

2.0 Site Description

2.1 Overview

Summary of Site	
Local Authority	City of Greater Geraldton
Address	No.25 Horwood Road, Woorree
Cadastral	Lot 206 on Deposited Plan 40727
Certificate of Title	Volume 2595 Folio 770
Registered Proprietor	Homeport Geraldton Pty Ltd (formerly CPG02 Pty Ltd)
Land Area	10.7954 hectares
Frontages	Horwood Road: 117.52 metres Webborton Road Extension: 326.76 metres
Existing Land Use	Vacant Land

Table 1: Site Summary

2.2 Context

The site is located 3.5 kilometres east of Geraldton in the locality of Woorree, in the City of Greater-Geraldton ('City'). Geraldton Airport is 4.5 kilometres to the east.

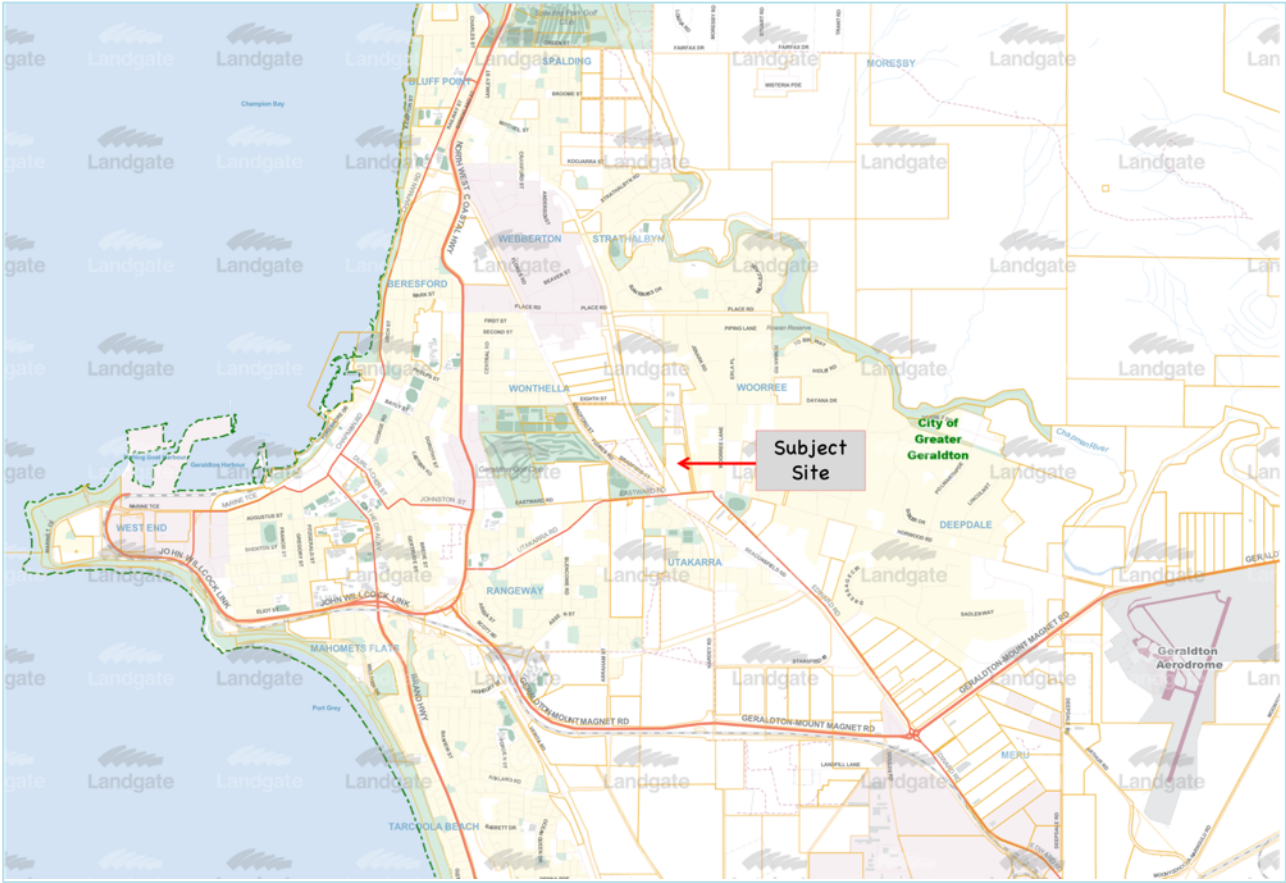


Figure 1: Regional Context

The surrounding area is characterised by a mix of land uses. To the east is the Woorree rural-residential estate while the area to the south is characterised by a mix of residential and light industrial uses. Webberton industrial estate is situated to the north while the area to the west is used for various recreation activities.



Figure 2: Local Context

The site's southern boundary fronts Horwood Road while the south-west boundary abuts a road reserve set aside for the north-south extension of Webberton Road (also known as the 'North-South Bypass Road'). Western Power's Geraldton Depot abuts the site's northern, eastern and western boundaries, with overhead transmission lines running parallel to the site's northern and eastern boundaries. The Western Power land to the east of the site provides a 40 metre wide buffer to rural-residential properties to the east.



Figure 3: Site and Surrounds

2.3 Characteristics

The southern portion of the site is vacant and has been cleared of vegetation following the recent commencement of earthworks for Homeport Stage 1. One (1) tree remains near the site's south-east corner.

The site of the Service Station rises by 2 metres from a level of approximately 23 metres fronting Horwood Road to 25 metres AHD along the northern boundary. A retaining wall is being constructed parallel to the northern boundary as part of the works for Homeport Stage 1.

The site does not have any environmental attributes. The site is connected to reticulated water and power, with the nearest sewer being 400 metres to the west.

The site of the Service Station is not affected by easements for services.

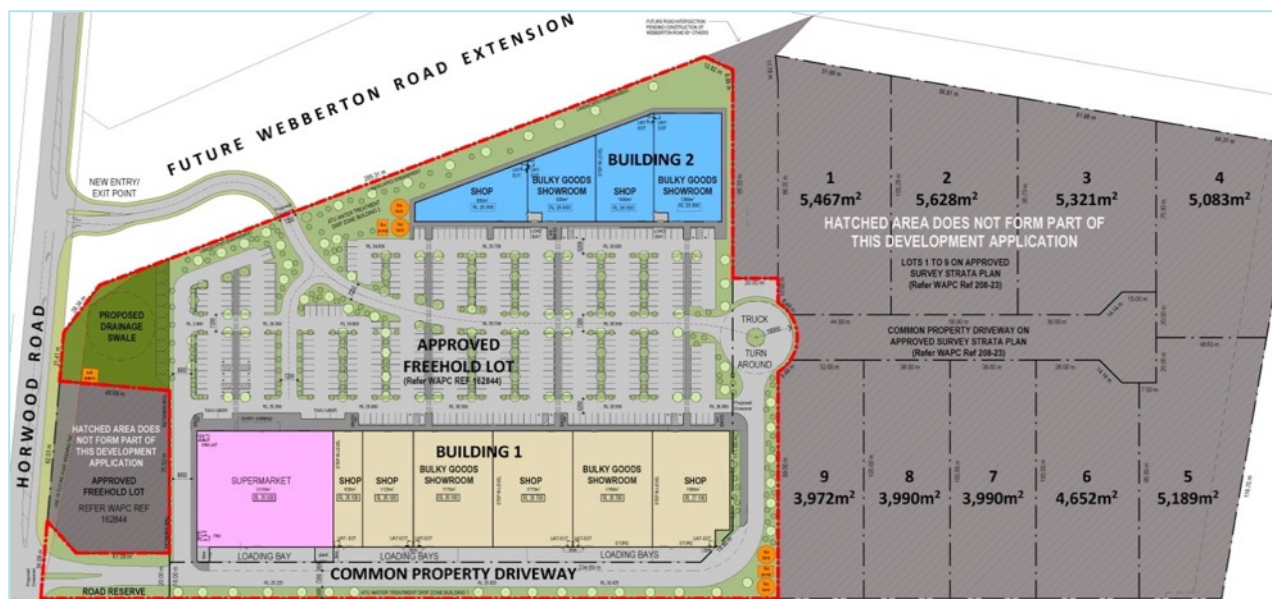


Figure 6: Stage 1 Homeport (Approved March 2024)

3.2 Proposed Development

This Application seeks approval to construct a Service Station on a portion of the site fronting Horwood Road.

The proposed Service Station, which is generally positioned within approved freehold Lot 3, will have a finished ground level of approximately 24 metres AHD and comprise six (6) fuel bowers for domestic cars and two (2) fuel bowers for trucks.

Three vehicle entry / exit points are proposed:

- A left-in slip-lane (entry only) from the eastbound lanes of Horwood Road;
- An entry (only) driveway from the car park for Homeport Stage 1; and
- An entry / exit driveway from the new road abutting the site's eastern boundary.

The centrally positioned kiosk will occupy an area of 175m² and includes a display / sales area (50m²), counter / food service area, kitchen, back-of-house facilities and a service yard / bin store.

In addition to the fuel bowser bays, 11 car bays are proposed to the front and rear of the kiosk, one (1) air / water bay is proposed off the driveway to the south of the kiosk, and a loading bay (1) is positioned on the north side adjacent to the service yard / bin store.

Landscaping is proposed to the perimeter of the Service Station, including the retention of an existing tree near the south-east corner. A pylon sign will be installed in the landscaped area abutting Horwood Road while two water tanks will be installed at the north-east corner of the Service Station site. Provision will also be made within the site for installation of below ground fuel tanks, stormwater soakwells and a septic tank.

The Service Station will operate 7 days a week, between the hours of 6am and 10pm.

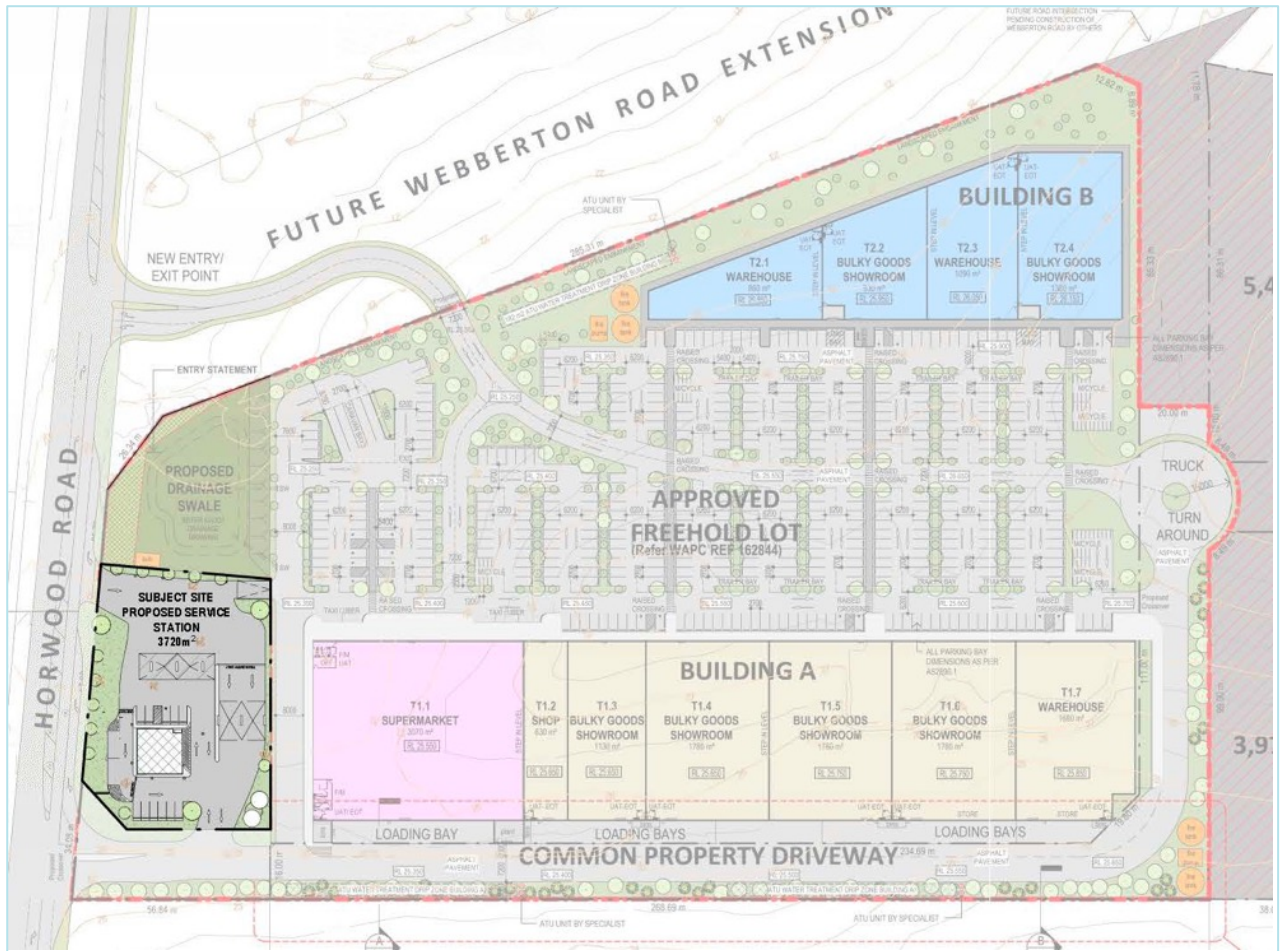


Figure 7: Site of Proposed Service Station within Homeport