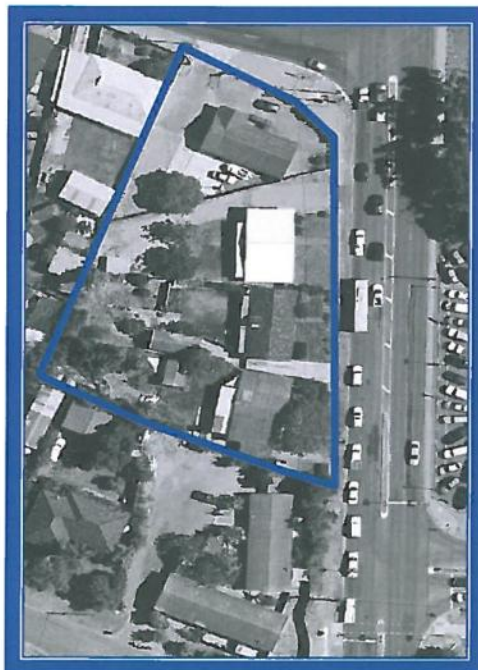




**CITY OF GREATER GERALDTON
TOWN PLANNING SCHEME NO.3 (GERALDTON)
AMENDMENT NO. 73**

**LOTS 6, 7 & 8 NORTH WEST COASTAL HIGHWAY,
AND
LOT 5 PHELPS STREET,
WONTHELLA**

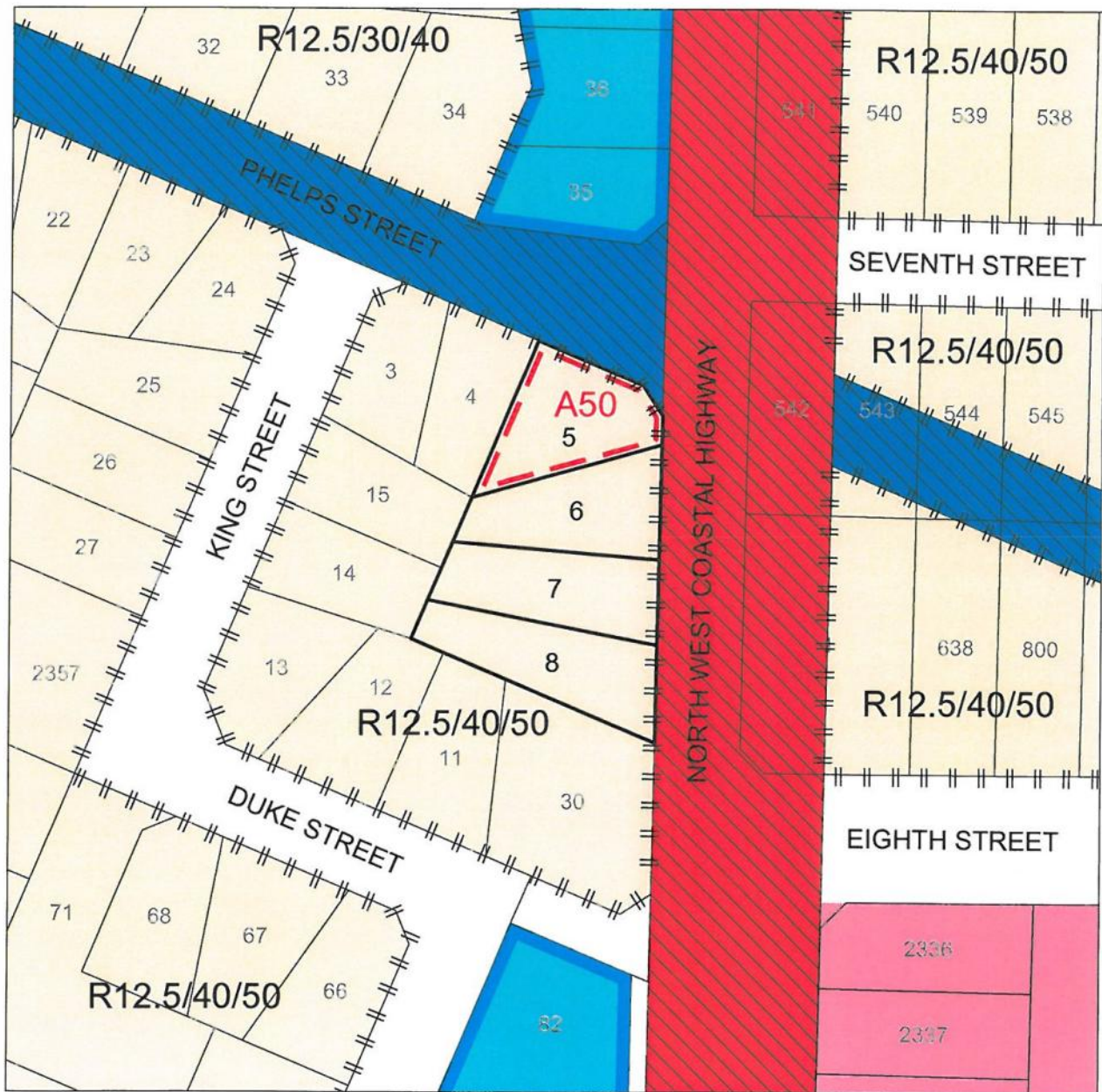
**"RESIDENTIAL"
AND
"RESIDENTIAL ADDITIONAL USE"
TO
"HIGHWAY COMMERCIAL"**









CITY OF GREATER GERALDTON

TOWN PLANNING SCHEME No. 3 (GERALDTON)

(DISTRICT SCHEME)



LEGEND

	PRIMARY DISTRIBUTOR ROAD		INDUSTRY - LIGHT		ADDITIONAL USE
	DISTRICT DISTRIBUTOR ROAD		HIGHWAY COMMERCIAL		R CODES
	RESIDENTIAL				



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CLIENT:	WAIMAY PTY LTD				
TITLE:	EXISTING ZONING LOTS 5, 6, 7 & 8 PHELPS STREET AND NORTH WEST COASTAL HIGHWAY, WONTHELLA				
CERTIFICATE OF TITLE:	VARIOUS	DATE LAST MODIFIED:	26/06/2014	REV:	DATE:
DESIGNED:	GMB	DRAWN:	SD	APPROVED:	SCALE:
					1:1500
					@A4
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					14125-EZ

CITY OF GREATER GERALDTON

TOWN PLANNING SCHEME No. 3 (GERALDTON)

(DISTRICT SCHEME)



LEGEND



HIGHWAY COMMERCIAL



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Fax : (08) 9965 0559

CLIENT:		WAIMAY PTY LTD					
TITLE:		PROPOSED ZONING LOTS 5, 6, 7 & 8 PHELPS STREET AND NORTH WEST COASTAL HIGHWAY, WONTHELLA					
CERTIFICATE OF TITLE:	VARIOUS	DATE LAST MODIFIED:	26/06/2014	REV:	DATE:	DETAILS:	BY: APPROVED:
DESIGNED:	GMB	DRAWN:	SD	APPROVED:		SCALE:	1:1500 @A4

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PLAN: 14125-PZ

TABLE OF CONTENTS

1.0 INTRODUCTION

2.0 BACKGROUND

- 2.1 The Landholdings
- 2.2 Location Context
- 2.3 Public Utilities and Services

3.0 POLICY AND STATUTORY PLANNING FRAMEWORK

- 3.1 State Planning Strategy
- 3.2 Geraldton Region Plan and Greater Geraldton Structure Plan 2011
- 3.3 Geraldton Regional Centre Strategy
- 3.4 City of Greater Geraldton Commercial Activity Centres Strategy
- 3.5 City of Greater Geraldton Town Planning Scheme No.3 (TPS No.3)

4.0 JUSTIFICATION FOR AMENDMENT

- 4.1 Regional Planning Context
- 4.2 Land Use Controls

5.0 CONCLUSION

FIGURES

- Figure 1 Locality Plan
- Figure 2 Aerial Photography
- Figure 3 Existing Services
- Figure 4 City of Greater Geraldton TPS No 3 (Geraldton) Extract
- Figure 5 Geraldton Regional Centre Strategy Extract.
- Figure 6 City of Greater Geraldton Commercial Centres Strategy Extract
- Figure 7 Access Plan (Landwest Plan 14125-01; 270614)

1.0 INTRODUCTION

This amendment proposes to include the subject landholdings in the Highway Commercial zone in the City of Greater Geraldton TPS No 3. This is consistent with the strategic planning direction for the precinct as identified in both the state planning framework and the proposed "Highway Commercial" zone identified in the Commercial Activity Centres Strategy prepared by the City of Greater Geraldton. The amendment will ensure that a range of existing and proposed land uses can be undertaken in the context of appropriate development controls delineated by the highway commercial zoning.

The proponents are Waimay Pty Ltd.

2.0 BACKGROUND

2.1 The Landholdings

The landholdings subject of the amendment comprises four (4) lots south of Phelps Street on the western side of North West Coastal Highway.

A locality plan and aerial photograph is included at **Figure 1 Location Plan**.

The subject lots are -

- Lot 5 – CT 1898/84
- Lot 6 – CT 1314/867
- Lot 7 – CT 25/172A
- Lot 8 – CT 25/171A

The landholdings vary in lot sizes from 869m² to 899m² in area, and are all developed with dwellings. Dwelling on Lot 5 has previously been approved and redeveloped for office use. Lot 5 derives its frontage and access to Phelps Street and Lot 6 through 8 derive their primary frontage to North West Coastal Highway each with an independent crossover.

2.2 Locational Context

The subject land comprises the following land uses –

- Lot 5 – Residential Additional Use (No 50 Service Industry) - office
- Lots 6, 7 & 8 Residential – single dwellings

Lot 30 to the south of the subject land contains grouped housing. Other adjoining lots are residential use. Directly opposite the subject land, further south of the subject land on the western side of the Highway and south east on Eighth Street and North West Coastal Highway, are a range of service industry and highway commercial uses including service station, motor vehicle sales, showroom development, trade displays and other service industry uses.

There are a range of non-residential uses both further north and south of the subject land, including previously rezoned landholdings north of Phelps Street. These uses are all commensurate with the intended strategic direction for the greater highway commercial precinct. Outside the subject

land, Duke and King Streets are predominantly residential in character. A zoning extract is attached at **Figure 4 TPS Extract**.



***Frontage Lots 6, 7 & 8 North West Coastal Highway
Residential Use***



***Frontage Lot 5 Phelps Street
Residential Additional Use (Service Industry)***

Residential amenity in the locality has been compromised by increasing road traffic volumes, through traffic and the presence of non-residential uses in the immediate locality.

North West Coastal Highway is the main north-south road link through Geraldton, both for passenger vehicles and for industrial and road freight

transport. This compromises residential amenity for land immediately adjacent to the highway. This will be exacerbated by any future upgrading of North West Coastal Highway in the vicinity to manage increased vehicle movements, as land is reserved under the City of Greater Geraldton's Town Planning Scheme No. 3 (Geraldton) adjoining the subject land (but not directly affecting the landholdings).

2.3 Public Utilities and Services

The subject landholdings all have access to reticulated water supply, sewer, power, gas and telecommunications (see **Figure 3 Servicing Plan**).

Lots 6, 7 & 8 all derive frontage to North West Coastal Highway, each with an independent crossover. Lot 5 has access to Phelps Street.

In relation to future highway widening and upgrading requirements, indicative plans prepared by MRWA highlight a range of traffic management options for the highway frontage of the lots, and the adjoining side street road network. These include (but are not limited to) –

- Minor road widening at frontage Lots 5 & 6 to accommodate upgrading requirements;
- Realignment of Pass Street to form a four way controlled intersection with North West Coastal Highway and Phelps Street.
- Eighth Street becoming a cul-de-sac with no direct access to the North West Coastal Highway;

Additional crossovers to North West Coastal Highway from individual lots will not be supported.

A development access plan has been prepared and included as an appendix to this application, to address future access arrangements. However, as the MRWA design for the future Highway alignment including any road widening and upgrading requirements in this precinct is in the planning phase only, definitive requirements cannot be documented fully as they may be subject to change during detailed design phase/s. The proposed scheme amendment will not jeopardise the planning phase currently in progress, or future detailed design phase.

3.0 POLICY AND STATUTORY PLANNING FRAMEWORK

3.1 State Planning Strategy

The State Planning Strategy (1996) identified the following vision for the Mid-West Region:

"...in the next 33 years the region will continue to grow and diversify its economic base in the areas of agriculture, mineral development, downstream processing of commodities and tourism."

It further delineates that Geraldton will develop as the largest regional centre north of Perth, offering a wide range of facilities and attractions.

This amendment, which facilitates commercial expansion to service the Geraldton region's growing population and expanding economy, is consistent with this vision.

3.2 Geraldton Region Plan and Greater Geraldton Structure Plan 2011

The Geraldton Region Plan (1999) was prepared by the Western Australian Planning Commission (WAPC). The Region Plan provides a regional planning framework for the entire Geraldton region (which extends from the Shire of Northampton to the Shire of Irwin and inland to the Shire of Mullewa) and detailed planning for Greater Geraldton.

The Geraldton Region Plan incorporates a detailed Greater Geraldton Structure Plan. The subject land is identified as Urban within the Greater Geraldton Structure Plan. In June 2011, an updated Greater Geraldton Structure Plan 2011 was released. This 2011 plan is to be read in conjunction with the Greater Geraldton Structure Plan (1999), and is intended to guide amendments to and reviews of the local planning schemes and strategies of the City of Greater Geraldton and the Shire of Chapman Valley.

The Greater Geraldton Structure Plan 2011 identifies the subject land as Future Industrial and Service Commercial. This reflects the introduction of the highway commercial zoning into the town planning scheme and the previous endorsement of Commercial Activity Centres Strategy by the City of Greater Geraldton and Western Australian Planning Commission. The Structure Plan identifies that the introduction of additional areas to the

highway commercial zone is subject to scheme amendment and will not be considered on an ad hoc basis.

3.3 Geraldton Regional Centre Strategy

In 2006, the Western Australian Planning Commission (WAPC) endorsed the Geraldton Regional Centre Strategy. The intent of this strategy was to provide a comprehensive framework for detailed planning and strategic actions to ensure the future growth of Geraldton as a regional centre. The strategy builds on the opportunities afforded by a number of projects currently underway and presents a detailed implementation strategy to guide the City of Greater Geraldton.

The subject land is identified within "Precinct 8 Highway Commercial" (see **Figure 5 Extract of Strategy**).

The implementation section of the strategy (part 13) outlines the following "Planning Action Required" for the "Highway Commercial Precinct":

"introduce a new "Highway Commercial" zone into the City's planning scheme whose objectives are in accordance with the regional centre strategy and which comprises all of the land in this precinct."

This "Planning Action" was to occur once the Strategy was adopted by the (then) City of Geraldton.

The introduction of the highway commercial zone to the scheme has occurred via previous amendments to the Town Planning Scheme No. 3. Where the entire defined Highway Commercial zone is not implemented by scheme amendment, at a minimum, highway commercial zones should be implemented for entire block precincts, to ensure coordination of zoning and access arrangements. The extent of the zone over each particular block is to be guided by the local authority.

3.4 City of Greater Geraldton Commercial Activity Centres Strategy

The City of Greater Geraldton has prepared and adopted the Commercial Activity Centres Strategy for the City of Greater Geraldton. The strategy identifies the extent of land to be included in the Highway Commercial zone along either side of North West Coastal Highway, extending from Place Road in the north to Johnston Street/Eastward Road intersection in the south.

The amendment application and the inclusion of the subject landholdings within the zone are consistent with this strategy. The extent of the highway commercial zone is identified in **Figure 6 Commercial Activity Centres Strategy Extract**.

3.5 City of Greater Geraldton Town Planning Scheme No.3 (Geraldton)

The subject properties are currently zoned as follows –

Lot 5 – Residential Additional Use (No 50 Service Industry)
Lots 6, 7 & 8 Residential R12.5/40/50

Existing office development on Lot 5 was able to be approved under the Additional Use (service industry).

Previously, the Highway Commercial zone has been introduced into the town planning scheme. The objective of the proposed Highway Commercial zone is:

"...to ensure the provision of service commercial activities, including bulky goods retailing with regard for relevant strategies and policies adopted by Council.

The Scheme sets the following policies for the Highway Commercial zone:

- *permit under the zone a wide range of uses appropriate to achieving the objective; and*
- *encourage development along the North West Coastal Highway in locations with regard for relevant strategies and policies adopted by Council.*

The Highway Commercial zone will allow for a wider range of commercial uses, although most remain at the discretion of the Council after due consideration. Uses that are discretionary under the Highway Commercial

zone, but not permitted under the current residential additional use zoning include (but are not limited to) - Office, Shop, Showroom, Funeral Parlour, Health Studio, Hire Service, Liquor Store, Motor Vehicle Sales/Service, Plant Nursery, Trade Display and Veterinary Hospital.

Scheme provisions relating to the Highway Commercial zone, including clauses 4.17.2 to 4.17.6, address amenity and traffic circulation issues by setting requirements relating to matters such as boundary setbacks, car parking, landscaping and the scale, bulk and height of buildings.

The proposed amendment is consistent with the scheme's objective for the Highway Commercial zone.

4.0 JUSTIFICATION FOR AMENDMENT

4.1 Regional Planning Context

The regional planning framework has recognised the need for commercial expansion in Geraldton to supply the needs of a growing population and vibrant economy.

The Greater Geraldton Structure Plan 2011 identifies the subject landholdings for future industrial and service commercial land uses. This is consistent with the Geraldton Regional Centre Strategy which advocated the introduction and expansion of the highway commercial zone into the town planning scheme, in a co-ordinated and consistent manner.

The City's Commercial Activity Centres Strategy, provides further justification by the identification of the extent of the highway commercial zone and land use. The subject landholdings are identified in the strategy to be included in the highway commercial precinct along either side of North West Coastal Highway.

This amendment proposes to rezone all landholdings within the street block as represented in the Commercial Activity Centres Strategy. This is to ensure consistency in development provisions for end uses.

4.2 Land Use Controls

The provisions of Clauses 4.17.2 to 4.17.6 of the Scheme will ensure orderly and appropriate use and redevelopment of the subject land.

Clause 4.17.2 stipulates maximum plot ratio and minimum boundary setbacks within the Highway Commercial zone. Clause 4.17.3 encourages the use of shared car parking where practical.

Clause 4.17.4 of the Scheme requires that, prior to any application for planning approval being considered, a development plan must be prepared to the satisfaction of Main Roads WA for each street block in the zone, detailing ultimate and approved vehicle access arrangements to North West Coastal Highway for that street block. Once such a development plan is approved, all development shall accord with that plan.

An access plan has been included in this amendment application; however it will need to be updated at the time any additional detailed design work is

undertaken by MRWA to inform road widening and upgrading requirements for the Highway.

Clause 4.17.5 ensures that the scale of the use and any associated built form within land zoned Highway Commercial will not adversely impact on the local amenity of adjoining residential areas. Clause 4.17.6 requires building setbacks to be adequately landscaped.

The proposed zoning and accompanying development provisions will ensure the amenity of the adjoining residential uses are protected at development application stage for land use change and/or redevelopment of lots.

5.0 CONCLUSION

The proposed amendment is consistent with the overall strategic planning direction for commercial orientated land uses in the greater Geraldton area as defined by the regional planning framework. In addition, it is consistent with the specific direction prescribed in the City of Greater Geraldton Commercial Activity Centres Strategy, which more precisely defines the extent of the highway commercial precinct.

The proposed zone and accompanying provisions are a more effective mechanism for ensuring any future change of use or redevelopment occurs in an appropriate manner. Development will be required to be of standard and presentation that enhances the amenity of the commercial precinct and does not jeopardise the amenity of more sensitive land uses adjoining. These provisions address density of development, scale of development to protect amenity, landscaping standards, access and parking requirements and traffic management. They are all required to be addressed at planning application stage for change of use and/or redevelopment of sites.

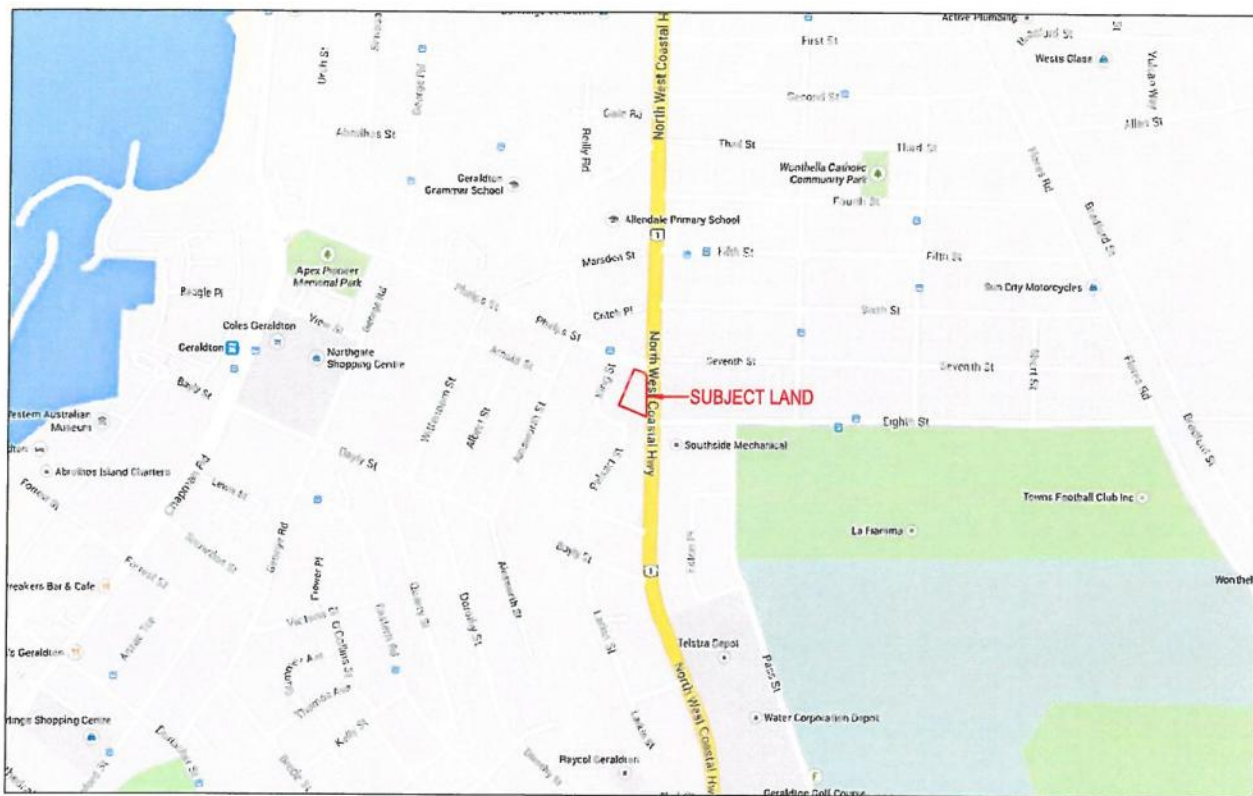
These provisions will also ensure the integrity of North West Coastal Highway as a Primary Distributor Road is not compromised.

The zoning proposed by this amendment represents a logical extension of commercial and non-residential development on North West Coastal Highway in the Wonthella locality.

Initiation of the scheme amendment is recommended.

City of Greater Geraldton Town Planning Scheme No 3 Amendment No 73
Prepared for Waimay Pty Ltd Project 14125
v1 June 2014

FIGURE 1
LOCALITY PLAN



LOCALITY PLAN - Not to scale
SOURCE - GOOGLE MAPS



LOCATION PLAN - Not to scale
SOURCE - GOOGLE MAPS



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Fax : (08) 9965 0559

CLIENT:		WAIMAY PTY LTD					
TITLE:		LOCATION PLAN					
		LOTS 5, 6, 7 & 8 PHELPS STREET AND					
		NORTH WEST COASTAL HIGHWAY, WONTHELLA					
CERTIFICATE OF TITLE:		VARIOUS	DATE LAST MODIFIED:	26/06/2014	REV:	DATE:	DETAILS:
DESIGNED:	GMB	DRAWN:	SD	APPROVED:		SCALE:	NTS
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PLAN: **FIGURE 1**

FIGURE 2
AERIAL PHOTOGRAPHY



AERIAL PHOTOGRAPHY - Not to scale
SOURCE - LANDGATE 2013

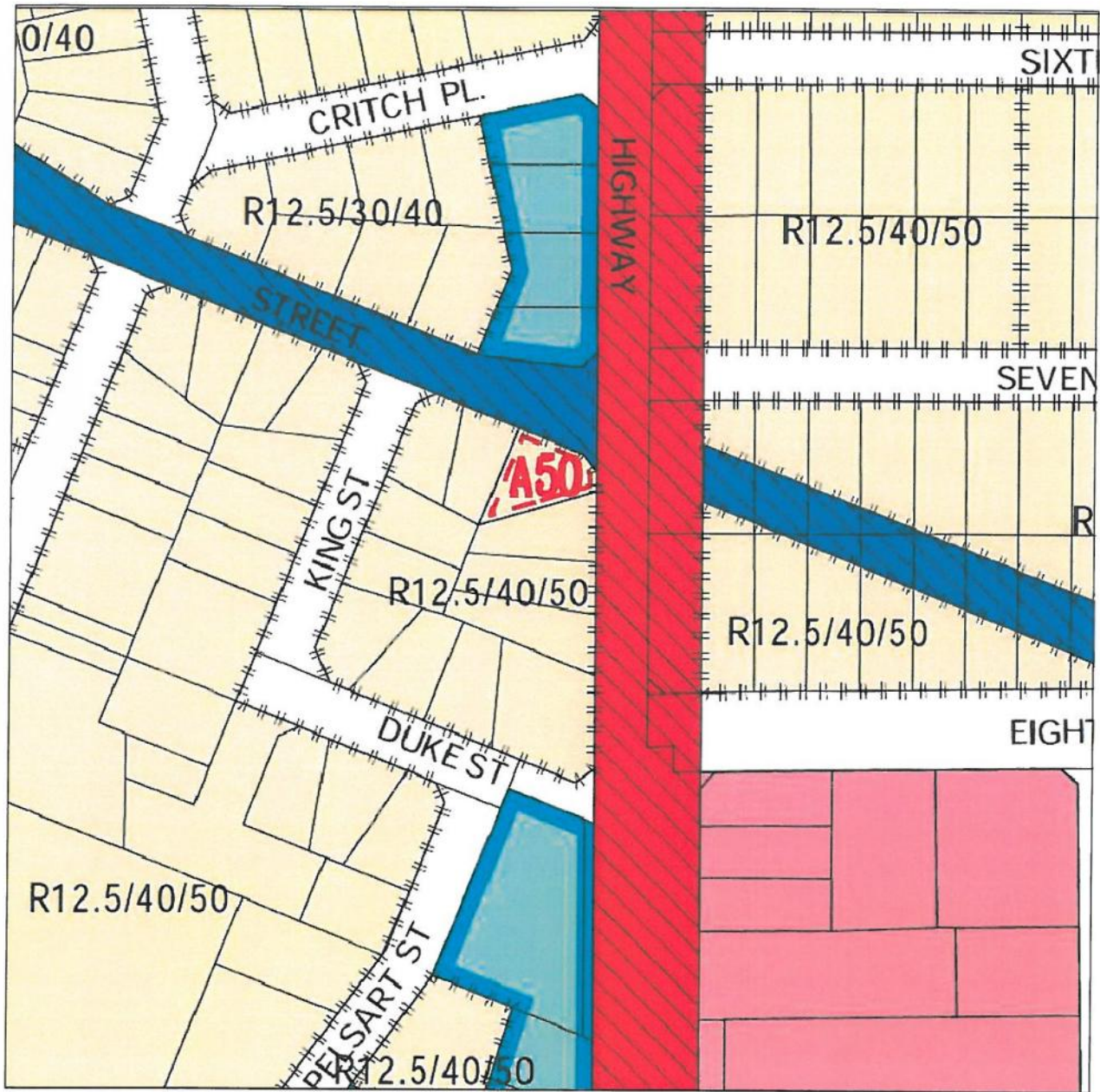


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City of Greater Geraldton Town Planning Scheme No 3 Amendment No 73
Prepared for Waimay Pty Ltd Project 14125
v1 June 2014

FIGURE 3
CITY OF GREATER GERALDTON
TPS NO 3 (GERALDTON) EXTRACT



CITY OF GREATER GERALDTON
TOWN PLANNING SCHEME NO. 3
(DISTRICT SCHEME)

LEGEND

LOCAL SCHEME RESERVES

- COMMUNITY AND PUBLIC PURPOSES
- COMMUNITY AND PUBLIC PURPOSES DEPOTED AS FOLLOWS:
 - C CHURCH
 - M MUSEUM
 - R RAILWAY
 - S SCHOOL
 - WC WATER CORPORATION
- DISTRICT DISTRIBUTOR ROAD
- LANDSCAPE AND COASTAL PROTECTION
- PRIMARY DISTRIBUTOR ROAD
- RECREATION

ZONES

- DEVELOPMENT
- RESIDENTIAL
- RESIDENTIAL DEVELOPMENT
- WEST END
- CENTRAL GERALDTON
- CITY CENTRE
- HIGHWAY COMMERCIAL
- LOCAL CENTRE
- MARINA
- MAJOR USE
- SPECIAL USE

- SPECIAL USE
 - CCP OF CROWN
 - LV
 - NSWCCP
 - BR
 - V
- INDUSTRY - GENERAL
- INDUSTRY - LIGHT
- INDUSTRY - HEAVY
- INDUSTRY - HEAVY
- PORT

OTHER

- R20 R CODES
- ADDITIONAL USES
- RESTRICTED USES
- SCHEME BOUNDARY
- LOCAL GOVERNMENT BOUNDARY
- FLYING 1:1 = 1:1000 A4
- SPECIAL DESIGN PRECINCTS

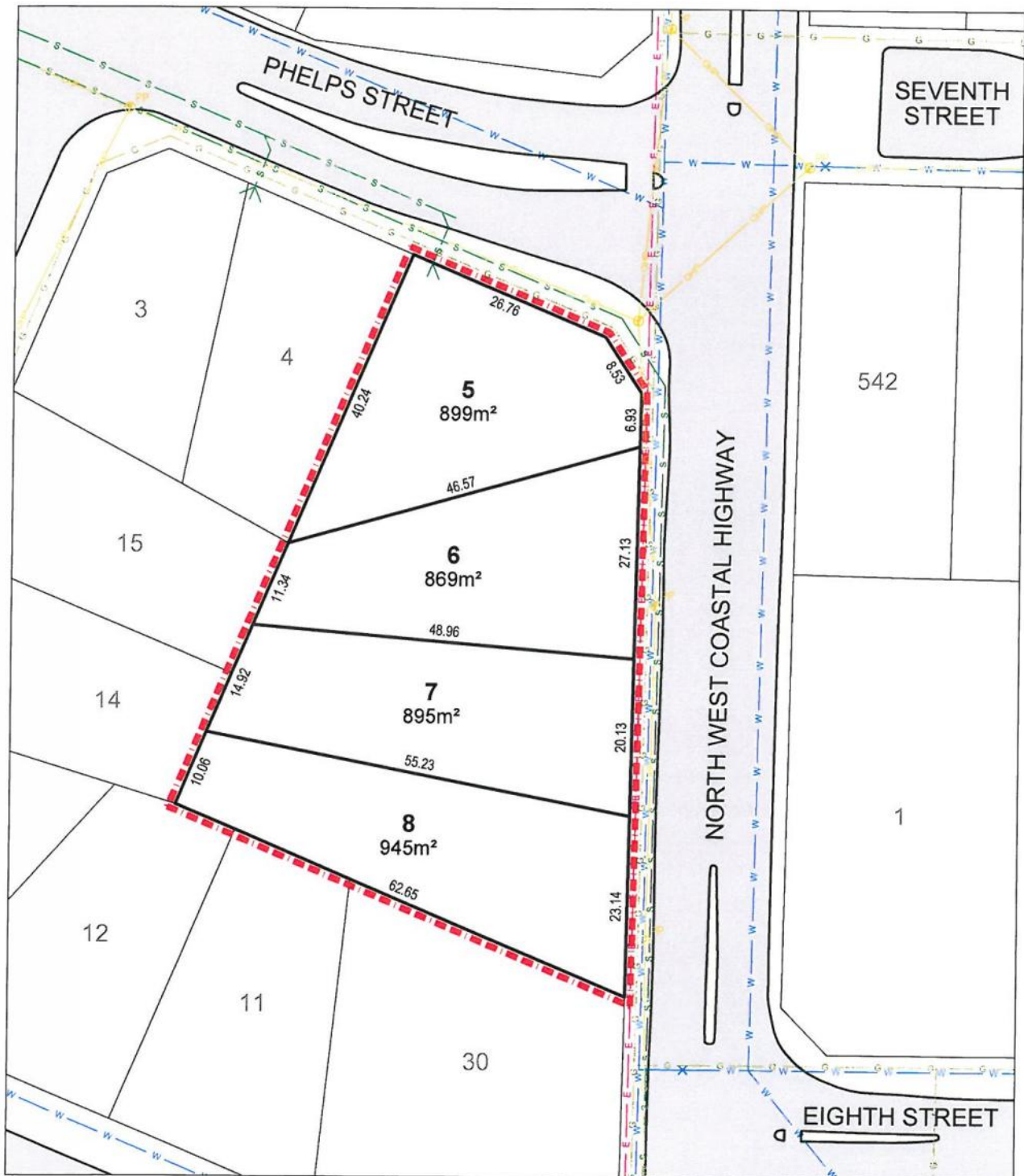


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CLIENT:	WAIMAY PTY LTD						
TITLE:	CITY OF GREATER GERALDTON TOWN PLANNING SCHEME No. 3 (DISTRICT SCHEME)						
CERTIFICATE OF TITLE:	VARIOUS	DATE LAST MODIFIED:	26/06/2014	REV:	DATE:	DETAILS:	BY: APPROVED:
DESIGNED:	GMB	DRAWN:	SD	APPROVED:		SCALE:	NTS @A4
				PLAN: FIGURE 4			

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FIGURE 4
EXISTING SERVICES PLAN



- - SUBJECT LAND
- W W - WATER MAIN
- S S - SEWER MAIN
- G G - GAS MAIN
- E E - UNDERGROUND POWER
- — - OVERHEAD POWER
- ⦿ - POWER POLE

Notes:

1. All service information provided by relevant agencies and subject to on-site survey.



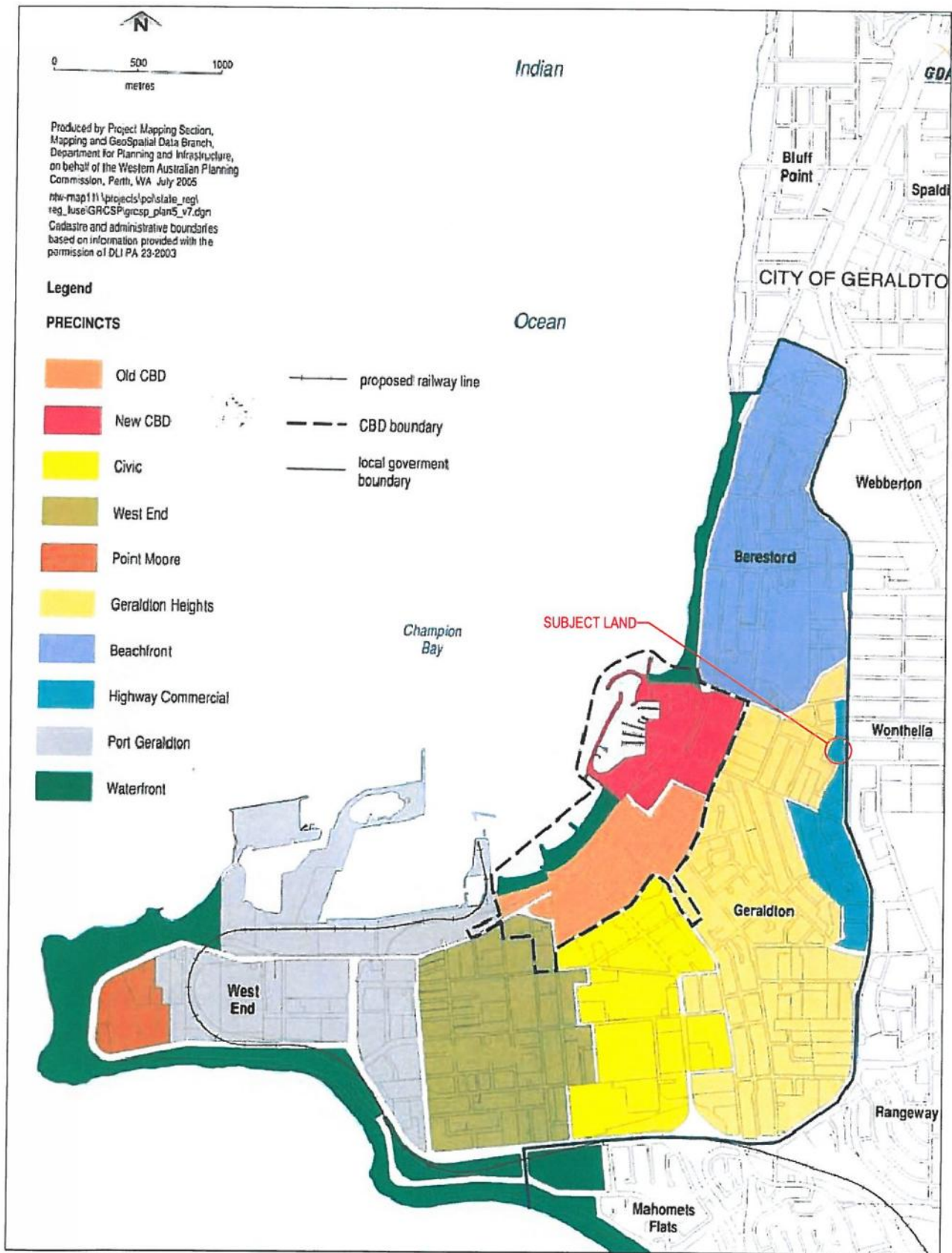
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Phone : (08) 9965 0550
Fax : (08) 9965 0559

CLIENT:		WAIMAY PTY LTD			
TITLE:		EXISTING SERVICES LOTS 5, 6, 7 & 8 PHELPS STREET AND NORTH WEST COASTAL HIGHWAY, WONTHELLA			
CERTIFICATE OF TITLE:	VARIOUS	DATE LAST MODIFIED:	25/06/2014	REV:	DATE:
DESIGNED:	GMB	DRAWN:	SD	APPROVED:	
				SCALE:	1:750
				BY:	APPROVED:
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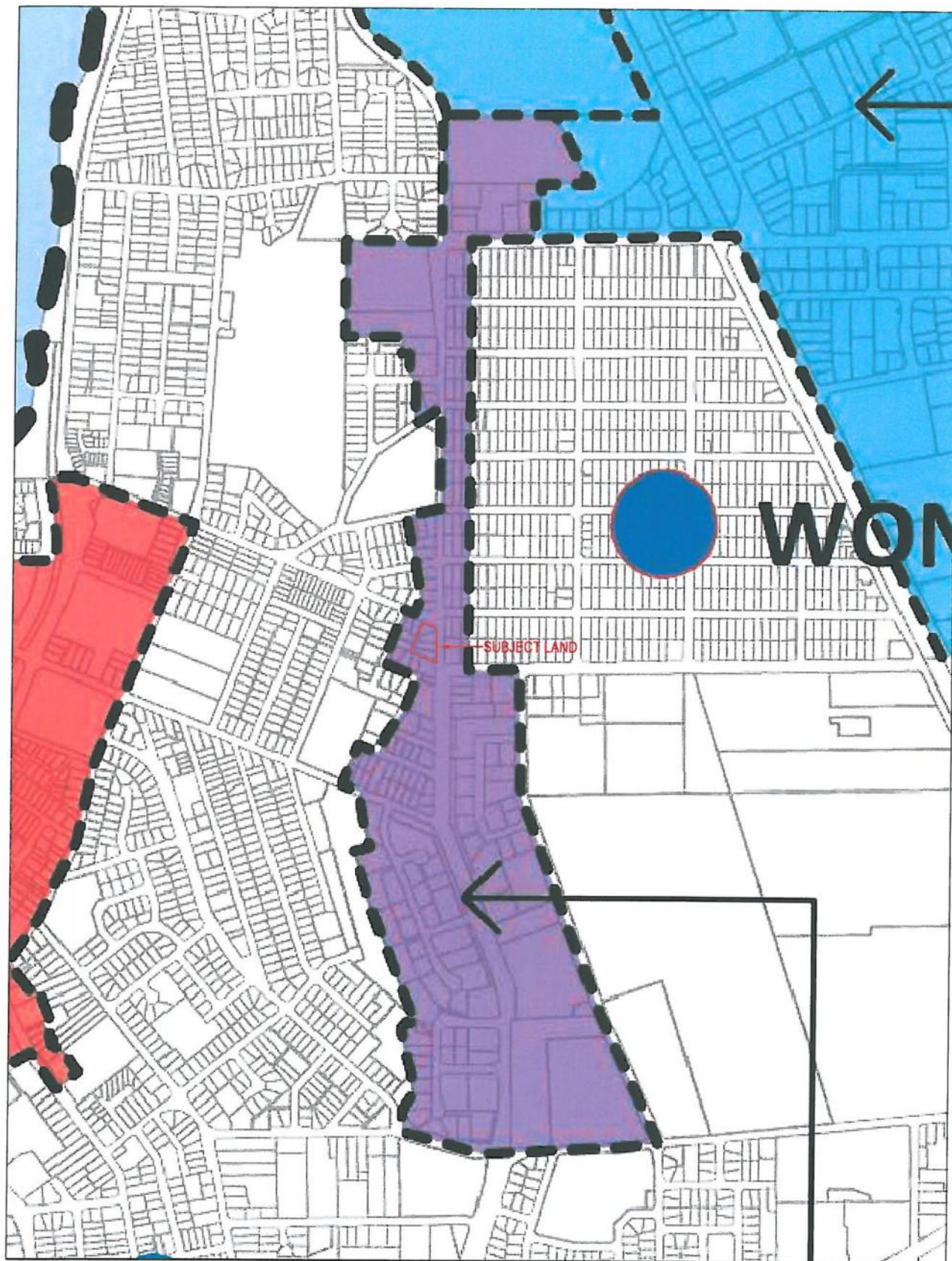
PLAN: FIGURE 3

FIGURE 5
GERALDTON REGIONAL CENTRE
STRATEGY EXTRACT



City of Greater Geraldton Town Planning Scheme No 3 Amendment No 73
Prepared for Waimay Pty Ltd Project 14125
v1 June 2014

FIGURE 6
CITY OF GREATER GERALDTON
COMMERCIAL CENTRES STRATEGY EXTRACT



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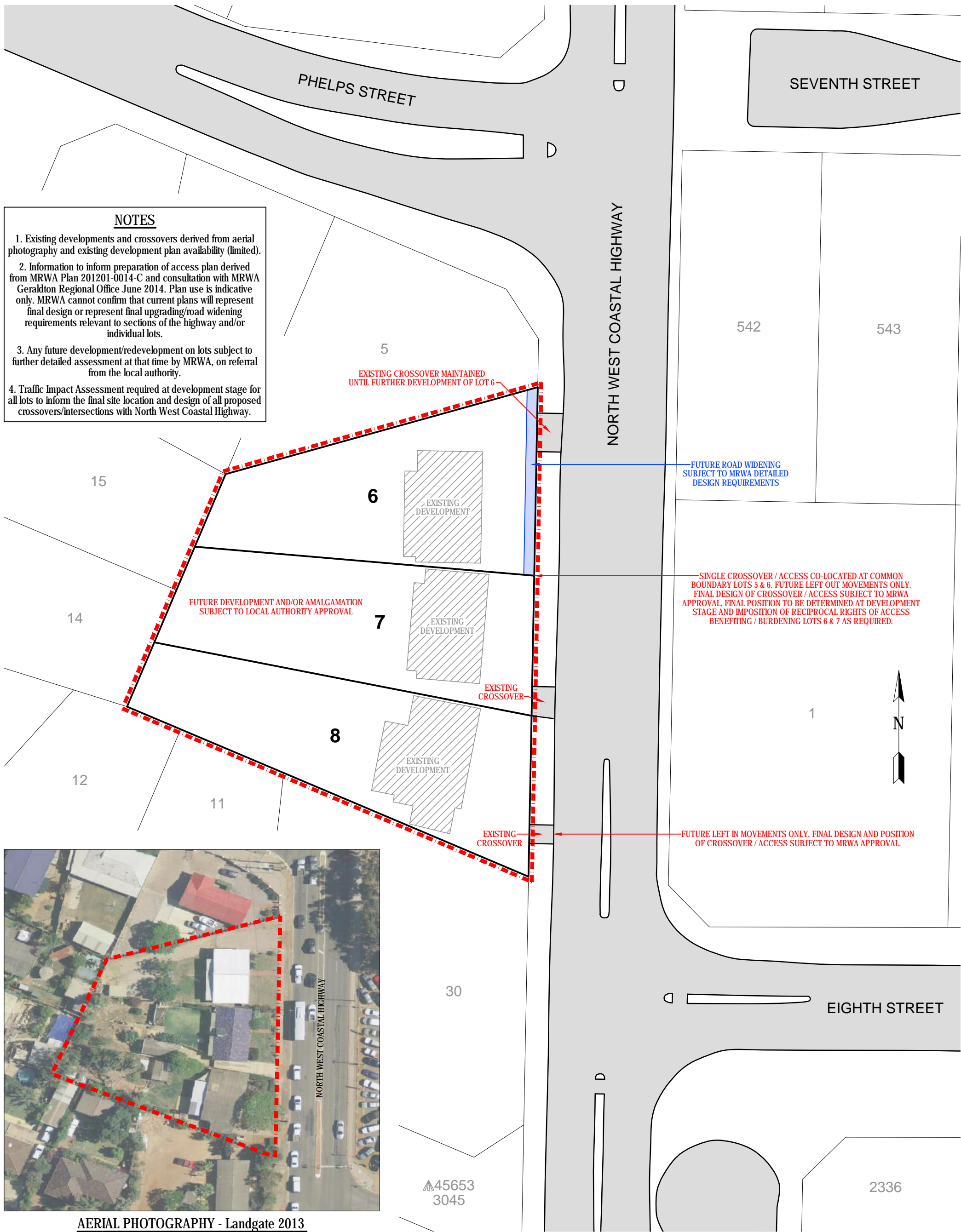
CLIENT: WAIMAY PTY LTD					
TITLE: CITY OF GREATER GERALDTON COMMERCIAL CENTRES STRATEGY					
CERTIFICATE OF TITLE: N/A	DATE LAST MODIFIED: 26/06/2014	REV:	DATE:	DETAILS:	BY: APPROVED:
DESIGNED: GMB	DRAWN: SD	APPROVED:		SCALE: NTS	@A4

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PLAN: FIGURE 6

City of Greater Geraldton Town Planning Scheme No 3 Amendment No 73
Prepared for Waimay Pty Ltd Project 14125
v1 June 2014

**FIGURE 7
ACCESS PLAN
(LANDWEST PLAN 14125-01; 270614)**



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Fax : (08) 9965 0559

CLIENT: WAIMAY PTY LTD	
TITLE: INDICATIVE ACCESS PLAN LOTS 6, 7 & 8 NORTH WEST COASTAL HIGHWAY WONTHELLA	
CERTIFICATE OF TITLE: VARIOUS	DATE LAST MODIFIED: 27/06/2014

REV:	DATE:	DETAILS:	BY:	APPROVED:
APPROVED:				
DESIGNED:	GMB	DRAWN:	SD	PLAN: 14125-01

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