

ENDORSEMENT OF AMENDED LOCAL DEVELOPMENT PLAN FOR LOT 4 MCGREGOR STREET, PORT HEDLAND

The Western Australian Planning Commission resolved on 24 January 2012 to endorse the Amended Local Development Plan as a guide for future subdivision within the locality.

Signed for and on behalf of the Western Australian Planning Commission

M. Thoma

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. Wiecl Witness

30.1.2012 Date

Lot 2

R40 Lot 4

DEVELOPMENT PLAN PLANNING CONDITIONS

DEVELOPMENT PLAN – LOT 4 MCGREGOR STREET

- This Development Plan (Plan) applies to the land contained within the inner edge of the red dotted line.
- The purpose of this Plan is to detail how the development of the site will be undertaken. In particular this Plan applies residential density codes, and road layouts.
- The Plan may be subject to further refinement at the subdivision stage.
- The Development specifications outlined in chapters 3, 4 and 5 of the accompanying Planning Report apply to the development of thoroughfares, landscape, cut and fill and bulk form where shown within the Development Plan area.
- Development on the subject land shall comply with State Planning Policy 3.1 - Residential Design Codes, except as varied by this Plan and the provisions of the table below. The following allowances apply:

A Code - Table 4 - General Provisions for Areas with Coding of Greater than R100

	Min Open Space (as % of site)	Min Primary Street Boundary setback (m)
B-Code Provisions for R40 area	5	4
B-Code Variation allowed by this plan	30	7

B Code - Table 4 - General Provisions for Areas with Coding of Greater than R100

	Maximum Plot Ratio	Maximum Height		
		Top of External Wall	Top of External Wall (concealed roof)	Top of Pitched Roof
B-Code Provisions for R100 area	1.25	12	11	15
B-Code Variation allowed by this plan	2.5	15	15	NP

TIMING AND STAGING

- Site subdivision and construction works may be undertaken prior to or simultaneously with the decommissioning of the STP and occupation of dwellings may occur with knowledge that the STP will be relocated.

CUT AND FILL

- Modification of the site's land form is required to achieve appropriate grades for residential development.
- Land levels and the configuration of roads need to be considered in order to minimise the importation of fill.

STORM SURGE & FLOODING

- Development levels are to be consistent with the Port Hedland Coastal Vulnerability Study 1:100yr inundation level of 5.9m AHD (or any other level determined to be the 1:100yr level following further modelling and approvals)

ROAD NETWORKS

- Internal roads may have a 6 m wide carriageway within a 9 m wide road reserve.

GEOTECHNICAL & CONTAMINATION

- Site works to be undertaken in accordance with measures identified in the Douglas Partners report contained in the accompanying planning report, except as modified by subsequent approved approaches.

OPEN SPACE

- The Development Plan seeks to maximise the utilisation of the Development Plan Area for housing purposes and to facilitate private open space associated with dwellings.

ENDORSEMENT OF REGISTERED TOWN PLANNER

SIGNATURE: _____ DATE: _____

LOCAL DEVELOPMENT PLAN

Lot 4 Clarke Street, PORT HEDLAND

for: **blaxland**

LEGEND: ZONES

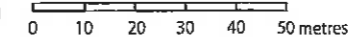
- Residential
- OTHER
- R40 R-Codes

NOTES:

- SITE BOUNDARY
- AREAS AND DIMENSIONS SUBJECT TO SURVEY
- CARRIAGEWAYS ARE DIAGRAMMATIC ONLY
- BASE DATA SUPPLIED BY LANDGATE



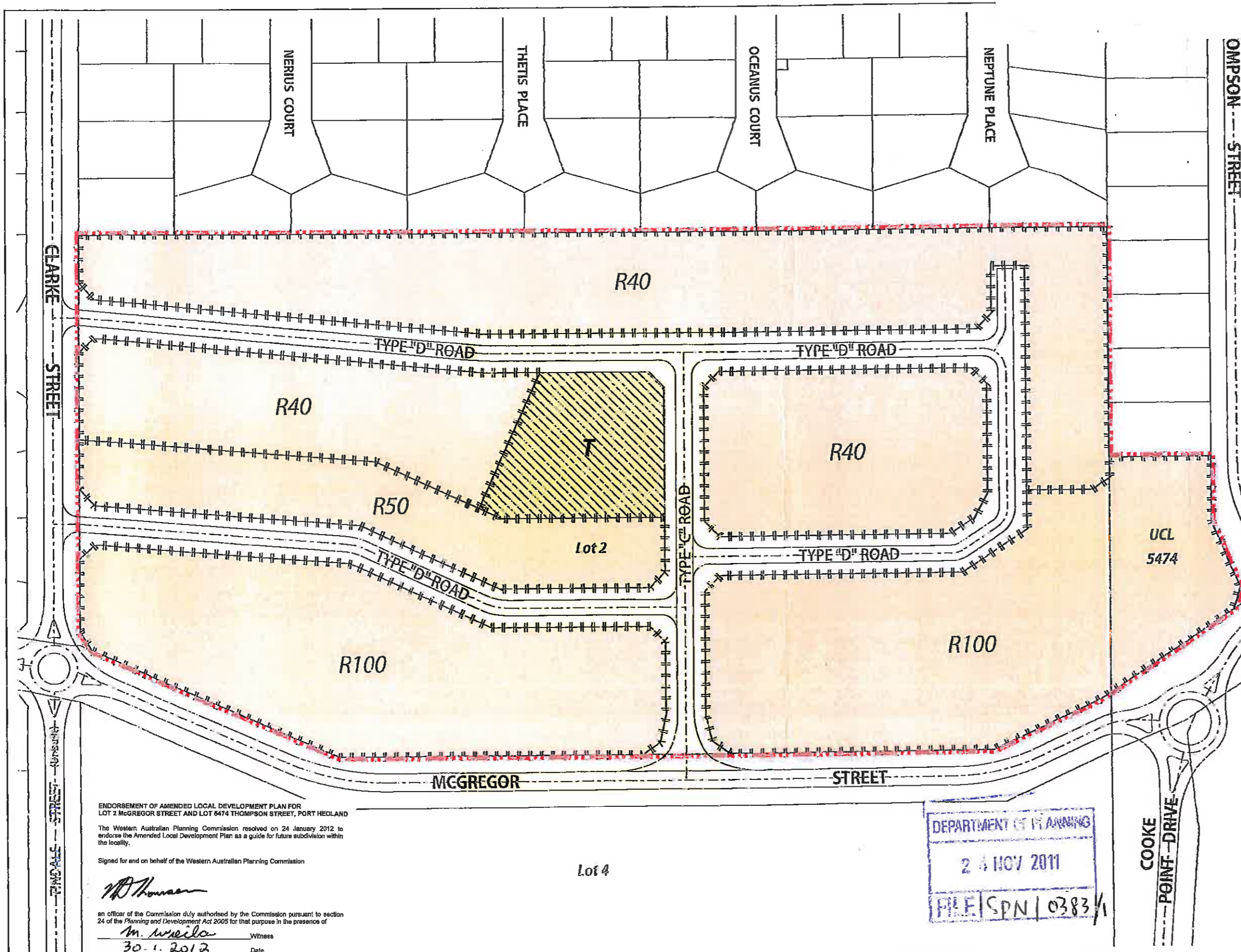
Scale 1: 1,500 @ A3



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GRID: MGA 50	DATUM: AHD
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DEVELOPMENT PLAN PLANNING CONDITIONS

DEVELOPMENT PLAN - LOT 2 & LOT 5474 MCGREGOR STREET

1. This Development Plan (Plan) applies to the land contained within the inner edge of the red dotted line.
2. The purpose of this Plan is to detail how the development of the site will be undertaken. In particular this Plan applies residential density codes, road layouts and signifies the location of the allotment that will remain in Ultra ownership.
3. The Plan may be subject to further refinement at the subdivision stage.
4. The development modifications outlined in chapters 3, 4 and 5 of the accompanying Planning Report apply to this Development Plan, except where updated by subsequent approved modifications.
5. Development on the subject land shall comply with State Planning Policy 3.1 - Residential Design Codes, except as varied by this Plan with respect to the maximum plot ratio and building height in the R-100 Code area. For the R-100 area, the following provisions apply:

R Code Provisions for R-100 area	Maximum Plot Ratio	Maximum Height		
	1.25	12	13	15
R-100 Variation allowed by this Plan	1.5	15	15	18

TIMING AND STAGING

6. Site subdivision and construction works may be undertaken prior to or simultaneously with the decommissioning of the STP or occupation of dwellings may occur with knowledge that the STP will be relocated.

CUT AND FILL

7. Modification of the site's land form is required to achieve appropriate grades for residential development.
8. Land levels and the configuration of roads need to be considered in order to minimise the proportion of fill.

STORM SURGE & FLOODING

9. Development levels are to be consistent with the Port Hedland Coastal Vulnerability Study 2009 (inundation level of 5.9m AHD for any other level determined on the 1:100yr level following further modelling and approvals).

ROAD NETWORKS

10. Type 'C' road to be 15.4m wide, 6.4m pavement with 4.5m wide verge on one side, footpath on one side only.
11. Type 'D' road to be 15.0m wide, 6.0m pavement with 4.5m wide verge on one side, footpath on one side only.

GEO TECHNICAL & CONTAMINATION

12. Site works to be undertaken in accordance with measures identified in the Douglas Partners report contained in the accompanying planning report, except as modified by subsequent approved approaches.

OPEN SPACE

13. The Development Plan seeks to maximise the utilisation of the Development Plan Area for housing purposes and to facilitate private open space associated with dwellings.

ENDORSEMENT OF REGISTERED TOWN PLANNER

SIGNATURE: _____ DATE: _____

DEPARTMENT OF PLANNING
24 NOV 2011
FILE/SPN/0383/1

ENDORSEMENT OF AMENDED LOCAL DEVELOPMENT PLAN FOR LOT 2 MCGREGOR STREET AND LOT 5474 THOMPSON STREET, PORT HEDLAND

The Western Australian Planning Commission resolved on 24 January 2012 to endorse the Amended Local Development Plan as a guide for future subdivision within the locality.

Signed for and on behalf of the Western Australian Planning Commission

M. Worsela

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. Worsela Witness
30.1.2012 Date

LOCAL DEVELOPMENT PLAN
Lot 2 McGregor Street and Lot 5474 Thompson Street,
PORT HEDLAND
for: **blaxland**

LOCAL SCHEME RESERVES
 Other Public Purposes
 TELECOMMUNICATIONS
 Local Road

ZONES
 Residential
OTHER
 R Codes

- NOTES:**
- SITE BOUNDARY
 - AREAS AND DIMENSIONS SUBJECT TO SURVEY
 - CARRIAGEWAYS ARE DIAGRAMMATIC ONLY
 - BASE DATA SUPPLIED BY LANDGATE

Scale 1:1500 @ A3
0 10 20 30 40 50 metres

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