



FOR INFORMATION ONLY

REVISIONS		REFERENCE DRGS	
No.	DATE	DESCRIPTION	APPD.

DRG. No	TITLE

This drawing is confidential and shall only be used for the purposes of this project. The signing of this title block confirms the design and drafting of this project have been prepared and checked in accordance with the AECOM Quality Assurance system to ISO 9001:2000.

DESIGNED	G VIVEKANANDA	CHECKED	M MACLEAN
DRAWN	G VIVEKANANDA	CHECKED	M MACLEAN
APPROVED	P MIRHAGALLA	DATE	16/07/13
Datum		Survey	

**AECOM**

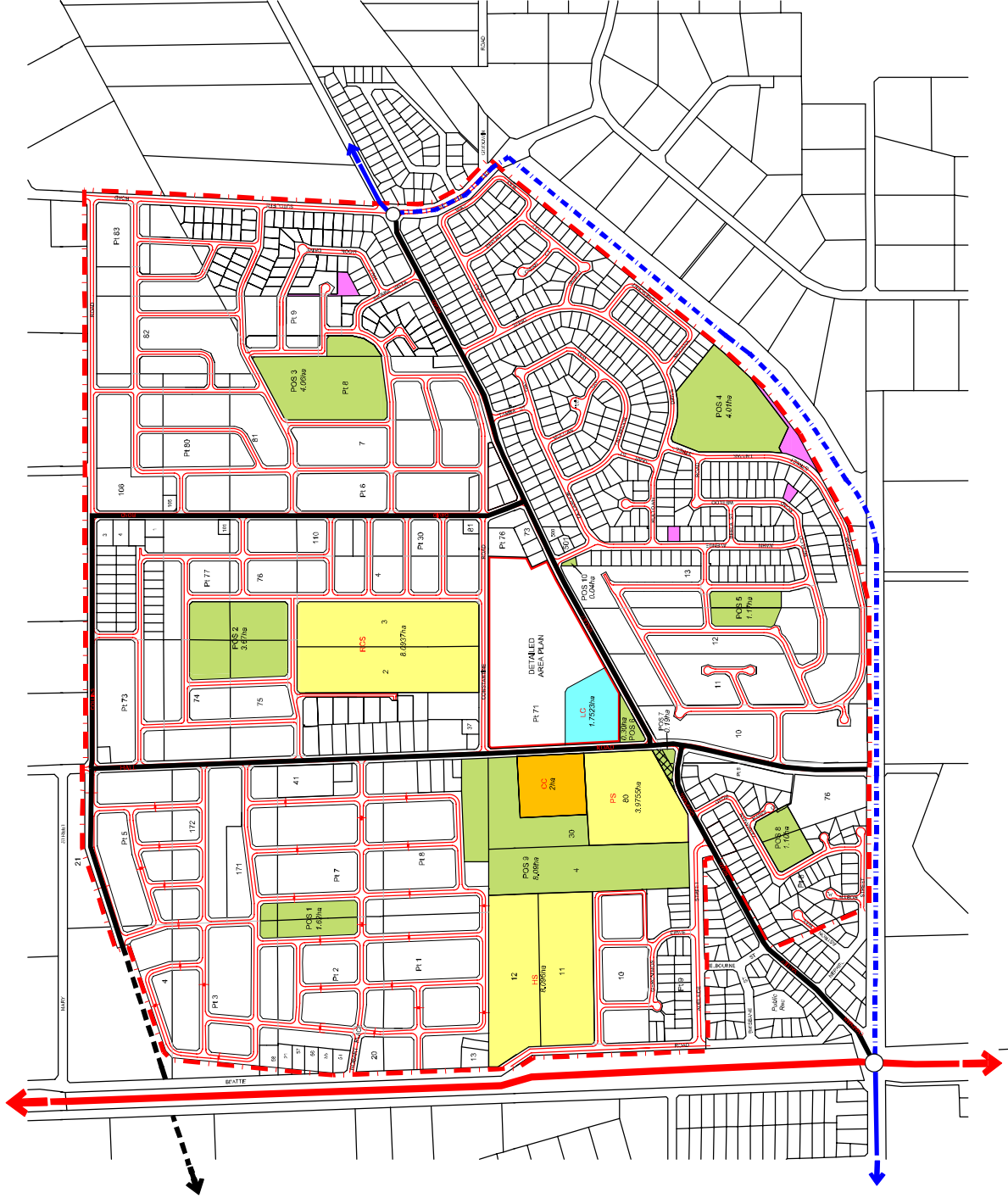
AECOM Australia Pty Ltd A.B.N. 20 093 846 925

Client  
**CITY OF  
 GREATER  
 GERALDTON**

SEWAGE INFRASTRUCTURE PLANNING			
WAGGRAKINE RESIDENTIAL ESTATE KEY PLAN & LOCALITY PLAN			
Scale		Dwg No	
A1-NTS	A3-NTS	60297775-SKT-000	Rev. A

# LEGEND

- Structure Plan Boundary
- School Sites**
  - PS Primary School
  - HS High School
  - RCS Roman Catholic School
  - Community Facilities
- Local/Neighbourhood Centre
- Public Open Space
- Drainage
- Hall Road Local Centre/Development Zone Detailed Area Plan to be adopted prior to subdivision and / or development
- Roads to be Closed



LAND USES / SITES	LAND AREA (ha)
<b>Gross Area of Structure Plan</b>	<b>267.23</b>
<b>Non-Residential Dedications</b>	
Local Centre	1.75
Community Centre	2.00
Drainage Reserves	0.24
» Reserve 366/3	0.40
» Reserve 457/2	0.09
» Reserve 486/3	0.02
» Reserve 486/0	0.02
Sub-Total Drainage	0.62
School Sites	3.58
» Primary School	8.10
» High School	8.09
» Private School	20.17
Sub-Total School Sites	24.44
Sub-Total Non-Residential Dedications	24.44
<b>Gross Residential Area</b>	<b>242.49</b>
<b>Public Open Space</b>	
» Site 1	1.62
» Site 2	3.67
» Site 3	4.06
» Site 4 (Reserve 266/2)	4.01
» Site 5 (Reserve 502/6)	1.17
» Site 6	0.30
» Site 7 (Reserve 366/4)	0.19
» Site 8 (Reserve 360/2)	1.10
» Site 9 (Reserve 433 /4)	8.09
» Site 10 (Reserve 466/8)	0.04
Sub-Total POS (10%)	24.25
Required POS (10%)	24.25
<b>Net Residential Area</b>	<b>218.24</b>

### FINAL APPROVAL

Adopted for the Final Approval by resolution of the City of Greater Geelong on the 10th day of March 2012. The Mayor of the City of Greater Geelong is: **Mr. Peter Watts**, Mayor. The Common Seal of the City of Greater Geelong was placed hereon by the authority of the resolution of the Council on the 10th day of March 2012.

MAYOR

CHIEF EXECUTIVE OFFICER



**Greg Rowe & Associates**  
 FOCUSED ON ACHIEVEMENT  
 7/1 Hume Terrace, Geelong, Western Australia, 6530  
 email: [greg@gregrowe.com](mailto:greg@gregrowe.com) web: [www.gregrowe.com](http://www.gregrowe.com) tel: +61 8 9956 0633 fax: +61 8 9956 0633  
 geelong: +61 8 9221 1971 email: [greg@gregrowe.com](mailto:greg@gregrowe.com)  
 port: +61 8 9582 0288 email: [mel@gregrowe.com](mailto:mel@gregrowe.com)  
 south: +61 8 921 1971 email: [greg@gregrowe.com](mailto:greg@gregrowe.com)  
 north: +61 8 921 1971 email: [greg@gregrowe.com](mailto:greg@gregrowe.com)  
 west: +61 8 921 1971 email: [greg@gregrowe.com](mailto:greg@gregrowe.com)  
 east: +61 8 921 1971 email: [greg@gregrowe.com](mailto:greg@gregrowe.com)

10/04/2012  
 15:00:04  
 5/73  
 prepared by: **D. McCulloch** certf. OR1002  
 checked by: **C. Green**  
 7/1 Hume Terrace, Geelong, Western Australia, 6530  
 email: [greg@gregrowe.com](mailto:greg@gregrowe.com) web: [www.gregrowe.com](http://www.gregrowe.com) tel: +61 8 9956 0633 fax: +61 8 9956 0633  
 geelong: +61 8 9221 1971 email: [greg@gregrowe.com](mailto:greg@gregrowe.com)  
 port: +61 8 9582 0288 email: [mel@gregrowe.com](mailto:mel@gregrowe.com)  
 south: +61 8 921 1971 email: [greg@gregrowe.com](mailto:greg@gregrowe.com)  
 north: +61 8 921 1971 email: [greg@gregrowe.com](mailto:greg@gregrowe.com)  
 west: +61 8 921 1971 email: [greg@gregrowe.com](mailto:greg@gregrowe.com)  
 east: +61 8 921 1971 email: [greg@gregrowe.com](mailto:greg@gregrowe.com)

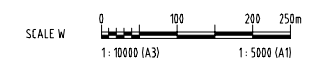
- Primary Distributor
- Integrator Arterial
- Future Integrator Arterial
- Neighbourhood Connector
- Future Neighbourhood Connector
- Access Street - Footpath One Side
- Cycle lanes & Footpath both sides
- Shared Path one side and Footpath on Opposite Verge
- Access Street - Footpath One Side



- LEGEND**
- - - CATCHMENT BOUNDARY
  - MAIN SEWER
  - EXISTING SEWER
  - SCHOOL SITES
  - COMMUNITY FACILITIES
  - LOCAL/ NEIGHBOURHOOD CENTRE
  - PUBLIC OPEN SPACE

PLAN  
1:5000

**FOR INFORMATION ONLY**



REVISIONS	NO.	BY	DATE	DESCRIPTION	APPD.	DRG. No.	TITLE
	B	GV	16/07/13	RE-ISSUED FOR DISCUSSION	PM		
	A	GV	16/07/13	ISSUED FOR DISCUSSION	PM		

This drawing is confidential and shall only be used for the purposes of this project. The signing of this title block confirms the design and drafting of this project have been prepared and checked in accordance with the AECOM Quality Assurance system to ISO 9001:2000.

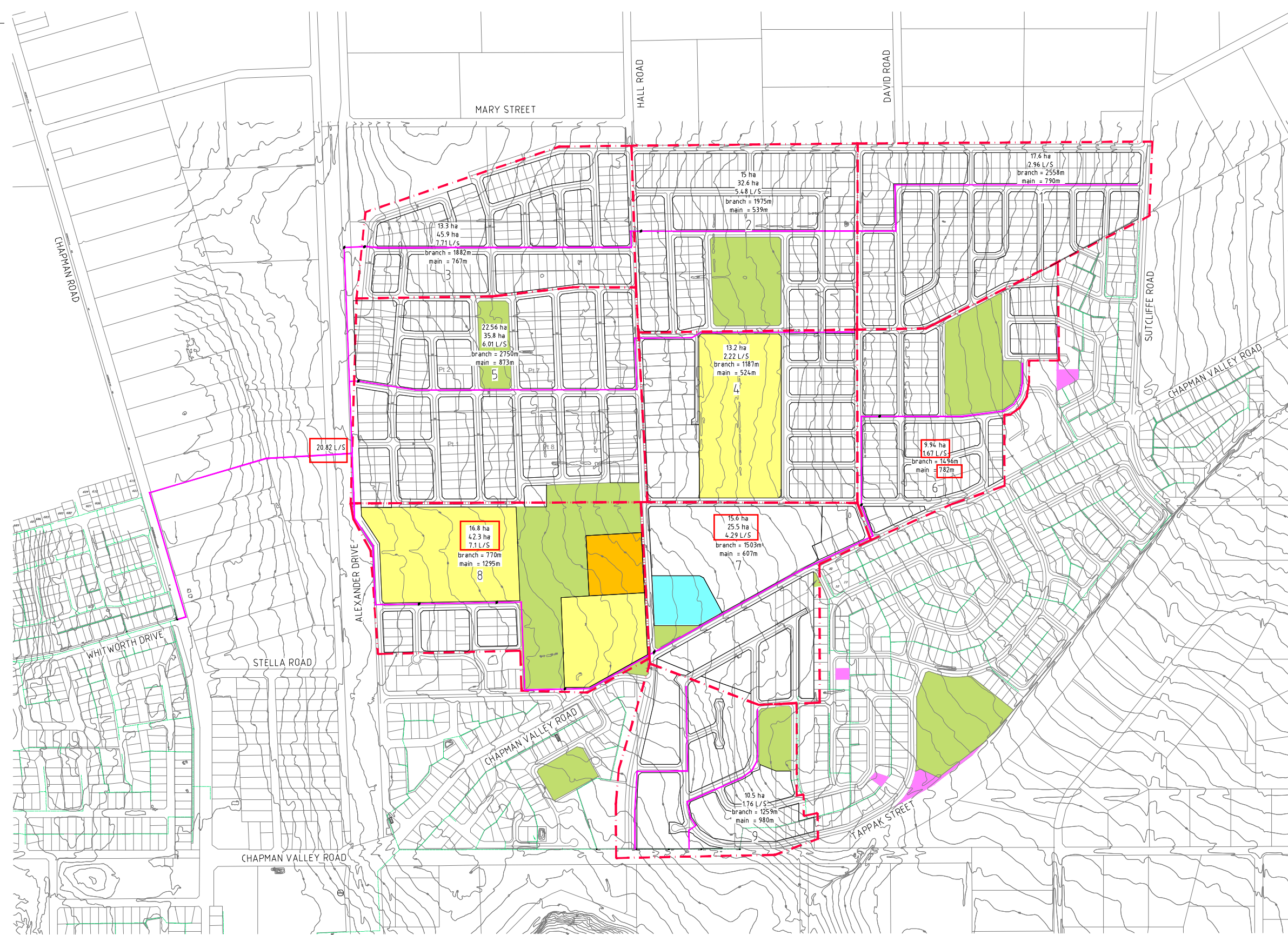
DESIGNED	G VIVEKANANDA	CHECKED	M MACLEAN
DRAWN	G VIVEKANANDA	CHECKED	M MACLEAN
APPROVED	P MIRIHAGALLA	DATE	16/07/13
Datum		Survey	

**AECOM**

AECOM Australia Pty Ltd A.B.N. 20 093 846 925

Client  
**CITY OF  
GREATER  
GERALDTON**

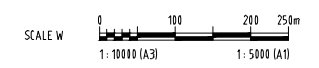
<b>SEWAGE INFRASTRUCTURE PLANNING</b>		Scale A1-1:5000 A3-1:10000	Org No. <b>60297775-SKT-001</b>	Rev <b>B</b>
<b>WAGGRAKINE RESIDENTIAL ESTATE SEWER LAYOUT OPTION 1</b>				



- LEGEND**
- - - CATCHMENT BOUNDARY
  - MAIN SEWER
  - - - EXISTING SEWER
  - SCHOOL SITES
  - COMMUNITY FACILITIES
  - LOCAL / NEIGHBOURHOOD CENTRE
  - PUBLIC OPEN SPACE

PLAN  
1:5000

FOR INFORMATION ONLY



No.	BY	DATE	DESCRIPTION	APPROD	DRG. No	TITLE
C	GV	01/08/13	RE-ISSUED FOR DISCUSSION	PF		
B	GV	16/07/13	RE-ISSUED FOR DISCUSSION	PM		
A	GV	16/07/13	ISSUED FOR DISCUSSION	PM		

REFERENCE DRGS.	DRG. No	TITLE

This drawing is confidential and shall only be used for the purposes of this project. The signing of this title block confirms the design and drafting of this project have been prepared and checked in accordance with the AECOM Quality Assurance system to ISO 9001:2000.

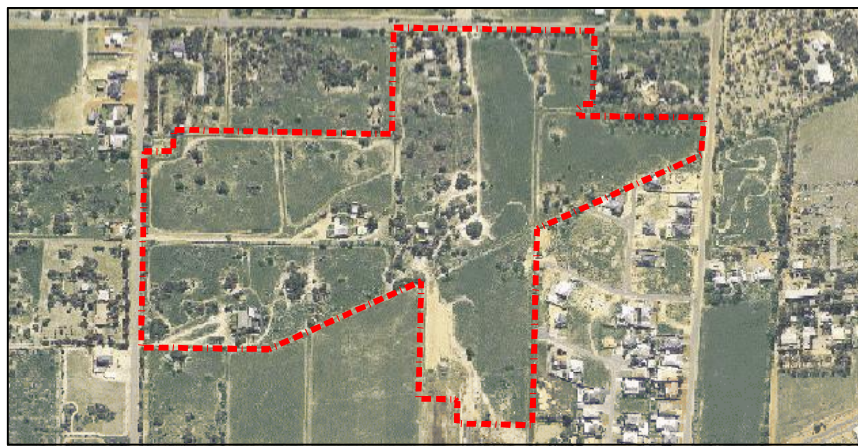
DESIGNED	CHECKED		
DRAWN	G VIVEKANANDA	CHECKED	M MACLEAN
APPROVED	P MIRIHAGALLA	DATE	16/07/13
Datum	Survey		

**AECOM**

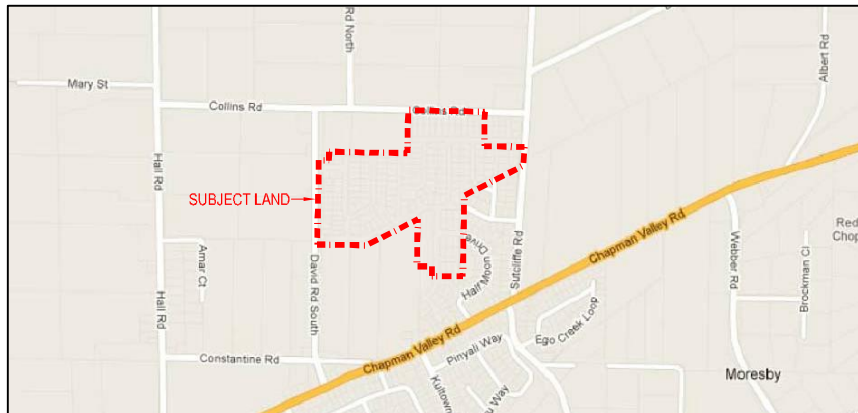
AECOM Australia Pty Ltd A.B.N. 20 093 846 925

Client  
**CITY OF  
GREATER  
GERALDTON**

<b>SEWAGE INFRASTRUCTURE PLANNING</b>	
<b>WAGGRAKINE RESIDENTIAL ESTATE SEWER LAYOUT OPTION 2</b>	
Scale A1-1:5000    A3-1:10000	Rev. C
Org No. 60297775-SKT-002	



DATE OF AERIAL PHOTOGRAPHY - 2010



LOCALITY SOURCE - GOOGLE MAPS

**SUBDIVISION CALCULATIONS**

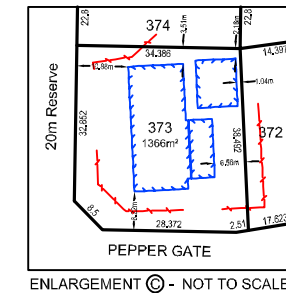
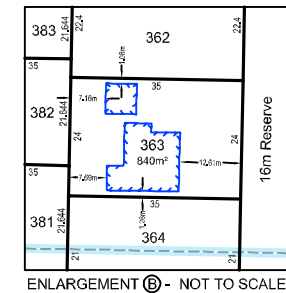
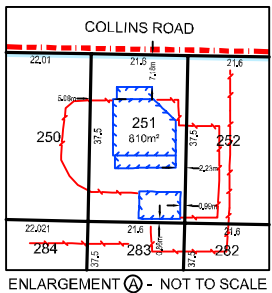
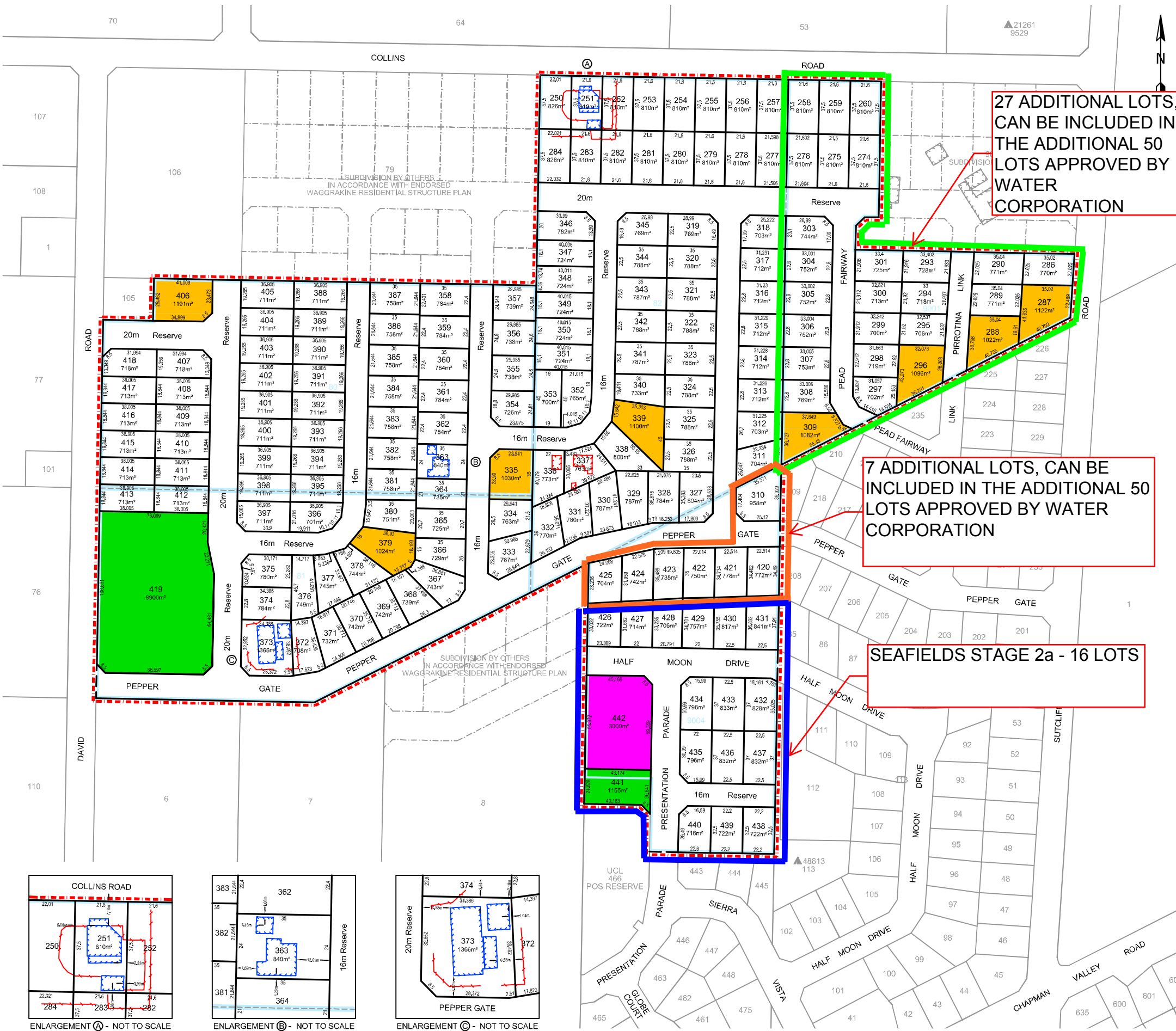
GROSS SUBDIVISIONAL AREA	19.31ha
PROPOSED LOT YIELD	174
AREA OF PROPOSED ROAD	4,5623ha
LENGTH OF PROPOSED ROAD	2661m
POS PROVISION	Refer POS Schedule
MINIMUM LOT SIZE	700m <sup>2</sup>
AVERAGE LOT SIZE (3.75% Variation)	770m <sup>2</sup>
CITY OF GREATER Geraldton TOWN PLANNING SCHEME No 5 ZONING	Residential R12.5
MINIMUM LOT SIZE FOR ZONING	700m <sup>2</sup>
AVERAGE LOT SIZE FOR ZONING	800m <sup>2</sup>
GROUPED HOUSING DEVELOPMENT	In accordance with provisions of Clause 5.3

- - - - - SUBJECT LAND BOUNDARY
- - - - - EXISTING CADASTRAL BOUNDARY PARCELS
- - - - - EXISTING CADASTRAL BOUNDARY
- - - - - SUBDIVISION BOUNDARY BY OTHERS
- - - - - EXISTING STRUCTURES (To be retained - position derived from survey)
- - - - - EXISTING STRUCTURES (To be removed - position derived from aerial photography only)
- - - - - GROUPED HOUSING Subject to Local Authority Approval Clause 5.3 of TPS No. 5
- - - - - GROUPED HOUSING Subject to Local Authority Approval DAP required as per endorsed Structure Plan
- - - - - Public Open Space (Refer POS Schedule)

**POS Schedule (For Total Development Area)**

Site Area (Total Development Area Inc Stage 1 (on DP 64010) Lots 80, 81, 82, 9001, 9004, ex Pt Lot 9 and ex Lot 31)	22.3626ha	
Less Other Zoned Lots	0	
Less Deductions	0	
Gross Subdivisible Area	22.3626ha	
Total POS Contribution	2.236ha	
To comprise <i>Maximum</i>	8% Unrestricted POS Maximum	1.79ha
	2% Restricted Use POS Maximum	0.45ha
POS Provision <i>Actual</i>	Unrestricted POS Lot 466 (on DP 64010)	0.5505ha
	Unrestricted Use Site 3	0.1155ha
	Restricted Use Site 10	20% of 0.89ha
	Cash In lieu provision 62% of 10% (2.24ha)	1.39ha

- NOTES:**
- Development Area - Seafields Estate - Waggrakine.
  - Previous WAPC Approvals applicable 134790; 135334; 136600 & 137943.
  - Stage 1 Development - Lots 443-448, 451-465, 467 and Lot 466 (POS Reserve) created on DP 64010.
  - Subject to adoption of modifications to Waggrakine Residential Structure Plan by City of Greater Geraldton and Western Australian Planning Commission.
  - Dimensions and Areas subject to further pre-calculation and survey.
  - Existing survey information Quantum Surveys Ref: 7253 & 12105.
  - All estate road names as indicated on subdivision plan previously approved Geographic Names Committee.
  - This plan is prepared for the purposes of obtaining planning approval from the WAPC and should not be used for any other purpose. No liability is accepted where the plan is used for purpose other than that included, including marketing of the proposed lots.



27 ADDITIONAL LOTS, CAN BE INCLUDED IN THE ADDITIONAL 50 LOTS APPROVED BY WATER CORPORATION

7 ADDITIONAL LOTS, CAN BE INCLUDED IN THE ADDITIONAL 50 LOTS APPROVED BY WATER CORPORATION

SEAFIELDS STAGE 2a - 16 LOTS

**TITLE:**  
**PROPOSED SUBDIVISION**  
 LOT 80, 81 & 82 ON P 5709, LOT 9001 ON DP 60113  
 AND LOT 9004 ON DP 67952  
 DAVID, COLLINS & SUTCLIFFE ROADS, WAGGRAKINE

**CLIENT:**  
 WESTBROOK ASSETS PTY LTD

**CERTIFICATE OF TITLE(S):**  
 2058-64, 149/139A, 1896-424, 2706/734 & 2773/380

**DATE LAST MODIFIED:**  
 14/03/2013

**SCALE:** 1:2000 @ A2

**LANDWEST**  
 URBAN AND RURAL PLANNING CONSULTANTS

66 Chapman Road Geraldton WA 6530  
 PO BOX 1597 Geraldton WA 6531  
 Email : info@landwest.net.au  
 Phone : (08) 9965 0550  
 Fax : (08) 9965 0559

REV: DATE: DETAILS: BY: APPROVED:

APPROVED: DESIGNED: GMB DRAWN: SD

PLAN: 11026-02

\* This plan remains the property of Landwest and must not be used for any purpose other than which it was prepared for, in relation to the land duly described, Landwest accepts no responsibility for any losses or damages caused to any person/s who may use the information for a purpose for which it was not intended.



SCALE 1:1000

REVISION A  
6 FEBRUARY 2013

SEAFIELDS ESTATE, WAGGRAKINE  
PRELIMINARY PROPOSAL  
SEWER MAINS UPGRADE  
60039381-SKT-2-003

PUMP STN. 'PS9 - 168'  
 WHITEHILL ROAD MANHOLE PUMP STATION  
 REDUCTION '0871 - 168'  
 SEWER DESIGN FLOW - 0.2 L/s  
 EXISTING PUMP RATE - 6.0 L/s  
 LONG TERM PUMP RATE - 6.0 L/s

POINT DRAWINGS TO BE  
 FORWARDED TO PSD WAGGRAKINE  
 IN ULTIMATE DESIGN.

WAGGRAKINE P.S. D  
 PUMP STN. 'PSD - 168'  
 REDUCTION 'E006 - 168'  
 SEWER DESIGN FLOW - 17.5 L/s  
 LONG TERM PUMP RATE - 23.5 L/s

WAGGRAKINE P.S. C  
 PUMP STN. 'PSC - 168'  
 REDUCTION '1075 - 168'  
 SEWER DESIGN FLOW - 48.7 L/s  
 LONG TERM PUMP RATE - 255.3 L/s

PUMP STN. 'P.S. H - 168'  
 REDUCTION 'E004B - 168'  
 SEWER DESIGN FLOW - 5.2 L/s  
 LONG TERM PUMP RATE - 6.9 L/s

PUMP STN. 'PSK2 - 168'  
 W2 SUNSET  
 REDUCTION '1075 - 168'  
 SEWER DESIGN FLOW - 83.6 L/s  
 EXISTING PUMP RATE - 26.0 L/s  
 LONG TERM PUMP RATE - 111.4 L/s

SECTIONS OF  
 225mm SEWER  
 TO BE  
 UPGRADED

PROPOSED  
 REALIGNMENT  
 OF SEWER

© THIS PLAN IS THE PROPERTY OF THE WATER CORPORATION AND NO PART SHALL BE COPIED WITHOUT PERMISSION.

PCID  
 DESIGN FILE

THE INFORMATION ON THIS PLAN IS BASED ON THE BEST DATA AVAILABLE AT DATE OF PRINTING AND IS SUBJECT TO ONGOING REVIEW AND AMENDMENT. NO RESPONSIBILITY IS ACCEPTED BY THE WATER CORPORATION FOR ACCURACY OF DATA SUPPLIED BY EXTERNAL AGENCIES.

LEGEND

- EXISTING PUMPING STATION
- EXISTING PRESSURE MAIN
- EXISTING GRAVITY SEWER
- PROPOSED PUMPING STATION
- - - PROPOSED PRESSURE MAIN
- - - PROPOSED GRAVITY SEWER
- EXISTING SEWERED AREAS
- SEWERED BY PRIVATE PS
- NODE CATCHMENT
- PS AND SEWER CATCHMENTS
- SEWER DISTRICT CATCHMENT
- WWTP CATCHMENT

NOTATION

SEWER DESIGN FLOW - 1.5 x AVERAGE DAILY FLOW RATE  
 PUMP RATE - LONG TERM PUMP RATE OR EXISTING PUMP RATE IF LARGER

100 0 500  
 METRES

SHEET INDEX

1  
 2



ISSUED WITH THE AUTHORITY OF THE MANAGER  
 INFRASTRUCTURE PLANNING BRANCH  
 628 NEWCASTLE STREET, LEEDERVILLE 6007  
 WESTERN AUSTRALIA  
 TELEPHONE (08) 9420 2420, FAX (08) 9420 3179

WASTEWATER SCHEME PLANNING SERIES

WAGGRAKINE - SD168  
 CONCEPTUAL PLANNING  
 LONG TERM SCHEME - SHEET 2 OF 2

PLANNING BY R. APOLONI	COMPILED BY R. APOLONI	ACCEPTED BY T. ZHENG
SCALE 1:10,000	VERSION NOVEMBER 2011	FILE NO. ITI 2006 07136 V01

A1