

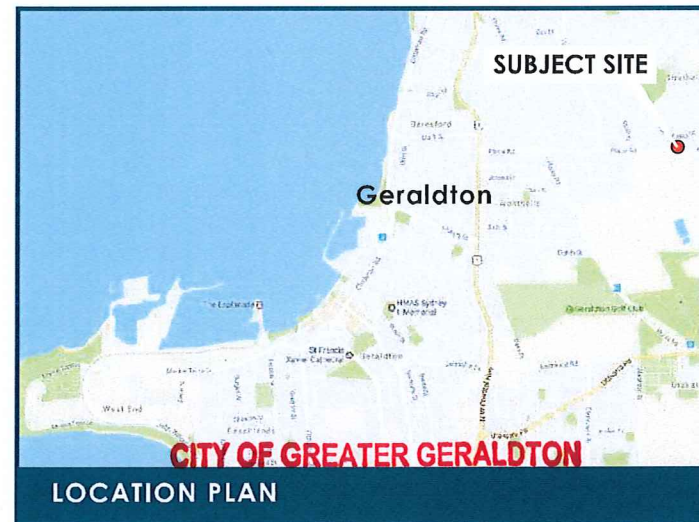
STRATHALBYN NEIGHBOURHOOD CENTRE LOCAL DEVELOPMENT PLAN

This Local Development Plan applies to lot 51 Hibbertia Street Strathalbyn. Lot 51 is zoned Commercial in the City of Greater Geraldton Local Planning Scheme No.1. Unless otherwise stated below, the provisions of the City of Greater Geraldton Local Planning Scheme No.1, Local Planning Policies and the Residential Design Codes apply.

GENERAL PROVISIONS

1. Building footprint is shown indicatively only and represents one possible situation that complies with the intent of the Local Development Plan. Final building and car parking locations can be varied to the satisfaction of the City of Greater-Geraldton.
2. Buildings shall be setback from the street generally in accordance with the building footprints indicated on this Local Development Plan. Where setbacks are provided, landscaping, vehicle access and pedestrian footpaths are encouraged between the street and buildings to activate commercial frontages.
3. Buildings shall be designed to address the corner of Hibbertia Street and Place Road. Reduced street setbacks are encouraged to focus building mass on the corner, with the exception of:
 - Landscaped areas;
 - Alfresco areas; or
 - Areas along the building frontage to provide access.
4. All street fencing shall be visually permeable above 1.2m above finished floor level.
5. Vehicle access points shall be provided where shown indicatively on the LDP. The final crossover locations can be varied to the satisfaction of the City of Greater-Geraldton.

6. Buildings shall be generally oriented towards street frontages where practicable to provide interaction with the street.
7. Footpaths shall be provided internally for accessibility to primary entry points.



THIS PLAN IS CERTIFIED AS THE 'APPROVED PLAN'

ENDORSEMENT TABLE

REF **A68617**

SHEET **1** OF **1**

Manager Approval Services
City of Geraldton-Greenough

SIGNED *[Signature]*
This Local Development Plan has been approved by Council under clause 52(1)(a) of the deemed provisions of District Planning Scheme No. 1A.

DATED **12 April 2017**

