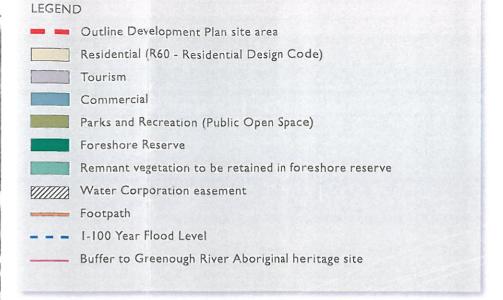
# Outline Development Plan Lot 200 Greenough River Road, Cape Burney

NITOWN PLANNING 6000-6999/6153/DRAFTING/A-INDESIGNI6153\_ODP01A\_20130402 CAPE BURNEYINDD



# Aboriginal Heritage

Any development within the 30m buffer north of the Greenough River will require a Section 18 Application to be lodged in accordance with the Aboriginal Heritage Act.

# Landscaping and Height

Landscaping of Public Open Space and road reserve is to be generally in accordance with the Landscape Concept Plan prepared by Emerge Associates.

A maximum NLA of 1000m<sup>2</sup> is permitted for the commercial site with the permitted land uses to include a restaurant/cafe, retail and office. Other land uses consistent with the Zoning Table of TPS1A may be permitted at Council discretion. Parking requirements for vehicles and cyclists are to be determined in conjunction with the City of Greater Geraldton at the Development Application Stage, with all parking to be contained on site.

### **Detailed Area Plans**

Detailed Area Plans ("DAP"s) are required to be prepared and endorsed prior to any development of the tourism sites. The DAP shall address:

- Proposed land uses;
- The location, orientation and design of buildings and the space between buildings;
- The interface of the buildings with foreshore areas and adjoining development;
- Vehicular access, parking, loading and unloading areas, and rubbish collection enclosures:
- Avertising signs, lighting and fencing; and
- Landscaping.

## Water Management

The approved Local Water Management Strategy shall be implemented by the subdivider and subsequent landowners.

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. Wieclan Witness 1 May 2013 Date

The Finished Floor Level of all buildings is to be a minimum of 2.5m AHD to mitigate the risk of flooding.

GREGROWE & associates

FOCUSED ON ACHIEVEMENT