



DEVELOPMENT PLAN

LOT 522 ON PLAN 74182, AND LOT 521 MADIGAN ROAD, GAP RIDGE



ROWEGROUP

DOCUMENT CONTROL

Printed 17 December 2014 8123_14dec01R_sf

Version	File Name	Prepared by	Approved by	Date
1	8123_14jun01R_ns	Nathan Stewart	Sean Fairfoul	17/10/2014
1	8123_14dec01R_sf	Nathan Stewart	Sean Fairfoul	3/12/2014

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RECORD OF ENDORSEMENT

CERTIFIED THAT THIS DEVELOPMENT PLAN WAS ADOPTED BY RESOLUTION OF THE WESTERN AUSTRALIAN PLANNING COMMISSION ON:

..... Date

Signed for and on behalf of the Western Australian Planning Commission

.....

an officer of the Commission duly authorised by the Commission pursuant to section 16 of the Planning and Development Act 2005 for that purpose, in the presence of:

..... Witness

..... Date

And by

RESOLUTION OF THE COUNCIL OF THE CITY OF KARRATHA ON

..... Date

And

PURSUANT TO THE COUNCIL'S RESOLUTION HEREUNTO AFFIXED IN THE PRESENCE OF:

.....

Mayor/President,

CITY OF KARRATHA

.....

Chief Executive Officer,

CITY OF KARRATHA

..... Date

This Development Plan is prepared under the provisions of the City of Karratha
[Shire of Roebourne] Town Planning Scheme No. 8





TABLE OF MODIFICATIONS TO DEVELOPMENT PLAN

Modification No.	Description of Modification	Date Endorsed by Council	Date Endorsed by WAPC



EXECUTIVE SUMMARY

This Development Plan applies to Lot 509, Lot 522 on Plan 74182, and Lot 521 Madigan Road, Gap Ridge. It outlines:

- ▲ The location of the Development Plan area; and
- ▲ The land-use, subdivision and development proposed.

The Development Plan encourages the development of a bulky goods retail / showroom area at the corner of Madigan Road and Dampier Highway.

The area to the south of the site is also zoned Development Plan Area and encompasses a transient worker accommodation facility owned and operated by CIVEO Property Pty Ltd on Lot 526, whilst Lot 525 is leased for the purposes of a transient worker accommodation facility operated by Woodside Energy Ltd, Kansai Electric Power Australia Pty Ltd, Woodside Burrup Pty Ltd and Tokyo Gas Pluto Pty Ltd. Once the terms of lease expires for the transient worker accommodation facility on Lot 525 and the CIVEO transient worker accommodation facility ceases operation, the southern portion of the Development Plan Area is expected to be subdivided and developed as a new residential expansion in Gap Ridge. A Development Plan will be prepared for these areas separately.






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4. Traffic Impact Assessment
5. Traffic Technical Note
6. Lot 521 Madigan Rd, Karratha Bulky Goods Site Drainage Channel Advice
7. Assessment of Market Potential
8. Pump Station Servicing Strategy

TECHNICAL APPENDICES

Technical Appendix Number	Document Title	Nature of Document	Referral/Approval Agency	Summary of Document Modifications
3.	Geotechnical Study Proposed Industrial Development Lot 522 Dampier Highway, Karratha	Geotechnical Report	Galt Geotechnics	
4.	Traffic Impact Assessment	Traffic Impact Assessment	Shawmac Consulting Civil & Traffic Engineers, Risk Managers	
5.	Traffic Technical Note	Technical Note	Shawmac Consulting Civil & Traffic Engineers, Risk Managers	
6.	Lot 521 Madigan Rd, Karratha Bulky Goods Site Drainage Channel Advice	Drainage Advice	Jim Davies & Associates Pty Ltd	
7.	Assessment of Market Potential	Market Analysis Report	Macro Plan Dimasi	
8.	Pump Station Servicing Strategy	Servicing Strategy	Cossill & Webley Consulting Engineers	



Part One

STATUTORY SECTION



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1. Development Plan Area

This Development Plan shall apply to Lot 502 and Lot 525 on Plan 55670, Lot 522 on Plan 74182, Lot 526 and Lot 527 on Plan 74184 and Lot 501, Lot 509 and Lot 521 Madigan Road, Gap Ridge being the land contained within the inner edge of the line denoting the Development Plan boundary on Plan 1 – Development Plan.

Specific focus is given on Lot 509, Lot 522 on Plan 74182, and Lot 521 Madigan Road, Gap Ridge, which forms the 'Mixed Business' Zone which will be developed in a two (2) stage process. The remaining land within the Development Plan Area will retain the existing 'Urban Development' zoning under the Scheme until this Development Plan is amended.

2. Development Plan Content

This Development Plan comprises:

a) Part One - Statutory section

This section contains the Development Plan map and statutory planning provisions and requirements.

b) Part Two – Non-statutory (explanatory) section

This section to be used as a reference guide to interpret and justify the implementation of Part One.

c) Appendices – Technical reports and supporting plans and maps.

3. Interpretations and Relationship with the Scheme

Unless otherwise specified in this part, the words and expressions used in this Development Plan shall have the respective meanings given to them in the City of Karratha Town Planning Scheme No. 8 ('the Scheme') including any amendments gazetted thereto.

Plan 1 – Development Plan outlines land use, zones and reserves applicable within the Development Plan area. The zones and reserves designated under this Development Plan apply to the land within it as if the zones and reserves were incorporated into the Scheme.

Pursuant to Clause 7.2.11.2 and Clause 7.2.11.3 of the Scheme:

- a) The provisions, standards and requirements specified under Part One of this Development Plan shall have the same force and effect as if it were a provision, standard or requirement of the Scheme. In the event of there being any variations or conflict between the provisions, standards or requirements of the Scheme and the provisions, standards or requirements of this Development Plan, then the provisions, standards or requirements of the Scheme shall prevail;
- b) Any other provision, standard or requirement of Part One of the Development Plan that is not otherwise contained in the Scheme, shall apply to the Development Plan area as though it is incorporated into the Scheme, and shall be binding and enforceable to the same extent as if part of the Scheme; and
- c) Part Two of this Development Plan and all appendices are to be used as a reference only to clarify and guide interpretation and implementation of Part One.



4. Operation

In accordance with Clause 7.2.11.1 of the Scheme, this Development Plan shall come into operation when it is certified by the Western Australian Planning Commission (WAPC) pursuant to Clause 7.2.11.1(a) of the Scheme or adopted, signed and sealed by the Council pursuant to Clause 7.2.11.1(b) of the Scheme, whichever is the latter.

5. Land Use and Subdivision

Plan 1 – Development Plan outlines land use, zones and reserves applicable within the Development Plan area. The zones and reserves designated under this Development Plan apply to the land within it as if the zones and reserves were incorporated into the Scheme.

5.1 Land Use Permissibility

Land use permissibility within the Development Plan area shall be in accordance with the corresponding zone or reserve under the Scheme, unless specified below.

5.2 Urban Development Zone

5.2.1 Intent

The Urban Development Zone is intended to remain under the present zoning of land as classified under the Scheme. The provisions of the Scheme relating to the Urban Development Zone apply.

5.3 Parks, Recreation and Drainage

5.3.1 Intent

The Parks, Recreation and Drainage Reserve is intended to provide for high quality parks for public use and may include drainage and buffer areas, which is held by the Council.

5.4 Mixed Business Zone

5.4.1 Intent

The Mixed Business Zone is intended to provide for a wide range of showrooms, wholesaling and bulky goods uses, which by reason of their scale, character, operation and land requirements, are not generally appropriate to, or cannot conventionally or economically be accommodated within the Town Centre or Commercial Zones.

No forms of residential development be supported within the Mixed Business Zone (unless an amendment to this Development Plan is approved at a later date).

6. Development

6.1 Development Provisions

6.1.1 Mixed Business Zone Development Provisions

The following provisions apply to all development within the Mixed Business Zone:

6.1.1.1 Architectural Character

- (a) Building facades should be a minimum height of 5m.
- (b) Facades must be designed to address the primary and secondary streets by providing visual interest, permeability and articulation.
- (c) Buildings on corner lots must be designed to address their landmark location through the application of contemporary design, materials and finishes and/or other architectural elements and features.
- (d) No blank walls or extensive service / loading areas are to be exposed to the primary street frontage.

6.1.1.2 Setbacks

- (a) Buildings should provide primary setbacks in accordance with Plan 2 – Setback Plan.
- (b) Side and rear setbacks to be as prescribed by the National Construction Codes (as amended).

6.1.1.3 Parking and Access

- (a) The provision of car parking bays is to be in accordance with TPS 8 and be of a minimum width of 2.7 metres.
- (b) Parking spaces and manoeuvring areas will be designed in accordance with the Australian Standard for off-street parking and paved, kerbed, drained and marked to the satisfaction of the City of Karratha.
- (c) Access to parking areas should be provided within primary setback areas.
- (d) Access should generally be provided in accordance with Plan 3 – Access Plan.

6.1.1.4 Loading and Service Areas

- (a) Loading areas should be located to the rear of developments.
- (b) Storage areas should be screened from view.

6.1.1.5 Signage

- (a) All signage must meet the requirements contained in the Design Guidelines prepared by Landcorp which relate to the Karratha Bulky Goods Area. The provisions of any other adopted guidelines and relevant Scheme provisions also apply.
- (b) Planning Approval may be required in accordance to the Scheme, relevant Local Laws and Local Planning Policies.

6.1.1.6 Landscaping

- (a) Landscaping of the drainage reserves is to be undertaken on a stage by stage basis by the Developer.

- (b) All lots require a 1.0m wide landscaping strip along primary and secondary setback areas, as illustrated on Plan 4 – Development Concept Plan.

6.1.1.7 Staging

- (a) Staging of development is to generally occur in accordance with Plan 5 – Staging Plan.
- (b) Access onto Dampier Highway is indicative only and will be subject to further investigation and consultation with Main Roads Western Australia.
- (c) A temporary cul-de-sac is to be provided at the developed extent of the road reserve within Stage 1. This cul-de-sac is to be removed once the road is extended as part of Stage 2.
- (d) The Stage 2 area, as shown on Plan 5 – Staging Plan is not to be cleared of existing vegetation unless a Clearing Permit from the Department of Environment Regulation or a subdivision of land has been approved by the Western Australian Planning Commission has been granted.

6.1.1.8 Retail Floorspace


- (a) The amount of showroom floorspace Net Lettable Area (NLA) for the Development Plan should be in accordance with Table 1.

Table 1: Retail Floorspace Provision

Centre	Maximum Net Lettable Area	
	Stage 1	Stage 2
Karratha Bulky Goods Area	25,000m ² NLA	*

* Prior to consideration of any additional showroom floorspace within Stage 2 that exceeds the floorspace proposed within Stage 1 the City will require the preparation of a Retail Sustainability Assessment.

- (b) For the purposes of this Development Plan, NLA shall mean the area of all floors confined within the internal finished surfaces of permanent walls but excludes the following areas:
- all, toilets, cleaners' cupboards, lift shafts and motor rooms, escalators, tea rooms and plant rooms, and other storage and service areas;
 - lobbies between lifts facing other lifts serving the same floor;
 - areas set aside as public space or thoroughfares and not for the exclusive use of occupiers of the floor or building;

- 
- areas set aside for the provision of facilities or services to the floor or building where such facilities are not the exclusive use of occupiers of the floor or building.

6.1.1.9 Subdivision

- (a) Subdivision is to be generally consistent with the layout as shown on Plan 6 – Indicative Subdivision Plan.



Part Two

EXPLANATORY SECTION



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Planning Background

1.1 Introduction and Purpose

Rowe Group acts on behalf of Landcorp, and various landowners of Lot 509, Lot 522 on Plan 74182, and Lot 521 Madigan Road, Gap Ridge ('the subject site').

This report has been prepared in support of a Development Plan which will guide the future development of the subject site under the provisions of the City of Karratha Town Planning Scheme No. 8 ('the Scheme').

1.2 Land Description

1.2.1 Location

The subject **site** is located in the Municipality of the City of Karratha approximately 5 kilometres west of the Karratha town centre.

Refer Figure 1 – Regional Location.

The subject site is situated in Gap Ridge and bound by Dampier Highway to the north, Madigan Road to the east, a transient worker accommodation facility to the south and vacant land to the west. All of the aforementioned roads are sealed, gazetted roads.

Refer Figure 2 – Local Location.

1.2.2 Legal Description and Ownership

The subject site comprises two (2) land parcels, being:

- ▲ Lot 509 on Certificate of Title Volume LR3012 Folio 13;
- ▲ Lot 521 on Certificate of Title Volume 2785 Folio 810; and
- ▲ Lot 522 on Certificate of Title Volume 2794 Folio 483.

Lot 509 is currently registered to the State of Western Australia. Lot 521 and Lot 522 are registered to Landcorp.

The subject site has a total land area of approximately 19.275 hectares, with frontages of approximately 862.2 metres to Dampier Highway and approximately 360.7 metres to Madigan Road.

The Development Plan Area also includes a number of allotments further to the south of the subject site, being;

- ▲ Lot 501 on Certificate of Title Volume LR3145 Folio 902;
- ▲ Lot 502 on Certificate of Title 3145 Volume Folio 903;
- ▲ Lot 525 on Certificate of Title Volume LR3162 Folio 579;
- ▲ Lot 526 on Certificate of Title Volume 2812 Folio 336; and
- ▲ Lot 527 (74184) on Certificate of Title Volume LR3162 Folio 581.

Refer Figure 3 – Site Plan.

1.2.3 Existing Improvements

The subject site is largely vacant, with some remnant vegetation. Please note that there is a permit to clear native vegetation granted under Section 51(e) of the Environmental Protection Act 1986, which authorises Landcorp to clear, subject to certain terms, conditions and restrictions. These conditions include avoiding and minimising the amount of native vegetation to be cleared and weed control. The clearing permit will expire on 27 December 2016.

Refer Appendix 1 – Correspondence from the Department of Environment and Conservation.

1.3 Planning Framework

1.3.1 Zoning and Reservations

Under the provisions of Shire of Roebourne Town Planning Scheme No. 8 ('TPS 8'), the subject site is zoned 'Urban Development' and annotated as 'DA13', which relates to the provisions contained under Appendix 7 of TPS 8. The subject site is also located within the 'Airport Obstacle Height Limitation Area SCA'.

Refer Figure 4 - Zoning Plan.

Sub-Clause 6.4.1 of TPS 8 stipulates:

Before considering any proposal for subdivision or development of land within the Urban Development zone, the Council may prepare or require the preparation of a Development Plan for the entire development area or any part or parts as is considered appropriate by Council.

Appendix 7 of TPS 8 stipulates the following conditions in relation to 'DA13':

1. *An approved Development Plan together with all approved amendments shall apply to the land in order to guide subdivision and development.*
2. *To provide for showroom, transient worker accommodation, recreation and future residential development.*
3. *The City may require any expansion of existing transient worker accommodation to be subject to the approval of a Development Plan illustrating how the development can be adapted for future permanent residential development.*
4. *The City may require a Development Plan addressing interface issues, shared access and servicing prior to approving any showroom development.*
5. *Land uses classified on the Development Plan apply in accordance with clause 7.2.11.4.*

The subject site is located within the 'Airport Obstacle Height Limitation Area SCA'. Sub-Clause 7.3(b) of TPS 8 states that application within this area shall be referred to the relevant airport managing authority for comment and that no development within the 'Airport Obstacle Height Limitation Area SCA' shall not exceed 45m AHD.

The Development Plan has been prepared in accordance with the provisions contained within Appendix 7 and Appendix 8 of TPS 8. The Development Plan, once adopted by the Shire and endorsed by the Western Australian Planning Commission ('WAPC'), will ensure the subject site is developed in an orderly and proper manner.



1.3.2 Land Use Permissibility

Condition 5 of 'DA13' under Appendix 7 of TPS 8 requires development and use of land to be in accordance with an endorsed Development Plan.

Condition 2 of 'DA13' under Appendix 7 of TPS 8 identifies 'Showroom', 'Transient Worker Accommodation', 'Recreation' and future residential development as preferred uses at the subject site.

Additionally, Sub-Clause 7.2.11.4 of TPS 8 stipulates that under a Development Plan in the areas designated as zones, the permissibility of uses is to be the same as set in the Zoning Table as if those areas were zones under the Scheme having the same designation.

The Development Plan area is divided into two (2) Precincts; the Mixed Business Precinct and the Urban Development Precinct. The proposed Development Plan lists the land use permissibility for both Precincts which allows for a mix of uses, so as not to place too much restriction on future development opportunities.

1.3.3 Local Planning Strategy and Technical Reports

The City of Karratha is yet to release a draft Local Planning Strategy ('the Strategy') for public viewing. The Shire has released a number of technical reports which will influence the Strategy. Therefore, the technical reports have been addressed as part of this Development Plan, as outlined below.

1.3.3.1 Technical Report 2 – Property Market Analysis

In preparing the City of Karratha Local Planning Strategy, the City of Karratha commissioned the preparation of a Property Market Analysis. This Property Market Analysis provides an understanding of the current property market fundamentals in the City of Karratha and an understanding of the current retail supply of floor space in the Shire and the evident demand for such floor space.

The Property Market Analysis outlines that there is a demand for minimal bulky goods retail in the City of Karratha. However, the Property Market Analysis does not consider the lack of bulky goods retail uses within the wider Pilbara Region. As detailed in Section 3.7 of this Report, the proposed Karratha Bulky Goods Area will serve the entire Pilbara Region.

1.3.4 Local Planning Policies


1.3.4.1 Draft Development Design Guidelines

Landcorp has prepared draft Development Design Guidelines which will guide development within the 'Mixed Business' Zone. The City of Karratha may adopt the draft Development Design Guidelines as a Local Planning Policy upon further investigation and consideration of the draft Development Design Guidelines.

1.3.5 Other Regional Plans and Policies

1.3.5.1 Karratha Primary Trade Area Retail and Commercial Strategy

The Karratha Primary Trade Area Retail and Commercial Strategy ('the Commercial Strategy') was prepared by SGS Economics and Planning Pty Ltd in July 2009. The Commercial Strategy provides an analysis of the demand for retail and commercial floorspace in the City of Karratha and to prepare a retail and commercial development strategy for the area's principle towns of Karratha, Dampier, Wickham, Roebourne and Point Samson.



The Commercial Strategy advocates the development of a bulky goods precinct at the subject site with an initial retail floorspace of 5,500m². There is the potential for this retail area to be augmented by the future transfer of the retail floorspace (4,530m²) from the Karratha Industrial Estate. It is envisaged that the GAP Ridge area would have a retail floorspace of somewhere in the order of 12,000m² after 2020.

Whilst the Development Plan will ultimately result in a total of bulky goods retail that would exceed the envisaged 12,000m², as stipulated by the Retail Strategy, the Development Plan proposes a restriction on the staged market driven release of bulky goods retail floorspace. This will ensure that the development at the subject site is developed as demand for bulky goods retail increases.

1.3.5.2 Karratha Area Development Strategy 1998

The Karratha Area Development Strategy 1998 ('the Strategy') identifies four major planning issues facing the City of Karratha and Western Australian State Government:

- ▲ Resolving land and water use conflicts;
- ▲ Accommodating the expansion and diversification of the local and regional economies;
- ▲ Accommodating population growth and associated community infrastructure; and
- ▲ Responding to local Aboriginal interests.

The Strategy identifies the subject site for future residential development. The Development Plan identifies Lot 520 and Lot 507 for transient worker accommodation in facilities in the short to medium term with options for permanent residential in the longer term.

1.3.5.3 Karratha City of the North Plan 2009

The Karratha City of the North Plan 2009 ('KCNP') is a three-phase strategy that will guide the development of future housing, open spaces, commercial activities, tourist accommodation, entertainment and retail areas as well as service infrastructure, transport, education and community facilities.

The subject site is located within the 'Gap Ridge / Seven Mile' Precinct. This Precinct is identified as a 'light industry/administration/accommodation' area by the KCNP. An area approximately corresponding to the area of Lot 505 is marked for bulky goods development; the remainder of the subject site is marked for transient workers accommodation.

The proposed Development Plan is considered to be consistent with the intentions of the KCNP.

1.3.5.4 Karratha Regional Hotspots Land Supply Update 2010


The Karratha Regional Hotspots Land Supply Update 2010 ('KRH') inform on availability of land for future residential, industrial and commercial uses and identifies the planning and infrastructure coordination needed to meet demand.

The KRH identifies the frontages to Dampier Highway and Madigan Drive for commercial/logistics uses and is described as the 'Gap Ridge Bulky Goods Precinct'. The balance of the site area is identified for workforce accommodation (including workforce accommodation and tourism).

The proposed Development Plan is considered to be consistent with the intentions of the KRH.

1.3.5.5 Karratha Coastal Vulnerability Study

The Karratha Coastal Vulnerability Study involves a study of the impacts of future climate change (CZM), calculation of the hydrology around Karratha (JDA), assessment of the shoreline stability



(Damara), modelling of the flooding from storm surge (GEMS) and modelling of the riverine flooding (JDA).

The potential impacts of this study have aided in determining a number of different scenarios for flooding. These include 100 yr ARI scenarios for the years 2010, 2060, 2110. The Shire has advised that it will observe the 2110 scenario in considering its assessment of future development proposals.

1.3.5.6 Karratha Western Bypass

The Karratha Western Bypass will form the a major north south connection bypass between Dampier Highway and Madigan Road and will run along the eastern boundary of the Gap Ridge Industrial Estate. The Karratha Western Bypass is expected to accommodate some 30,000 to 40,000 vehicles per day.

The Karratha Western Bypass will allow for continuous and uninterrupted heavy vehicle movement along Dampier Highway, between the Gap Ridge Industrial Estate and Dampier Harbor to the north. The proposed Karratha Western Bypass is a long term project and is not envisaged to be constructed until after 2020.

The proposed Development Plan incorporates a left-in left-out access onto Dampier Highway. This accessway is located approximately 600m from the Madigan Road and Dampier Highway signalised intersection and will not impact upon vehicle movements through this intersection.

Site Conditions and Constraints

2.1 Biodiversity and Natural Area Assets

The subject site in general terms is predominantly cleared of vegetation. The western portion of Lot 521 does show signs of small shrubs. The subject site shows no signs of significant fauna.

As discussed above, a permit to clear native vegetation granted under Section 51(e) of the Environmental Protection Act 1986, which authorises Landcorp to clear, subject to certain terms, conditions and restrictions.

2.2 Engineering and Servicing

The following information has been prepared by Cossill & Webley Consulting Engineers in support of this Development Plan.

2.2.1 Landform and Soils

The development area is underlain by a relatively thin layer of clay, likely alluvium, overlaying weathered granite.

A geotechnical investigation undertaken by Galt Geotechnics for the proposed development recommends a site classification of 'Class M' is applicable, provided their site preparation guidelines are adopted.

The topography of the site is relatively flat, steadily sloping from RL 9.5m AHD near Seven Mile Creek to RL 14m AHD near Madigan Road. The site will require significant import fill to raise the land above the flood plains achieving adequate grades and cover. Preliminary designs indicate lot levels will steadily slope from RL 15.2m AHD at Madigan Road to 11m AHD at the Seven Mile Creek interface.

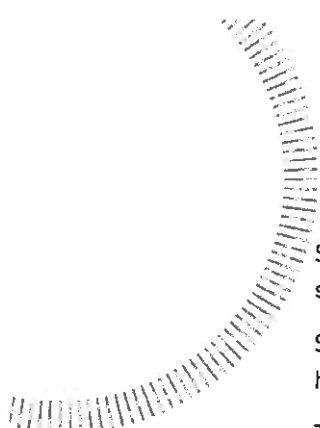
2.2.1.1 Acid Sulphate Soils

The Department of Environment Regulation (DER) database identifies the site as having a low to very low risk of Acid Sulphate Soils (ASS). Galt Geotechnics have undertaken geotechnical investigations for the site and performed two bore holes, each 13.5m deep in the vicinity of the pump station site. Tests for Acid Sulphate Soils were conducted, with all samples containing net acidity concentration below the DER action criteria of 0.03% and therefore classified as non-acid sulphate soils (NASS). No ASS management will be required on this site.

2.2.2 Groundwater and Surface Water

2.2.2.1 Groundwater

Groundwater mapping indicates the water table underlying the site should be between 5m and 10m below ground level. Geotechnical investigations of the site indicate groundwater was encountered at approximately 5.5m to 6m below ground surface level at the eastern portion of the site near Seven Mile Creek. Test pits were also investigated throughout the remainder of the site; however no groundwater was encountered up to 2.5m below the existing surface levels. Experience in the area indicates that groundwater levels can rise significantly after a heavy rainfall event due to underground layers of rock forming fractured rock aquifers. During a recent extreme event, groundwater at a site approximately one kilometre south was observed to rise approximately 3m. A similar rise in groundwater at the



Subject site would result in groundwater rising to a level approximately 3m to 4m below finished surface level.

Seven Mile Creek abuts the site on the western boundary, and is usually dry year round except after heavy rainfall events.

The Karratha Coastal Vulnerability Study (August 2012) prepared by JDA indicates a significant portion of the site closest to Seven Mile Creek becomes inundated with water during various flooding and storm event scenarios. The site requires fill to raise levels above that susceptible to flooding.

Refer Technical Appendix 3 – Geotechnical Report.

2.3 Heritage

2.3.1 Aboriginal Heritage

There are two [2] sites of Aboriginal Heritage listed on the Department of Indigenous Affairs Register of Sites as follows:

GR10AS02 and GR10AS01

Both sites are listed on the Permanent Register of Sites with 'Open Access' and 'No Restriction'. Both sites are listed as having archaeological significance.

Consent under Section 18(3) of the Aboriginal Heritage Act 1972 has been provided by the Minister for Indigenous Affairs to allow the use of the subject site, which may impact on the known Aboriginal Heritage sites.

Refer Appendix 2 – Correspondence from the Minister for Indigenous Affairs.

2.3.2 European Heritage

There are no sites of European heritage significance listed for the subject site under the Commonwealth Heritage Lists, Heritage Council of WA or City of Karratha Municipal Heritage Inventory. As such the subject site is not constrained from development in this regard.

Land Use and Subdivision Requirements

3.1 Land Use

The Karratha Bulky Goods Area is exposed to high volumes of traffic along Madigan Road, with even higher volumes of traffic along Dampier Highway. This makes the corner location ideal for bulky goods / showroom uses which need high exposure rates to passing vehicles in order to be economically viable.

The Development Plan proposes a Parks, Recreation and Drainage Reserve between the Mixed Business Zone and the Urban Development Zone. This Reserve acts as a buffer between the Mixed Business Zone and the Urban Development Zone.

The southern portion of the subject site has been intentionally zoned 'Urban Development', as per the guidance of TPS 8. Appendix 7 of TPS 8 stipulates that the subject site should accommodate future residential development and that the existing transient worker accommodation facility be adapted to accommodate such future development. It is envisaged that once the existing Transient worker accommodation facility ceases operation, this Development Plan will be amended to implement provisions relating to residential subdivision and development which are contemporary to that time.

3.2 Parks, Recreation and Drainage

In addition to the proposed Parks, Recreation and Drainage Reserve between the Mixed Business Zone and the Urban Development Zone, a minimum of 10% of the Urban Development Zone which occupies the southern portion of the subject site will be set aside for 'Parks, Recreation and Drainage Reserve'. However this will not occur until such a time that the Development Plan has been amended for the purposes of including residential subdivision and development provisions.

Once land has been reserved for 'Parks, Recreation and Drainage', the land will then be ceded to the City of Karratha for purposes of maintenance and upkeep.

3.3 Residential

The southern portion of the Development Area DA13 is part of this Development Plan, however, Appendix 7 of TPS 8 identifies this portion of the subject site for future residential purposes, pending the existing Transient worker accommodation facility ceasing operation. Once there is increased demand for residential land in Karratha, this Development Plan can either be amended to incorporate residential subdivision and development provisions or a separate Development Plan can be prepared.

A preliminary dwelling yield assessment shows that between 250 and 300 dwellings can be accommodated within the 'Urban Development' zoned area of the subject site, with a portion of the subject site being ceded as public open space.

This Development Plan includes a future road access point to this area.

3.4 Movement Networks

The following information has been prepared by Shawmac Consulting Civil and Traffic Engineers, Risk Managers in support of this Development Plan.

Refer Technical Appendix 4 – Traffic Impact Assessment.



3.4.1 Trip Generation

Review of the proposed development of the Karratha Bulky Goods site located on the south side of Dampier Highway to the west of Madigan Road indicates that the site has the potential to generate between 1,556 vehicles per day (Stage 1) and 2,521 vehicles per day (Stage 2) (Refer Technical Appendix 4 – Traffic Impact Assessment).

Based on likely desire lines and access points on Dampier Highway and Madigan Road, the additional traffic could increase flows on Dampier Highway by up to 4,250 vehicles per day on Dampier Highway and 285 vehicles per day on Madigan Road. Flows on Madigan Road can increase by up to 5,400 vehicles per day should access not be provided on Dampier Highway.

3.4.2 Access

Based on a primary access point on Dampier Highway and a secondary access point on Madigan Road, modelling indicates that under peak flows expected following completion of the Stage 2 development, both the intersection of Dampier Highway and the Access Road and Dampier Highway and Madigan Road would be expected to function satisfactorily.

Sensitivity analysis indicates that the Madigan Road – Dampier Highway intersection would still function satisfactorily should flows increase by up to 50% over and above those modelled. Similarly, it is expected that the Dampier Highway – Access Road intersection would continue to function satisfactorily with an increase in flows by up to 25%.

Additional traffic would be directed to the intersection of Dampier Highway and Madigan Road increasing the stress on the signalised intersection should access not be provided on Dampier Highway. Should traffic increase at an annual rate of 10%, saturation is likely to occur within 4 to 5 years. However, with access provided on Dampier Highway, the intersection of Dampier Highway and Madigan Road is not predicted to reach saturation for another 3 to 4 years.

Refer Technical Appendix 5 – Traffic Technical Note.

3.4.3 Parking


It is anticipated that parking would be provided in accordance with the TPS 8, including the requirement for the minimum width of parking bays to be 2.7 metres. Given that the development / land use is likely to be best categorised as ‘bulky goods retail’ it is considered that parking demand is most appropriately estimated under a land use category of ‘Showroom’. Based on the TPS 8 requirement (1 bay for every 50m² NLA), likely demand is estimated at approximately 530 bays for Stage 1 and approximately 328 bays for Stage 2.

3.5 Servicing

The following information has been prepared by Cossill & Webley Consulting Engineers in support of this Development Plan.

3.5.1 Noise Management

No noise studies have been carried out for the Subject site. With traffic noise from Madigan Road and Dampier Highway being the primary noise sources, it is envisaged that no site management or mitigation measures will be required within the site given that the subject site is zoned commercial.



Additionally, the 'Mixed Business' zone will act as a buffer between Dampier Highway and the future residential area. Noise studies may be required when the residential area is proposed to be subdivided and later, developed.

3.5.2 Local Water Management

Drainage within the site includes a shared future drainage reserve along the southern boundary that will service the proposed Subject site and the adjacent redevelopment of the existing transient worker accommodation facility to the south in the future. This drainage reserve grades into Seven Mile Creek to the west.

The site is also bounded by existing Main Roads Western Australia ('Main Roads') drains within proposed road reserve widenings to the north and east. The road widenings are required to accommodate existing Main Roads drains which have been constructed within the subject site. It is proposed that drainage from the subdivision lots and roads be discharged to the Main Roads drains via kerb openings and rock pitching. These drains grade out to Seven Mile Creek to the west.

Section 3.5.3.5 of this report provides the site details regarding drainage and water management strategies.

3.5.3 Infrastructure Coordination, Servicing and Staging

The following provides a summary of the infrastructure and servicing for the proposed Subject site. Sketch 6105-00-SK10 is appended for consultation with the below comments. The sketch outlines proposed installation of services to the proposed pump station at the north west corner of the site. These services are designed to be on the permanent alignment of the subdivisional road and as such avoid duplication or realignment of these services at the time the subdivision is constructed. The services are for the pump station and also to the future subject site.

The proposed pump station currently has an approved Engineering Summary Report with the Water Corporation and is pending detailed design. It is expected construction will commence later in 2014.

The ultimate intersection entrance for the subject site off Madigan Road was constructed in 2012 to access the existing transient worker accommodation facility to the south.


3.5.3.1 Water Supply

Water will be supplied from an existing 150mm diameter water reticulation pipe in the western road reserve of Madigan Road and within the ultimate entrance road to the site. It is anticipated there is sufficient capacity in the network to supply from Madigan Road. At the time of subdivision construction, the pump station will be supplied by water from the proposed connection with pipe work constructed on the ultimate alignment of the proposed spine road.

Many of the proposed subdivision lots can be supplied directly off this line. Reticulation extensions will be required to service the remainder of the site.

3.5.3.2 Sewer

The Water Corporation has planned for the site to be reticulated with an existing 300mm diameter gravity sewer main through the spine of the site, serving the recently completed Madigan Road Residential Estate immediately to the east. The sewer was constructed on the anticipated alignment of the future Bulky Goods subdivision road and is up to 6.5m deep at the downstream end of the catchment. Lot connections have been constructed on the gravity sewer to service future adjacent lots. Additional sewer extensions will be required at the time of subdivision construction.



The subdivision's sewer grades to the proposed pump station at the north west of the site before being pumped into an existing pressure main near the Dampier Highway and Madigan Road intersection.

3.5.3.3 Gas and Electricity

All lots within the site will be serviced with underground power, which will be fully developer funded. In servicing the proposed pump station, a high voltage cable is required to be installed from existing switchgear at the site entrance. A low voltage cable will also be installed in conjunction with services for the pumping station on the proposed future alignment of the spine road to service the proposed lots within the Subject site. Additional LV cable will be installed at subdivision stage to service any remainder lots within the estate.

We are currently in the process of gaining advice from Horizon Power about current capacity of the network or if network reinforcement will be required as a result of the subdivision.

There is no existing gas distribution or reticulation infrastructure in Karratha. Despite the large volumes of gas being produced on the Burrup Peninsular, there is unlikely to be demand for reticulated gas in Karratha.

3.5.3.4 Telecommunications

All lots within the site will be connected to NBN Co services, utilising the pit and pipe proposed to be installed during the construction of all other services within the road reserve.

Network connection can be made to the recently completed Stage 1 of the Madigan Road Residential Estate, by boring under Madigan Road to the east.

NBN Co will cable the development once civil construction has been completed and applications by individual lot owners have been made for service connections to their lots.


3.5.3.5 Drainage

An existing drainage channel moves in a west-east direction across the subject site. This includes the existing transient worker accommodation facility to the south of the drainage channel and approximately 75% of the future industrial areas to the west. The total catchment area for the drainage channel is approximately 27.2ha with no contributing external catchments. Runoff from the Pluto Camp to the south of the Subject site is contained within its own area and discharged to the west into Seven Mile Creek.

The design storms were calculated internally by the model with reference to the methodology in Australian Rainfall and Runoff (Institution of Engineers Australia, 2001). The rainfall temporal pattern was assumed to be spatially uniform across the catchment with storm durations ranging from 5 minutes to 72 hours. XP-Storm modelling produced a peak 100yr ARI flow of 10.3m³/s outflow from the drainage channel flows westward towards Seven Mile Creek. Previous flood modelling of Seven Mile Creek was performed by GHD (2009) and indicated the 100yr ARI floodplain extended partly in to the western portion of the Subject site at a level of 10.4m AHD.

Further flood modelling has also been performed by JDA et. al. (2011) in the Draft Karratha Coastal Vulnerability Study to assess the impacts of future climate change, calculation of the hydrology, assessment of the shoreline stability, modelling of the flooding from storm surge and modelling of riverine flooding in Karratha.

Advice from the Department of Water indicates that the modelling scenario to be adopted for planning purposes is the 100 yr ARI current climate rainfall (2010) together with 20 yr ARI 2110 storm surge



scenario. For this scenario, the 100yr ARI floodplain extent is similar to GHD (2009) with a flood level of 10.6m AHD.

This flood level has been conservatively adopted as the initial backwater condition in the drainage channel modelling.

Note that the Department of Water's Floodplain Management Strategy specifies that to ensure adequate flood protection is provided to development located outside of the 100yr ARI floodplain, a minimum building floor level of 0.50m above the adjacent 100yr ARI flood level is recommended. This is also recommended in the City of Karratha's Stormwater Design Guidelines.

Preliminary design drawings indicate the drainage channel is located within a 25m wide drainage reserve. The invert of the drainage channel outlet at the western lot boundary is 8.5m AHD.

However note that topographic data currently indicates that there is an approximately 1.5m high man made bund/spoil at this drainage outlet location that crosses the property boundary and may impede drainage channel function. For the purposes of this drainage modelling and to ensure the outlet of the drainage channel functions efficiently on site, it is assumed that this bund/spoil is removed and the area is graded consistent with surrounding natural surface levels.

Notwithstanding the above, if the bund / spoil is not removed, discharge from the drainage channel can still flow north around the bund / spoil and towards Seven Mile Creek as there is sufficient existing natural grade to facilitate this. However, this flow is required to pass through the south west corner of the currently vacant 'Possible Future Expansion Site' within the Subject site which may affect future development of this area.

The drainage channel was modelled with the Seven Mile Creek 100yr ARI flood level of 10.6m AHD to determine maximum food levels in the channel and with a free outfall to determine maximum velocity.

Results from the 100yr ARI modelling indicate that the flood depth in the channel ranges from approximately 0.42m upstream to 2.10m downstream, within the proposed channel design depth.

Note that both the Department of Water and City of Karratha recommend a minimum building floor level of 0.50m above the adjacent 100yr ARI flood level.

Maximum velocity at the downstream section of the channel is 2.7m/s, exceeding the City of Karratha's recommended 2.0m/s maximum velocity for erosion control. Erosion and sedimentation transport control measures such as drop structures and rock armouring should be adopted to reduce velocities.

The section of the drainage channel highlighted as 'Possible Drainage Design Refinement' represents an area where the Seven Mile Creek 100yr ARI backwater has less of an impact. Therefore there is an opportunity to reduce the width of the drainage channel to maintain 100yr ARI flood depths of approximately 1m. However, this will increase adjacent finished Lot levels to maintain the 0.50m clearance to the 100 yr ARI flood level in accordance with Department of Water and City of Karratha policies.

Refer Technical Appendix 6 – Lot 521 Madigan Rd, Karratha Bulky Goods Site Drainage Channel Advice.

In light of the above, a Local Water Management Strategy has not been prepared to accompany this Development Plan.



3.6 Educational Facilities

Assessment of land and lot yields for the southern portion (i.e. the Urban Development Zone) has indicated that the southern portion of the subject site can accommodate approximately 250 to 300 dwellings with areas of public open space also provided. Under Liveable Neighbourhoods, Primary Schools are required to serve up to three (3) neighbourhoods, whilst Secondary Schools are required to serve approximately 6,500 to 7,000 lots.

Given the recent expansion of the western areas of Karratha, two (2) new Primary Schools have been constructed, including Tambrey Primary School and Baynton West Primary School.

Whilst a Secondary School may not be necessarily required by the development of the Urban Development Zone, it is possible that the development of the Urban Development Zone may create the demand for a new Primary School.

Therefore when considering any amendment to the Development Plan which includes residential subdivision and development provisions, shall have due consideration for the provision of new educational facilities in Karratha.

3.7 Market Potential Assessment

A Market Potential Assessment has been undertaken by Macro Plan Dimasi in support of this Development Plan.

Refer Technical Appendix 7 – Assessment of Market Potential.

3.7.1 Trade Area Definition

Given the lack of bulky goods retail in Karratha and the surrounding region, it is likely that the trade area for the Karratha Bulky Goods Area is as follows:

- ▲ The primary sector encompasses the whole of the City of Karratha;
- ▲ The secondary east sector contains the Town of Port Hedland and the western parts of the Shire of East Pilbara; and
- ▲ The secondary south sector incorporates the Shire of Ashburton, including the towns of Onslow and Tom Price.

The trade area which is likely to be served by the Karratha Bulky Goods Area therefore encompasses the majority of the Pilbara region, including the two main towns of Karratha and Port Hedland. The Karratha centre is expected to successfully serve this region, given the Town's predominant role and the Karratha Bulky Goods Area being the only such facility in the region.

3.7.2 Competition

A limited number of bulky goods traders are provided in the Karratha City Centre, including:

- ▲ A small Harvey Norman store of around 1,300m² is located on Balmoral Road, a short distance north of Dampier Highway. At this size, the Harvey Norman store does not offer the full range of products as compared to a full scale store which can be upwards of 5,000m². Indeed, the offer of Harvey Norman at Karratha is quite limited, even though a wide range of categories are represented, including furniture, whitegoods and appliances.

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- ▲ A relatively dated Home Timber and Hardware store is located adjacent to the Harvey Norman and is estimated to be around 1,500m² in size.
 - ▲ The immediate precinct also contains an independent sports operator named Adventure Sports, which offers camping, fishing, sporting and diving equipment. It is a freestanding store with an estimated total GLA of around 1,800m², including a mezzanine level. A small Carpet Court store is also located nearby on Sharpe Avenue.
 - ▲ Centro Karratha is the main fully enclosed shopping centre for Karratha residents and is anchored by a full-line Kmart discount department store, and a smaller Target Country store, together with Coles and Woolworths supermarkets, supported by a range of specialty traders. The centre also incorporates a furniture and bedding store as well as a Retravision outlet.

The provision of bulky goods retail facilities in Karratha at present is very limited, both in terms of quantum of floorspace, and even more so, in terms of quality of the offer. Given the size of Karratha, and its growth profile, and given also the regional role which Karratha plays and is intended to play increasingly in the future, there is a clearly evident need for a dedicated, high quality bulky goods shopping alternative to be provided within the town.

Beyond Karratha, the other major town in the region is Hedland, located some 240km to the east, incorporating the urban areas of Port Hedland and South Hedland. South Hedland Shopping Centre is the second largest centre (behind Centro Karratha) serving the regional population base. It is anchored by a Kmart discount department store and a Coles supermarket, together with Retravision and about 25 – 30 specialty shops.

The provision of bulky goods traders is also very modest within the broader region, with the proposed Karratha Bulky Goods Area to be the only dedicated bulky goods location in the region.

3.7.3 Potential Impacts

Typically, the greatest impacts from any new development are absorbed by the closest comparable stores/centres. As already detailed in this report, at present within the Karratha City Centre the representation of comparable stores / facilities to those which would be provided at the new Karratha Bulky Goods Area is minimal. The Karratha Bulky Goods Area will not replace the retail goods provided in the great majority of City Centre retailers, which are focused around food and convenience, clothing and footwear, retail services, and a limited provision of household goods.

The provision of household goods retailing is restricted, within the City Centre retail core, to two (2) stores in Centro Karratha (Karratha Furniture and Bedding and Retravision) as well as the nearby Harvey Norman, Home Timber and Hardware, and Carpet Court stores.

Whilst some, or perhaps all, of these facilities could possibly migrate to the Karratha Bulky Goods Area over time, their absence from the Karratha City Centre would not reduce the City Centre's role, or its ability to grow. For example, two of these stores which are currently provided at Karratha Shopping Centre (Karratha Furniture and Bedding and Retravision) could be backfilled by other core retail uses (for example, other mini-majors, such as Best & Less).

The City Centre therefore would remain the primary hub for Karratha and broader area residents for their main shopping purposes.

3.7.4 Benefits for the Karratha City Centre

The Karratha Bulky Goods Centre facility is considered to result in a number of economic benefits for Karratha, including:

- ▲ The provision of a modern facility to locate retailers requiring large floorplates for their operation;
- ▲ Employment creation, both during construction and the ongoing operation of the centre, helping to achieve the aspirations of Karratha into a more diversified economy;
- ▲ Reduction in the level of escape expenditure, particularly in the bulky goods category; and
- ▲ Supporting and complementing the City Centre's role, both in terms of retail and in scale, in order for Karratha to remain the main regional destination for the Pilbara region.

In respect to employment creation, we estimate that the number of long term jobs accommodated by a Karratha Bulky Goods Area of approximately 20,000 – 25,000m² at Karratha would be in the order of 400-500 positions. Additional employment would obviously be created during the construction phase, while other multiplier benefits would accrue to the regional economy and the broader Western Australia economy as a result of the development.

Most importantly, however, the role of the new Karratha Bulky Goods Area will be to help improve the quality of life for Karratha residents. The beautification and ongoing development of the City Centre, and the resultant additional retail and food and beverage facilities which are expected to be provided within the City Centre over time, are helping and will further help to make Karratha an attractive place to live. The provision of a good range of bulky goods shopping facilities, conveniently located on the major highway, will further add to the appeal of Karratha as a place to live.

The creation of the proposed Karratha Bulky Goods Area will also strengthen the regional role of Karratha, throughout the Pilbara. By providing a one-stop facility for big ticket comparison shopping items for the home, the new Karratha Bulky Goods Area will attract residents not just from Karratha but also from the balance of the Pilbara, including to some degree from Hedland.

3.8 Development Staging

It is anticipated most of the site will be constructed as in two (2) stages, with the portion of site closest to Madigan Road to be developed first, followed by the western portion near Seven Mile Creek. An indicative development plan has been provided in Part 1 of this Development Plan. The second stage will only occur should there be demand for additional bulky goods / showroom uses in Karratha and the wider Pilbara Region.

Construction of the pump station, access track and all services within the proposed road reserve to the pump station site is anticipated to commence in late 2014.

Refer Technical Appendix 8 – Pump Station Servicing Strategy.

3.9 Developer Contribution Arrangements

The cost for the provision of service infrastructure, such as power, water, gas and sewer is to be borne by the landowner / developer.



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Conclusion

This report describes the Development plan proposed to guide the subdivision and development of the subject site identified as Lot 509, Lot 522 on Plan 74182, Lot 521 Madigan Road, Gap Ridge ('the subject site').

The Development Plan is a requirement of the provisions of TPS 8, which requires the endorsement of a Development Plan prior to subdivision and / or development.

The objective of the Development Plan is to guide the subdivision and development of a Mixed Business district, where a range of showroom, warehouse and large format retail outlets will be established to meet the (bulky goods) retail needs of residents in the Karratha and wider Pilbara coast and surrounding regions. The Development Plans seeks to establish a bulky goods centre which is highly accessible from the existing regional road network and internally, is legible and safe for vehicles, cyclists and pedestrians alike.

It is expected that the Karratha Bulky Goods Area will comprise of approximately 25,000m² floorspace.

The Development Plan is designed to maximise exposure to passing trade – a prerequisite to the success of any Mixed Business / bulky goods area – but to establish a pedestrian-friendly environment within the Development Plan where pedestrians can move freely between bulky goods outlets without conflict with cars and service vehicles.

It is envisaged that a freehold title subdivision will occur to establish individual lots for anchor tenants. The exact position of lot boundaries is not shown on the Development Plan as it is subject to further negotiation with purchasers / tenants. An indicative subdivision plan has been provided. Regardless, all proposed lots will have legal frontage to a public road and all necessary easements and rights of carriageway will be registered on the Certificates of Title to ensure access in perpetuity over driveways, car parking areas and pedestrian paths.

The Development Plan will ensure the subject site is developed in an orderly and proper manner.