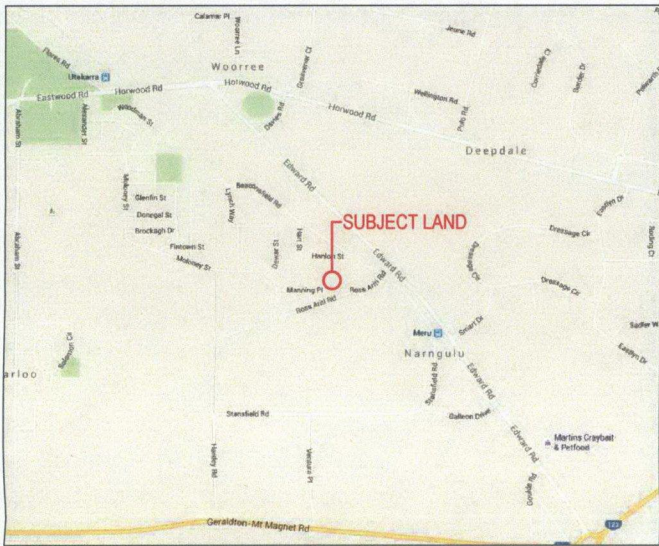




AERIAL PHOTOGRAPHY
SOURCE - LANDGATE 2015



LOCALITY SKETCH
SOURCE - GOOGLE MAPS

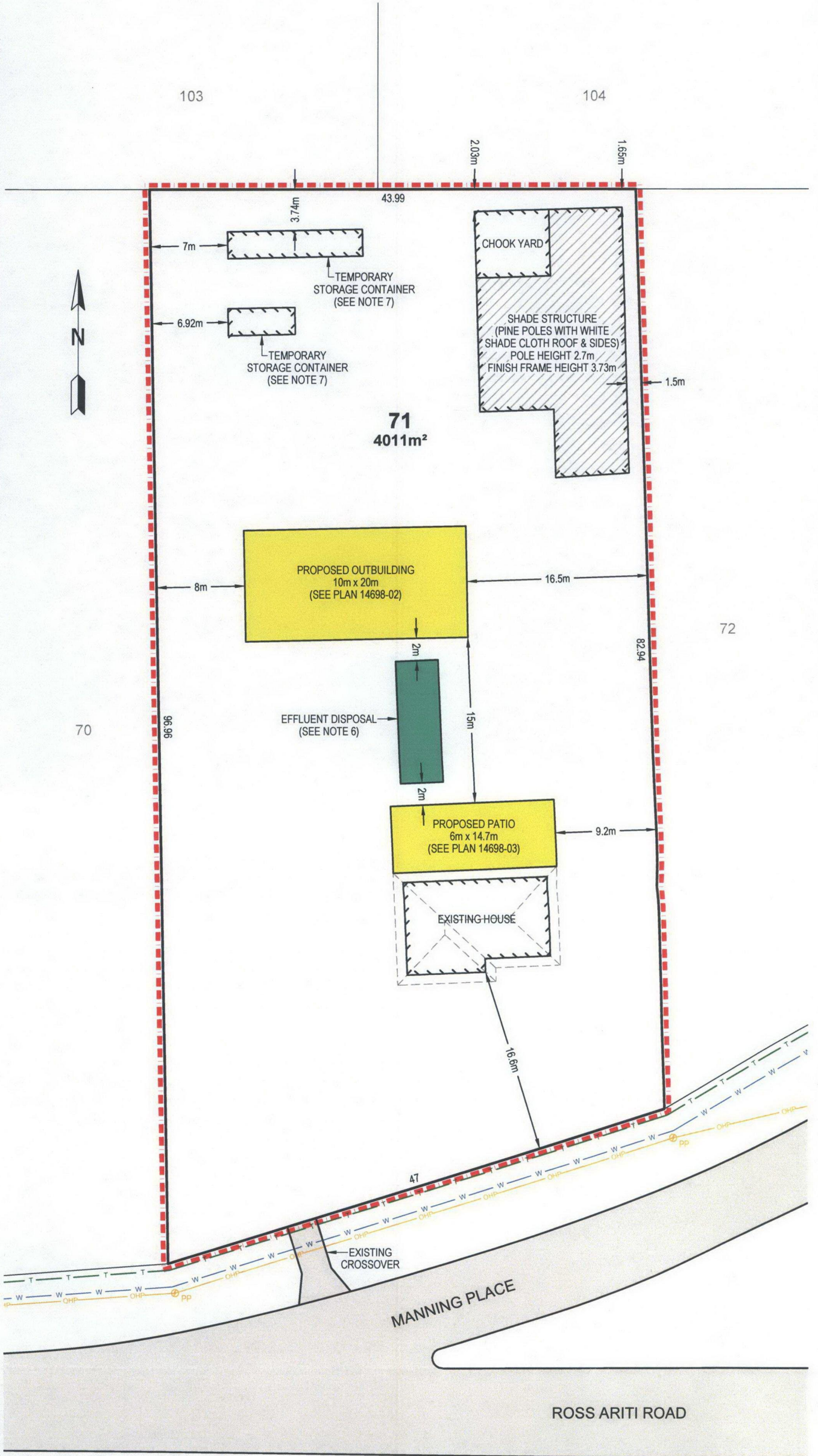
TPS No. 1 Zoning: Residential R2.5			
Development Criteria	Minimum Provision	Actual Provision	Compliant
Minimum Lot Size	4000m ²	4011m ²	✓
Floor Area Dwelling		101m ²	✓
Minimum Front Setback	15	16.6	✓
Other Building Setbacks			
Outbuilding	7.5	8	✓
Patio	7.5	9.2	✓
Outbuilding Max Size*	210m ²	200m ²	✓

*As per LPP (RCodes - Outbuildings)

- SUBJECT LAND BOUNDARY
- EXISTING BUILDINGS / STRUCTURES
- PROPOSED BUILDINGS / STRUCTURES
- WATER MAIN
- TELSTRA CABLE
- OVERHEAD POWER
- POWER POLE

NOTES:

1. All service information as provided by relevant agencies.
2. Dimensions and areas are subject to lot pre-calculation and survey.
3. The plan is prepared for planning approval from the City of Greater Geraldton and should not be used for any other purpose. No liability will be accepted where the plan is used for purposes other than that indicated, including marketing of the proposed lots and building permits.
4. This plan is prepared using information provided by Landgate. The data extracted from Geospatial Databases is intended for informational purposes only.
5. Building positions supplied by Quantum Surveys (Ref: 9050). No existing development records on file as advised by Local Authority.
6. Effluent disposal system location. No existing development records on file as advised by Local Authority to define exact location.
7. Storage containers are temporary storage until outbuilding is constructed.



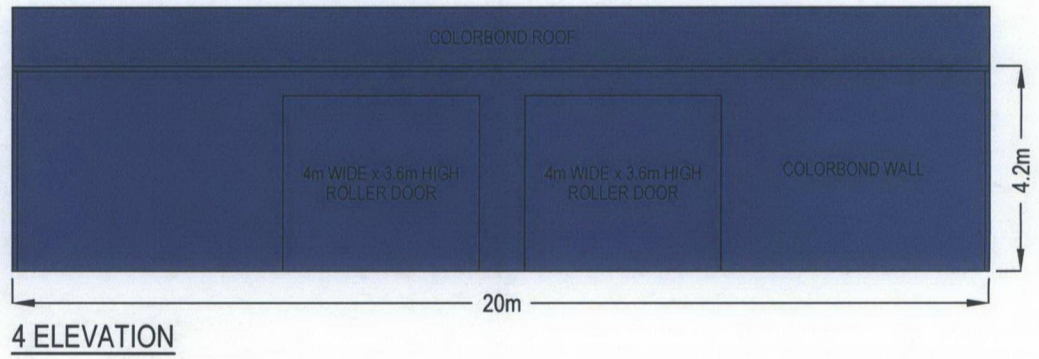
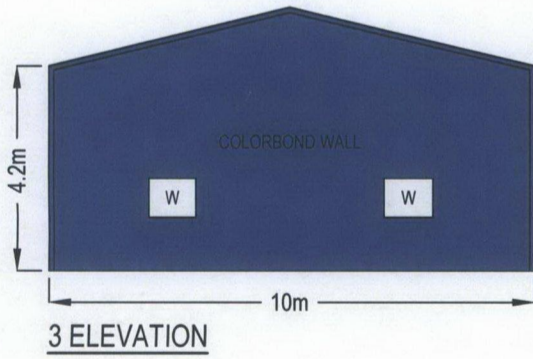
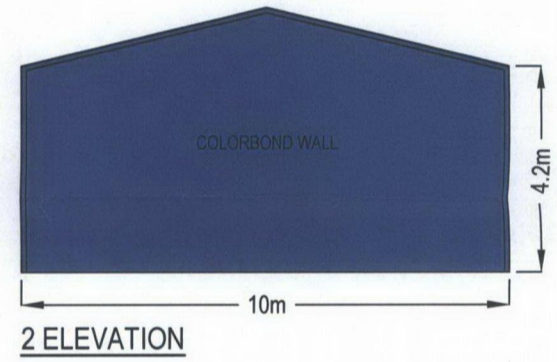
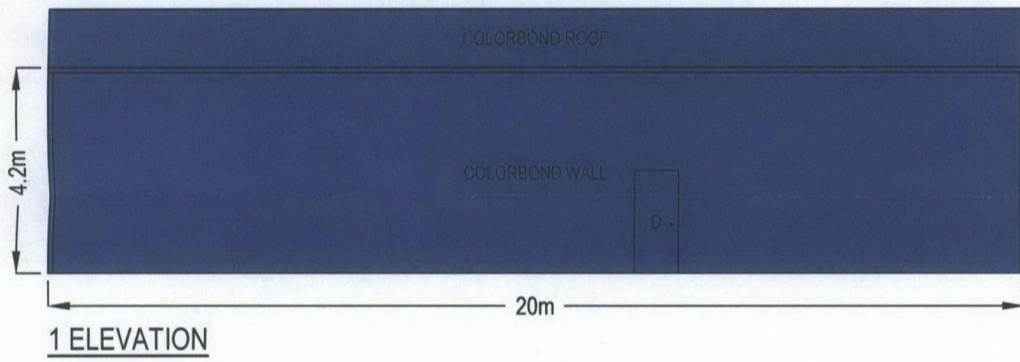
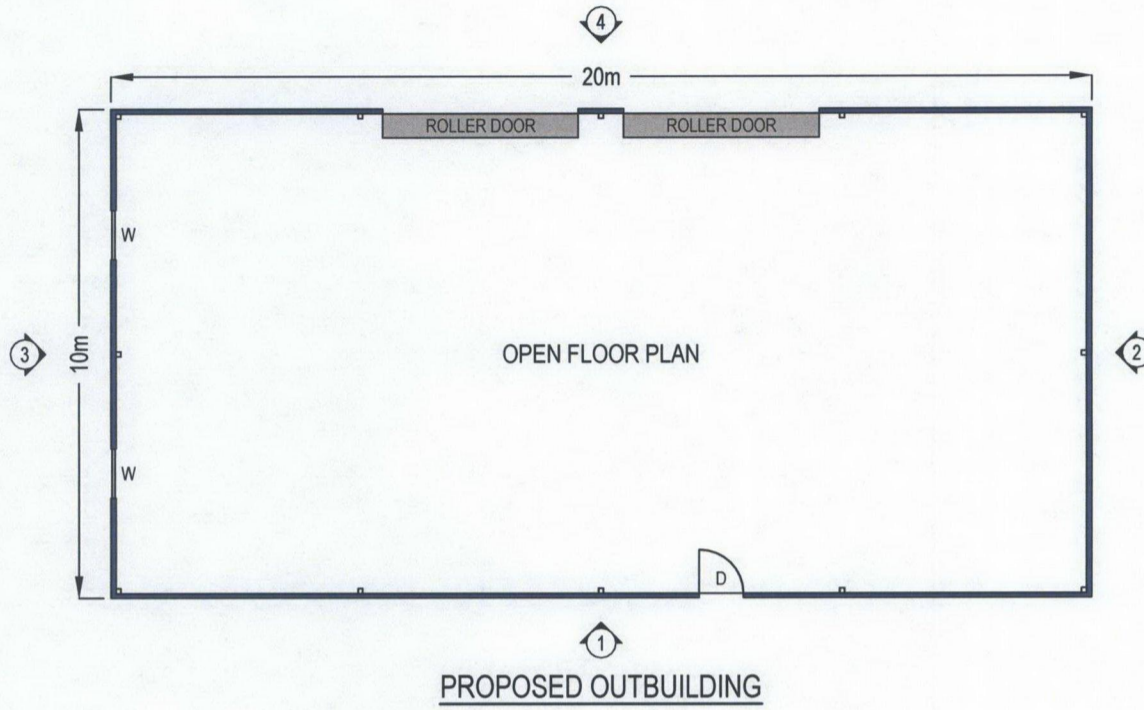
8 Anzac Terrace Geraldton WA 6530
PO BOX 1597 Geraldton WA 6531
Email : info@landwest.net.au
Phone : (08) 9965 0550
Fax : (08) 9965 0559

CLIENT: JL CLOW
TITLE: SITE PLAN - DEVELOPMENT APPLICATION (PATIO, OUTBUILDING, TEMPORARY STORAGE, SHADE STRUCTURE)
LOT 71 ON P 20099, MANNING PLACE, UTAKARRA

CERTIFICATE OF TITLE: 2019-42
DATE LAST MODIFIED: 16/03/2016

REV: DATE: DETAILS: BY: APPROVED:

PLAN: 14698-01



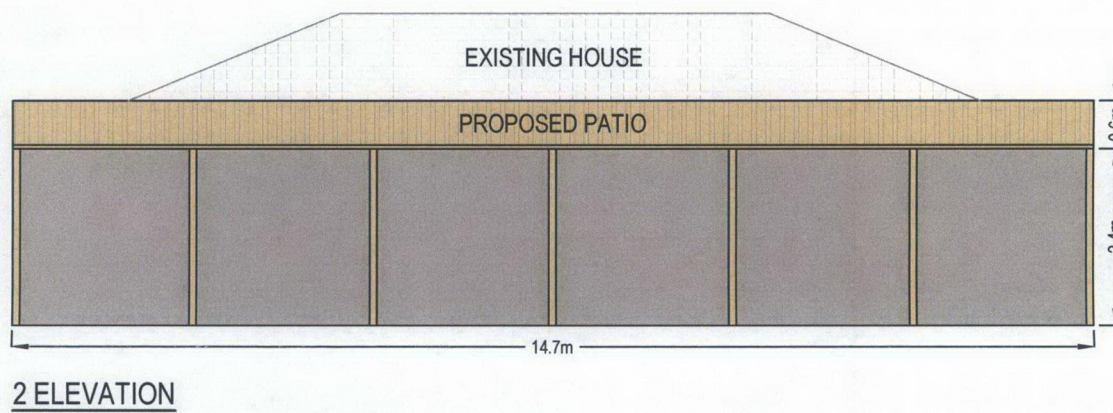
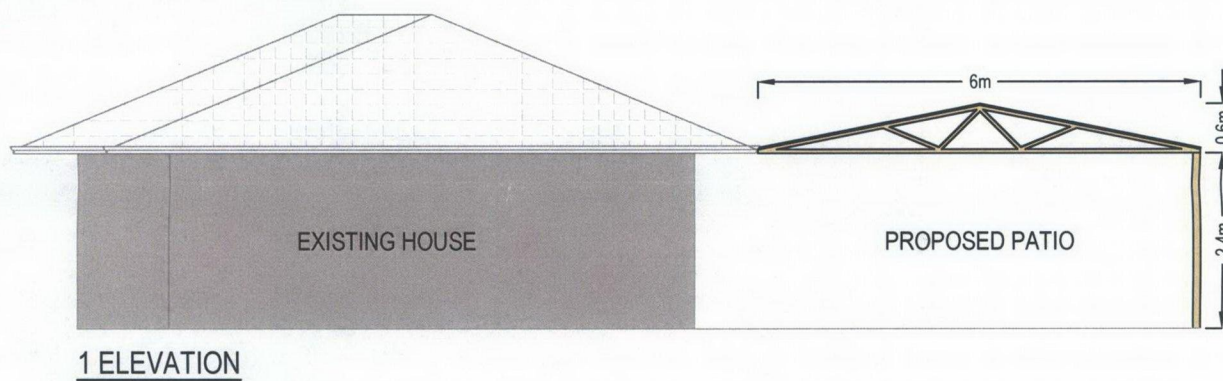
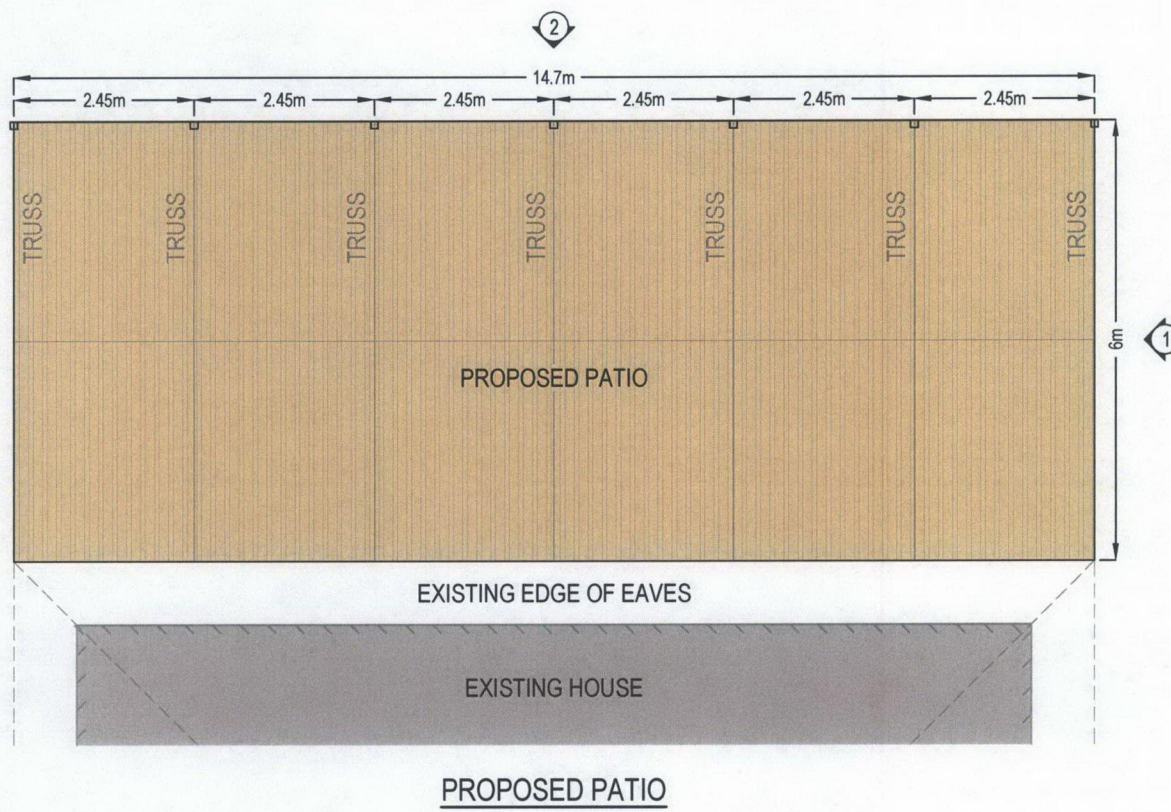
NOTES

1. Outbuilding subject to separate building permit application by others (Portal steel frame & colorbond (deep ocean) building, Class 10(A)).
2. Shed connected to services as required by Local Authority.
3. FGL and FFL subject to site works by others.



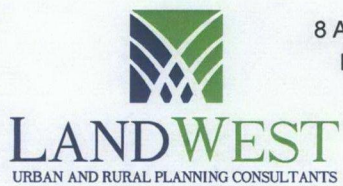
8 Anzac Terrace Geraldton WA 6530
 PO BOX 1597 Geraldton WA 6531
 Email : info@landwest.net.au
 Phone : (08) 9965 0550
 Fax : (08) 9965 0559

CLIENT: JL CLOW					
TITLE: PROPOSED OUTBUILDING FLOORPLAN & ELEVATIONS LOT 71 ON PLAN 20099 MANNING PLACE, UTAKARRA					
CERTIFICATE OF TITLE: 2019-42	DATE LAST MODIFIED: 16/03/2016	REV: DATE:	DETAILS:	BY:	APPROVED:
				PLAN: 14698-02	



NOTES

1. Patio subject to separate building permit application by others.
2. FGL and FFL subject to site works by others.



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CLIENT: JL CLOW		REV: DATE:		DETAILS:		BY:		APPROVED:	
TITLE: PROPOSED PATIO FLOORPLAN & ELEVATIONS LOT 71 ON PLAN 20099 MANNING PLACE, UTAKARRA		DATE LAST MODIFIED: 16/03/2016							
CERTIFICATE OF TITLE: 2019-42									
								PLAN: 14698-03	