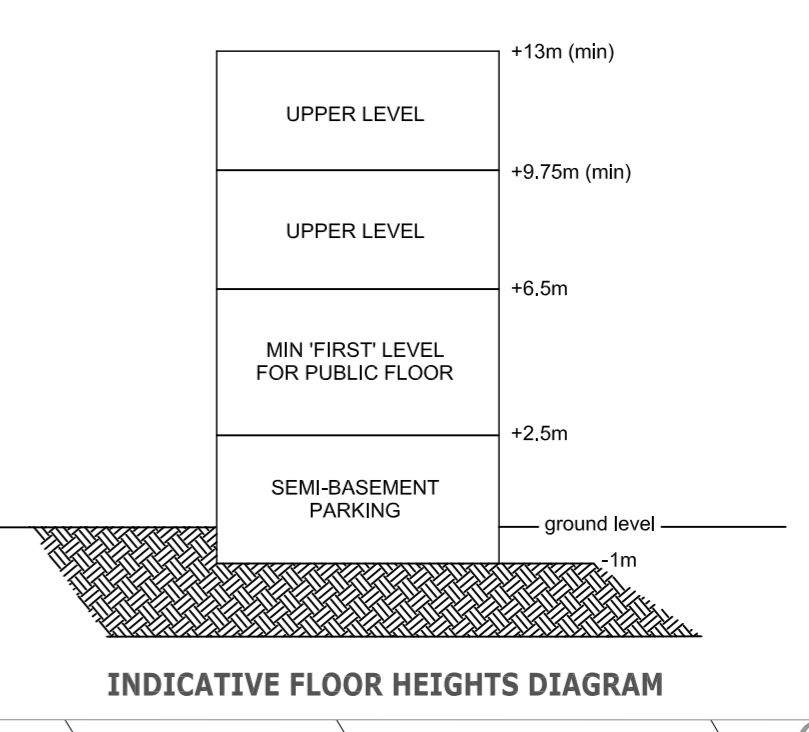


Land not owned by Developer
(Foreshore Properties).



Land not owned by Developer
(Fitzgerald Flats).

- | | | |
|--|--|--|
| C PRECINCT AREA | HERITAGE BUILDING ELEMENTS TO BE RETAINED (REFER TO DESIGN GUIDELINES) | ① RADIO THEATRE |
| ① STATE LISTED HERITAGE BUILDINGS | OPEN SPACE | ② UNION BANK |
| ② MUNICIPAL INVENTORY HERITAGE BUILDINGS | PEDESTRIAN LINK / MARKET PLACE | ③ BLUE HEELERS TAVERN (VICTORIA HOTEL) |
| 13m BUILDING HEIGHT LIMIT ¹ | ARCADE OR ACCESS WAY (min 3m) | ④ SUN CITY GUEST HOUSE |
| 20m BUILDING HEIGHT LIMIT ² | PUBLIC LINK | ⑤ S FONG/LAMB LIQUOR SHOPS |
| 32m BUILDING HEIGHT LIMIT ³ | ODOUR BUFFER (LANDUSES SUBJECT TO WATER CORPORATION APPROVAL) | ⑥ SUNNYSIDE HOSTEL |
| BUILDING FOOTPRINTS ⁴ | | ⑦ GERALDTON BEACH HOTEL (COLONIAL HOTEL) |
| | | ⑧ FITZGERALD FLATS |
| | | ⑨ LESTER AVENUE SHOPS |

NOTE :

- 13 metre building height is approximately equivalent to 3 storeys
- 20 metre building height is approximately equivalent to 5 storeys
- 32 metre building height is approximately equivalent to 8 storeys
- Building footprints represent 'Preferred' form of development. Changes to these footprints must demonstrate accordance with the aims, objectives and requirements of the CBD West End Project Design Guidelines to the satisfaction of the City of Geraldton - Greenough.

CBD WEST END PROJECT

DETAILED AREA PLAN