48613                             | 0.24            |
| > Reserve 36663                             | 0.40            |
| > Reserve 45727                             | 0.09            |
| > Reserve 48690                             | 0.09            |
| Sub-Total Drainage                          | 0.82            |
| School Sites                                |                 |
| > Primary School                            | 3.98            |
| > High School                               | 8.10            |
| > Private School                            | 8.09            |
| Sub-Total School Sites                      | 20.17           |
| Sub-Total Non-Residential Deductions        | 24.74           |
| Gross Residential Area                      | 242.49          |
| Total required POS (10% of GRA)             | 24.25           |
| Public Open Space may comprise:             |                 |
| Minimum 80% unrestricted                    | 19.40           |
| Minimum 20% restricted                      | 4.85            |
| Public Open Space (unrestricted)            |                 |
| > Site 1                                    | 1.62            |
| > Site 2                                    | 3.67            |
| > Site 3                                    | 3.17            |
| > Site 4 (Reserve 36662)                    | 4.01            |
| > Site 5 (Reserve 50206)                    | 1.17            |
| > Site 6                                    | 0.30            |
| > Site 7 (Reserve 36545)                    | 0.19            |
| > Site 8 (Reserve 36002)                    | 1.10            |
| > Site 9 (Reserve 43314)                    | 8.09            |
| > Site 10 (Reserve 48689)                   | 0.04            |
| Sub-Total POS (8% unrestricted)             | 23.36           |
| Public Open Space (restricted)              |                 |
| > Site 11                                   | 0.89            |
| Sub-Total POS (2% restricted)               | 0.89            |
| Sub-Total POS (unrestricted and restricted) | 24.25           |
| Net Residential Area                        | 218.24          |

ENDORSEMENT OF WAGGRAKINE RESIDENTIAL ESTATE STRUCTURE PLAN MODIFICATION NO. 1

The Western Australian Planning Commission resolved on 20 March 2014 to endorse the Structure Plan, as a guide for future subdivision and development within the locality.

Signed for and on behalf of the Western Australian Planning Commission

*M. Wiechlan*  
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 *30.4.2014* Date

FINAL APPROVAL  
CERTIFIED THAT THIS STRUCTURE PLAN WAS ADOPTED BY RESOLUTION OF THE COUNCIL OF THE CITY OF GREATER GERALDTON ON 28 JANUARY 2014

*Mayor*  
Mayor, City of Greater Geraldton

*Chief Executive Officer*  
Chief Executive Officer, City of Greater Geraldton

- Primary Distributor
  - Integrator Arterial
  - Future Integrator Arterial
  - Neighbourhood Connector
  - Future Neighbourhood Connector
  - Access Street - Footpath One Side
- Cycle lanes & Footpath both sides
- Shared Path one side and Footpath on Opposite Verge

| Modification Number | Description  | Date Endorsed by Council | Date Endorsed by WAPC |
|---------------------|--|--------------------------|-----------------------|
| 0                   | Original Structure Plan  | 21/12/2010               | 26/07/2012            |
| 1                   | Landwest Modification over Lots 81, 82, 9004 & Pt 8 Landwest Ref 11026-WRESP June 2013 | 28/1/2014                |                       |

TITLE: STRUCTURE PLAN  
ADDRESS: WAGGRAKINE RESIDENTIAL ESTATE  
SCALE: 1:5000 @ A1