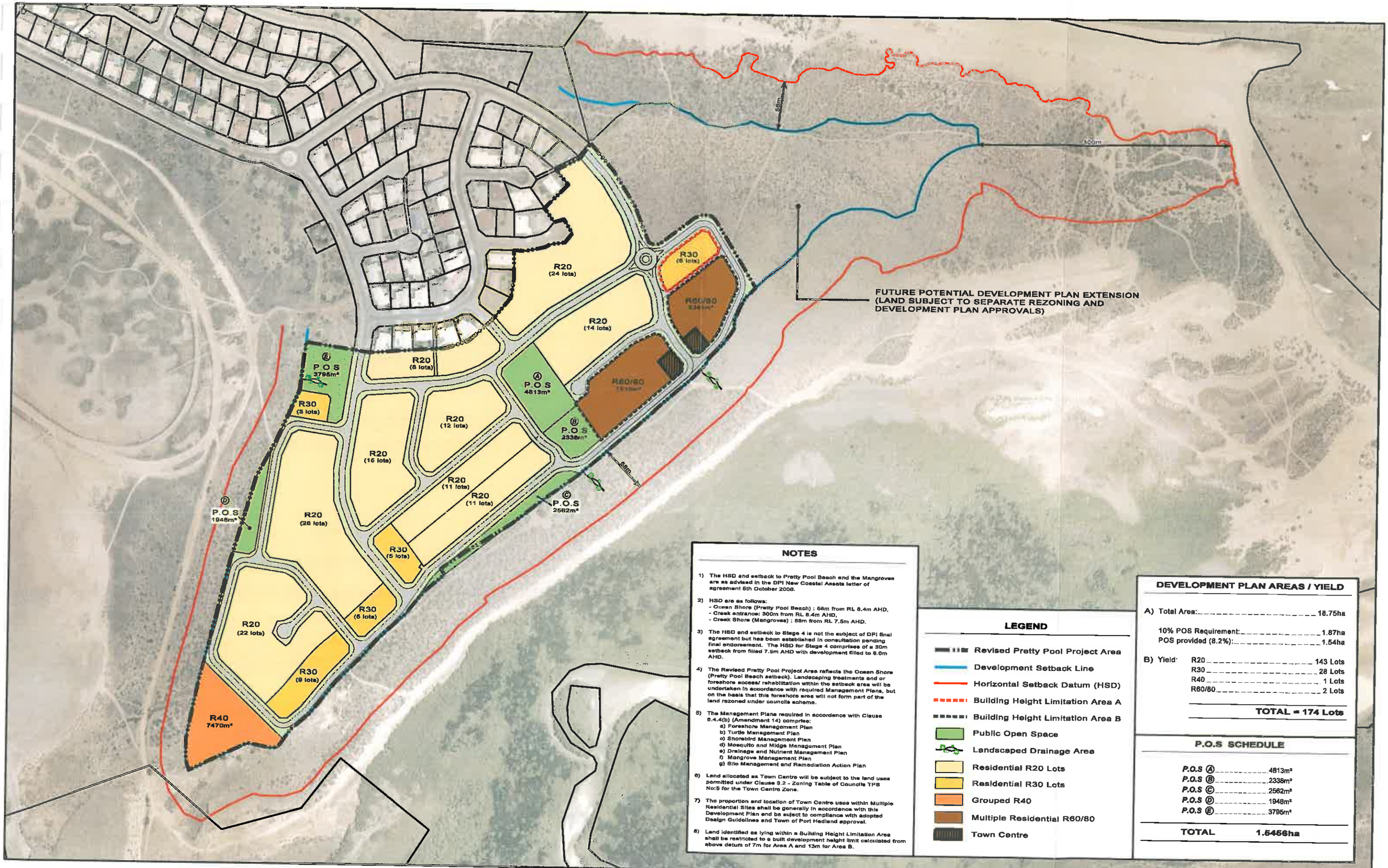

NOTES

1) The HSD and setback to Pretty Pool Beach and the Mangroves are as advised in the DPI New Coastal Assets letter of agreement 6th October 2006.

2) HSD are as follows:
   - Ocean Shore (Pretty Pool Beach) : 58m from RL 8.4m AHD,
   - Creek entrance: 300m from RL 8.4m AHD,
   - Creek Shore (Mangroves) : 58m from RL 7.5m AHD.

3) The HSD and setback to Stage 4 is not the subject of DPI final agreement but has been established in consultation pending final endorsement. The HSD for Stage 4 comprises of a 30m setback from filled 7.5m AHD with development filled to 8.0m AHD.

4) The Revised Pretty Pool Project Area reflects the Ocean Shore (Pretty Pool Beach setback). Landscaping treatments and or foreshore access/ rehabilitation within the setback area will be undertaken in accordance with required Management Plans, but on the basis that this foreshore area will not form part of the land rezoned under councils scheme.

5) The Management Plans required in accordance with Clause 5.4.4(b) (Amendment 14) comprise:
   a) Foreshore Management Plan
   b) Turtle Management Plan
   c) Shorebird Management Plan
   d) Mosquito and Midge Management Plan
   e) Drainage and Nutrient Management Plan
   f) Mangrove Management Plan
   g) Site Management and Remediation Action Plan

6) Land allocated as Town Centre will be subject to the land uses permitted under Clause 3.2 - Zoning Table of Councils TPS No:5 for the Town Centre Zone.

7) The proportion and location of Town Centre uses within Multiple Residential Sites shall be generally in accordance with this Development Plan and be subject to compliance with adopted Design Guidelines and Town of Port Hedland approval.

8) Land identified as lying within a Building Height Limitation Area shall be restricted to a built development height limit calculated from above datum of 7m for Area A and 13m for Area B.

LEGEND

- Revised Pretty Pool Project Area
- Development Setback Line
- Horizontal Setback Datum (HSD)
- Building Height Limitation Area A
- Building Height Limitation Area B
- Public Open Space
- Landscaped Drainage Area
- Residential R20 Lots
- Residential R30 Lots
- Grouped R40
- Multiple Residential R60/80
- Town Centre

DEVELOPMENT PLAN AREAS / YIELD

A) Total Area:		18.75ha
10% POS Requirement:		1.87ha
POS provided (8.2%):		1.54ha
B) Yield:	R20	143 Lots
	R30	28 Lots
	R40	1 Lots
	R60/80	2 Lots
	TOTAL =	174 Lots

P.O.S SCHEDULE

P.O.S (A)	4813m²
P.O.S (B)	2338m²
P.O.S (C)	2562m²
P.O.S (D)	1948m²
P.O.S (E)	3795m²
TOTAL	1.5456ha

prettypool
PORT HEDLAND

METRES 0 10 20 30 40 50 100 150

NOTES

Base data supplied by McMullen Nolan and Partners licensed surveyors
Aerial Photography dated January 2004, accuracy +/- 4m

Areas and dimensions shown are subject to final survey calculations.
All carriageways are shown for illustrative purposes only and are subject to detailed engineering design.

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LANDCORP : CLIENT
1:2000 @ A1 / NTS @ A3 : SCALE
5 OCTOBER 2007 : DATE
2600-1-023 : PLAN No
- : REVISION
R.D. : PLANNER
L.W. : DRAWN

RPS koltasz smith
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FIGURE 7
PRETTY POOL DEVELOPMENT PLAN