

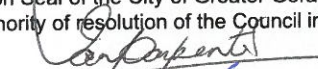

LEGEND

- Proposed Lots - 33
 - Minimum Lot Size - 2.0 hectares
 - Average Lot Size - 3.04 hectares (excluding lot 33)
 - Minimum Frontage - 50 metres
 - Proposed Road Reserves
 - Proposed Lot Boundaries
 - Existing Lot Boundaries
 - All lot sizes subject to survey
 - 200 metres distance from BOM Station
 - 500 metres distance from BOM Station
 - High Pressure Gas Pipeline Easement
- Easement - 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. ATCO Gas are to be provided with keys to any locked gates. In addition to the easement, prior to development or subdivision of land a Risk Assessment is required to be carried out in accord with AS 2885 under the direction of ATCO Gas to determine lots affected by proximity to high pressure gas line. Lots affected will require the approval of a Detailed Area Plan to the satisfaction of ATCO Gas and the City and a section 70a Notification may be requested on the title.

Notes

1. Subdivision shall generally be in accordance with the approved Structure Plan.
2. The minimum lot size shall be 2 hectares with an average of 3 hectares to cater to small to medium scale industrial operations.
3. Road reserve widths are indicative and should cater for road trains. The final design is subject to detailed civil designs at the subdivision stage.
4. 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.
5. 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.
8. Development within the 0-200m, 200-500m and +500m radii is to comply with the Bureau of Meteorology clearance requirements (attachment 6).

Adopted for final approval by resolution of the City of Greater Geraldton at the ordinary meeting held on the 28th day of February 2012 and the Common Seal of the City of Greater Geraldton was hereunto affixed by the authority of resolution of the Council in the presence of:

 MAYOR
 CHIEF EXECUTIVE



DATE 20th JULY 2012
 SCALE 1:750 @ A3
 DRAWN ROD
 CHECKED STEVE

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



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