

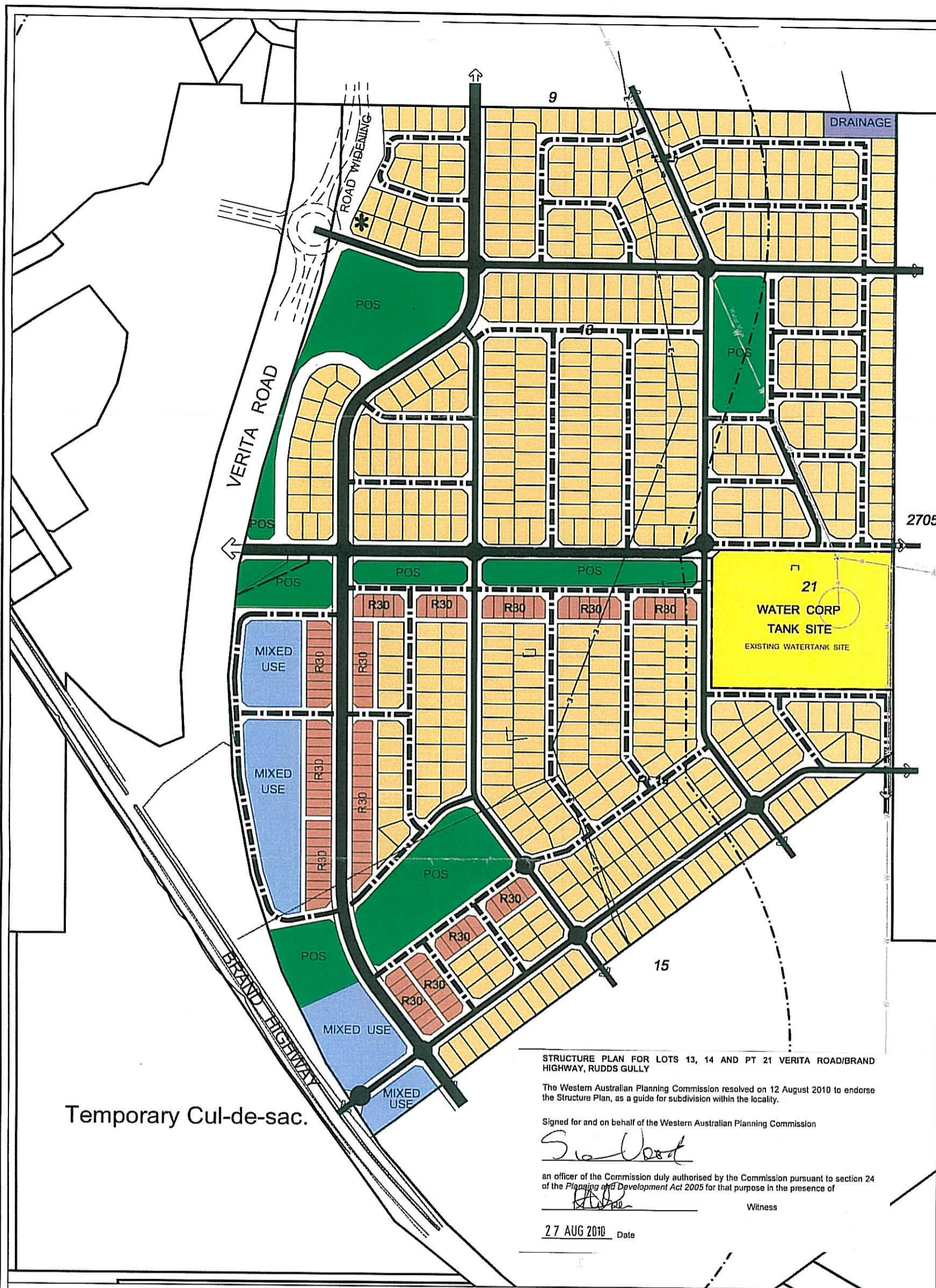
KEY ELEMENTS AND REQUIREMENTS

Subdivision to be consistent with the objectives of this Local Structure Plan, which includes:

- The development of a high quality residential estate at the entrance to the City of Geraldton Greenough.
- The development of a range of residential lot sizes within the R20 and R30 densities and the creation of home sites with optimal solar orientation and enhancement of coastal views.
- The development of a mixed-use precinct that provides for a mix of commercial, business and community uses that front Brand Highway/Verita Road and an appropriate range of higher density housing up to the R60 density.
- Detailed Area Plans will be required to be submitted to Council prior to any subdivision or development occurring within the Mixed Use precincts.
- The development of local and neighbourhood parks that provides for a range of active and passive recreational opportunities.
- Contribution to the construction of Verita Road to be calculated based on WAPC Policy (DC 1.7) and being the payment for half the earthworks and the construction of one carriageway (two lanes) for the length of the road that abuts the LSP area.
- Implementation of the recommendations contained in the Local Water Management Strategy and water sensitive urban design principles.
- Implementation of the recommendations contained in the Acoustic Assessment.
- Temporary Culd-de-sac. Access to Brand Highway subject to completion of Geraldton North-South Highway. Alternative access to Verita Road to be established during the first stage of subdivision.

FINAL APPROVAL
Adopted for final approval by resolution of the City of Geraldton - Greenough at the Ordinary meeting of the council held on the 02 day of MARCH 2010 and the Common Seal of the City of Geraldton - Greenough was hereunto affixed by the authority of a resolution of the Council in the presence of:

[Signature]
MAYOR
[Signature]
CHIEF EXECUTIVE OFFICER



STRUCTURE PLAN FOR LOTS 13, 14 AND PT 21 VERITA ROAD/BRAND HIGHWAY, RUDDS GULLY

The Western Australian Planning Commission resolved on 12 August 2010 to endorse the Structure Plan, as a guide for subdivision 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

[Signature] Witness

27 AUG 2010 Date

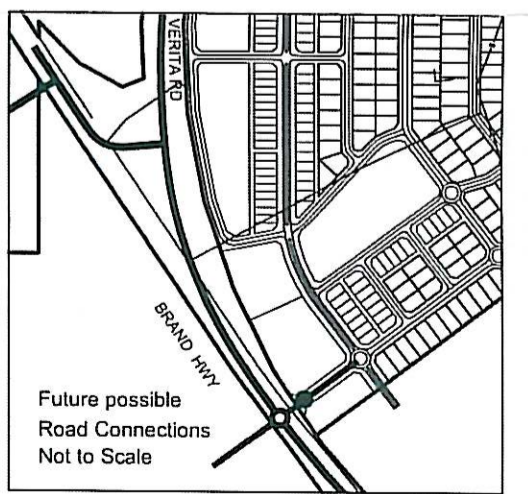
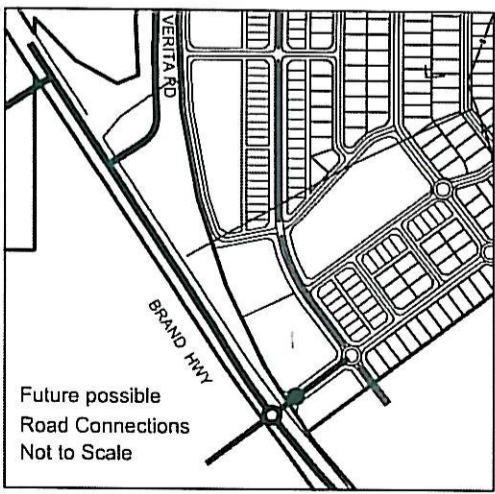
Temporary Cul-de-sac.

Public Open Space Calculations

Total Site Area	71.1298ha
Deductions	
Drainage and Road Widening	0.8998ha
Effective Site Area	70.2300ha
POS (10%)	7.0230ha
may comprise :	
Minimum 80% unrestricted POS	5.6184ha
Maximum restricted use POS	1.4096ha
	7.0230ha
POS Provided	
Unrestricted: Local Parks	0.1911ha
Neighbourhood Parks	5.4906ha
Restricted: Drainage Basin, Local Parks	0.1230ha
Drainage Basin, Neighbourhood Parks	1.2816ha
Total POS Provided	7.0863ha

	Residential R20	35.4228ha
	Residential R30	3.3544ha
	Mixed Use	3.2297ha
	Drainage	0.2589ha
	Public Purpose	3.5434ha
	POS	7.0939ha

- 450m Ped Shed
- Water main
- Possible Corner Store
Location to be determined subject to suitable access arrangements being achievable.



- NOTES:
- 24.4m Road Reserve
 - 18m Road Reserve
 - 15m Road Reserve
 - 6.01m Rear Access Lane

DEPARTMENT OF PLANNING
GERALDTON OFFICE

17 AUG 2010

MGA TOWN PLANNERS

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A3

0 Metres 125

Scale 1:5000

Date: 29 July 2010
Ref: 2490/Des28 Final Structure/A3 Struct

All dimensions and areas subject to survey

Figure 7 - LOCAL STRUCTURE PLAN
LOTS 13, 14 & 21 VERITA ROAD
RUDDS GULLY, SHIRE OF GREENOUGH