

**CITY OF GREATER GERALDTON**

**THIS PLAN IS CERTIFIED AS THE APPROVED PLAN**

REF P146417

SHEET 1 OF 1

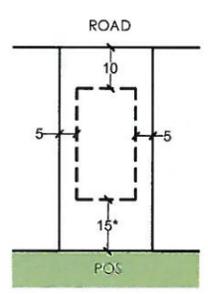
SIGNED MURRAY GANER

DATED 13/6/2013

**LEGEND**

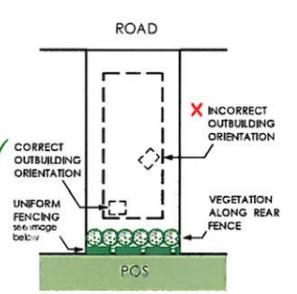
- LOTS SUBJECT TO DETAILED AREA PLAN
- UNIFORM FENCING  
TO BE INSTALLED BY LAND DEVELOPER AND RETAINED BY LAND PURCHASERS. TO CONSIST OF WHITE POST + 3 RAILS WITH 8/90/15 RING LOCK FENCING. NO INFILL PANELS PERMITTED.  
IN ORDER TO SCREEN REAR YARDS FROM ADJOINING OPEN SPACE, LAND OWNERS ARE ENCOURAGED TO ALIGN SHEDS AND OUTBUILDINGS PARALLEL TO THE REAR BOUNDARY, AND TO PLANT VEGETATION ALONG THE REAR FENCE.
- BUILDING\* ENVELOPE  
ALL BUILDINGS TO BE CONTAINED WITHIN THE BUILDING ENVELOPE. NO AVERAGING OF SETBACKS WILL APPLY.  
\* THE DEFINITION OF 'BUILDING' IS AS PER THE RESIDENTIAL DESIGN CODES (R-CODES) BUT ALSO INCLUDES FENCES, PERGOLAS AND SWIMMING POOLS.
- BUILDING\* ENVELOPE - Non Habitable  
GARAGES, SHED AND OTHER INCIDENTAL (NON-HABITABLE) STRUCTURES ONLY.
- AIRPORT INNER BUFFER FROM SHIRE OF GREENOUGH LOCAL PLANNING STRATEGY & LOCAL RURAL STRATEGY

**TYPICAL BUILDING ENVELOPE**



\* LOTS 467-478 WILL ALSO HAVE TO LOCATE HABITABLE BUILDINGS OUTSIDE THE AIRPORT BUFFER AS SHOWN ON THE PLAN.

**TYPICAL REAR YARD AND FENCING LAYOUT**



**DISCLAIMER**  
This plan is an indicative concept of what may occur and is provided for general information purposes only. Lot boundaries, road networks and land uses will be refined as part of the formal subdivision application and structure plan process, and will potentially vary from the detail shown on this plan.