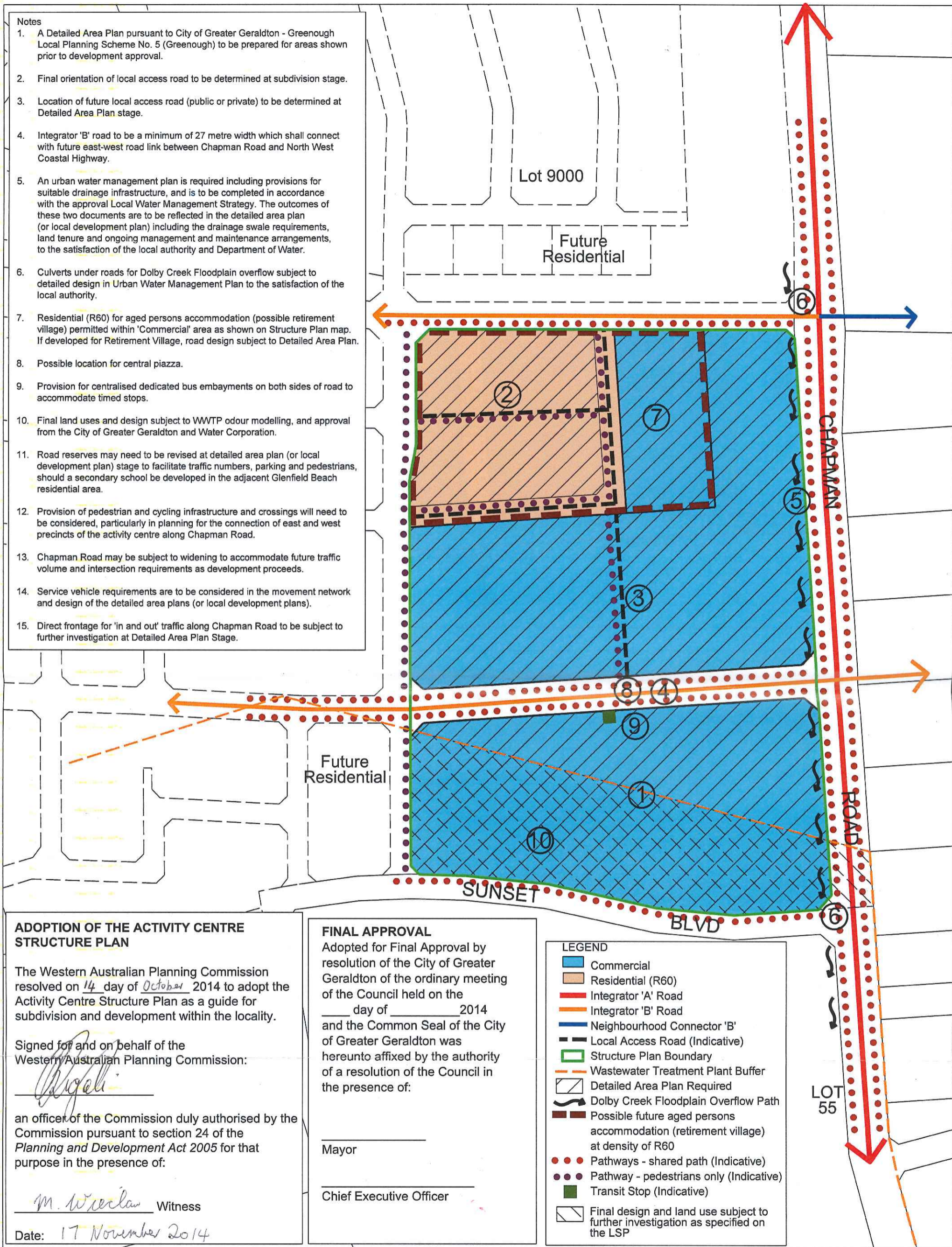


Notes

1. A Detailed Area Plan pursuant to City of Greater Geraldton - Greenough Local Planning Scheme No. 5 (Greenough) to be prepared for areas shown prior to development approval.
2. Final orientation of local access road to be determined at subdivision stage.
3. Location of future local access road (public or private) to be determined at Detailed Area Plan stage.
4. Integrator 'B' road to be a minimum of 27 metre width which shall connect with future east-west road link between Chapman Road and North West Coastal Highway.
5. An urban water management plan is required including provisions for suitable drainage infrastructure, and is to be completed in accordance with the approval Local Water Management Strategy. The outcomes of these two documents are to be reflected in the detailed area plan (or local development plan) including the drainage swale requirements, land tenure and ongoing management and maintenance arrangements, to the satisfaction of the local authority and Department of Water.
6. Culverts under roads for Dolby Creek Floodplain overflow subject to detailed design in Urban Water Management Plan to the satisfaction of the local authority.
7. Residential (R60) for aged persons accommodation (possible retirement village) permitted within 'Commercial' area as shown on Structure Plan map. If developed for Retirement Village, road design subject to Detailed Area Plan.
8. Possible location for central piazza.
9. Provision for centralised dedicated bus embayments on both sides of road to accommodate timed stops.
10. Final land uses and design subject to WWTP odour modelling, and approval from the City of Greater Geraldton and Water Corporation.
11. Road reserves may need to be revised at detailed area plan (or local development plan) stage to facilitate traffic numbers, parking and pedestrians, should a secondary school be developed in the adjacent Glenfield Beach residential area.
12. Provision of pedestrian and cycling infrastructure and crossings will need to be considered, particularly in planning for the connection of east and west precincts of the activity centre along Chapman Road.
13. Chapman Road may be subject to widening to accommodate future traffic volume and intersection requirements as development proceeds.
14. Service vehicle requirements are to be considered in the movement network and design of the detailed area plans (or local development plans).
15. Direct frontage for 'in and out' traffic along Chapman Road to be subject to further investigation at Detailed Area Plan Stage.



ADOPTION OF THE ACTIVITY CENTRE STRUCTURE PLAN

The Western Australian Planning Commission resolved on 14 day of October 2014 to adopt the Activity Centre Structure Plan as a guide for subdivision and development within the locality.

Signed for and on behalf of the Western Australian Planning Commission:

[Signature]

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. Weelaw Witness

Date: 17 November 2014

FINAL APPROVAL

Adopted for Final Approval by resolution of the City of Greater Geraldton of the ordinary meeting of the Council held on the ___ day of ___ 2014 and the Common Seal of the City of Greater Geraldton was hereunto affixed by the authority of a resolution of the Council in the presence of:

Mayor

Chief Executive Officer

LEGEND

- Commercial
- Residential (R60)
- Integrator 'A' Road
- Integrator 'B' Road
- Neighbourhood Connector 'B'
- Local Access Road (Indicative)
- Structure Plan Boundary
- Wastewater Treatment Plant Buffer
- Detailed Area Plan Required
- Dolby Creek Floodplain Overflow Path
- Possible future aged persons accommodation (retirement village) at density of R60
- Pathways - shared path (Indicative)
- Pathway - pedestrians only (Indicative)
- Transit Stop (Indicative)
- Final design and land use subject to further investigation as specified on the LSP

Plan No.: 14511-19
Revision: REV.G

Scale: 1:2500@A3

0 25 50 75

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133 Scarborough Beach Road Mount Hawthorn WA 6010 www.whelans.com.au

**ACTIVITY CENTRE STRUCTURE PLAN
LOT 9000 CHAPMAN ROAD
GLENFIELD**

PLAN 1

DATE DRAWN: 14/11/2014 FILE: 120902 Glenfield District Structure Plan.dgn
DRAWN BY: CdeL V DATUM: AHD
CHECKED BY: JEP H DATUM: MGA94 (50)

