

Local Development Plan

Lot 127 Alexander Drive (To Be Known as Lots 70 - 74 on Deposited Plan 406606)
City of Greater Geraldton

Introduction

The Detailed Area Plan (DAP) has been prepared to comply with condition number 10 of WAPC Approval 150181, dated 30 September 2014.

Operation

The provisions of City of Greater Geraldton Town Planning Scheme No 1 including Local Planning Policies and the Residential Design Codes shall apply except where varied by this DAP. Consultation will not be required where variation is sought to RCode provisions but the variation is consistent with this DAP.

Aim

Main Roads Western Australia advise that Alexander Drive may become a part of future requirements for North West Coastal Highway and in that case, direct road access from adjoining residential lots will not be permitted. The primary aim of the DAP is to ensure future development is sited to minimise the impact of future Highway requirements on that development, and that all lots and development can achieve alternative road access in the event that Alexander Drive in its current alignment becomes redundant.

R-Code

The residential design code which applies to these lots is R5.

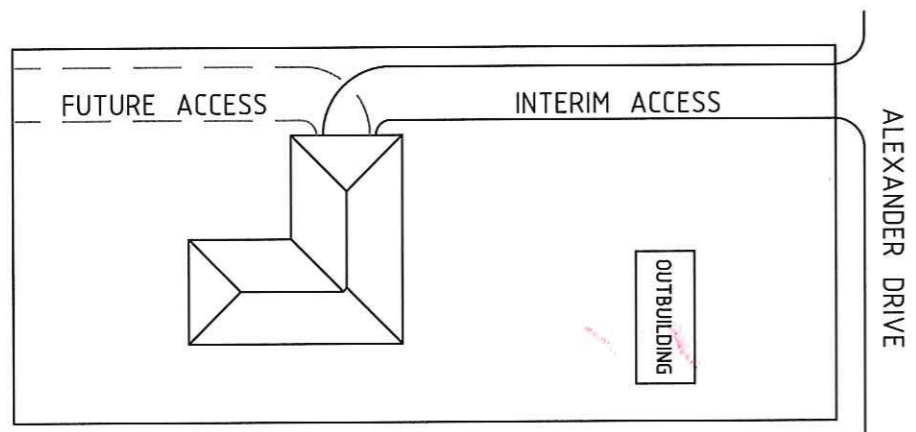
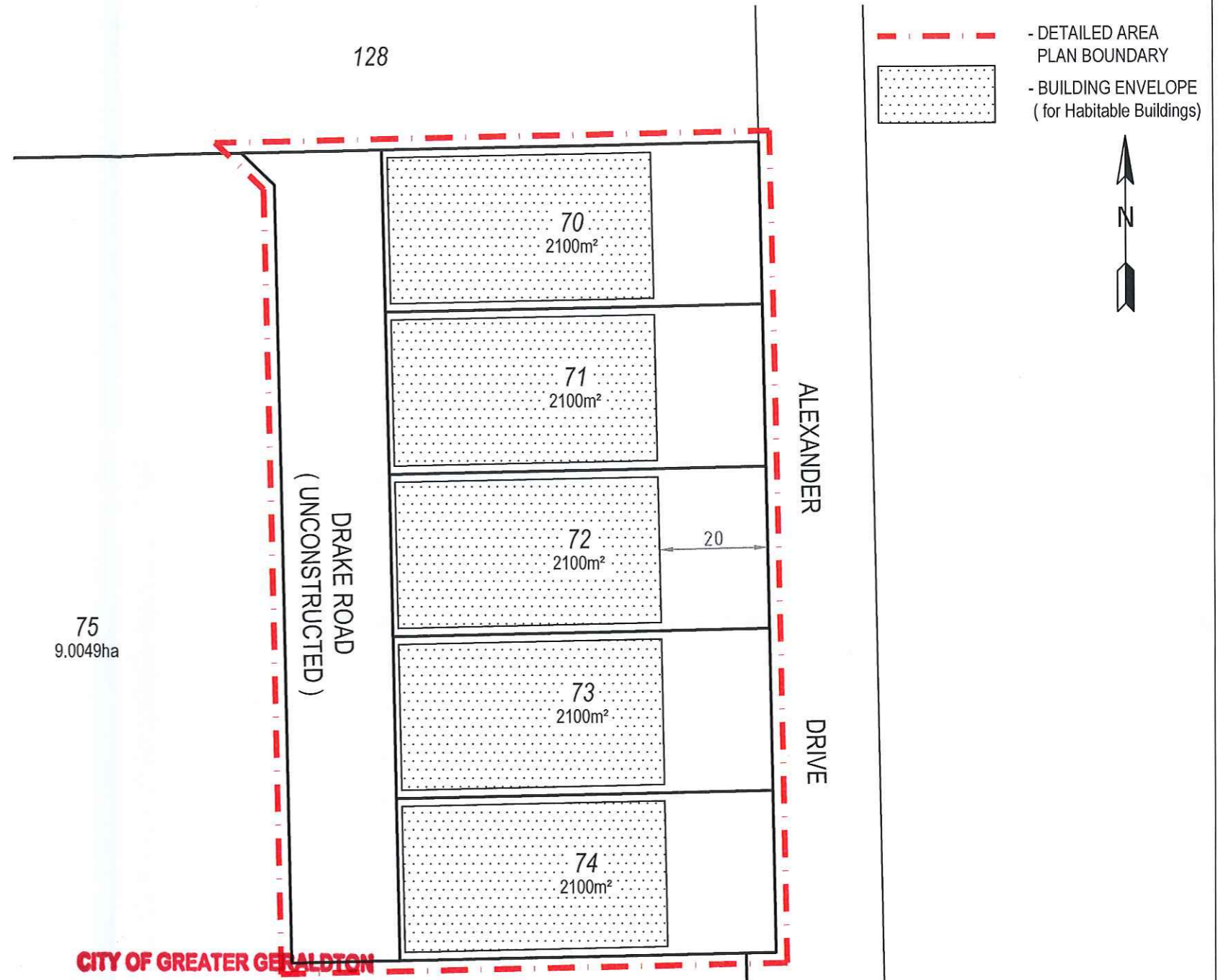
Design Elements

Setbacks:

All dwellings to be shall be located with the building envelope indicated on the DAP. Outbuildings may be permitted outside the building envelope in accordance with the requirements of the town planning scheme and RCodes.

Access:

Vehicle access shall be from Alexander Drive until such time that the road reserve indicated on the DAP at the western extent of the proposed lots, is constructed and then access shall be from the road.



CITY OF GREATER GERALDTON

THIS PLAN IS CERTIFIED AS THE 'APPROVED PLAN'

REF A67722

SHEET 1 OF 1

SIGNED [Signature]

DATED 23/12/15

Detailed Area Plan
City of Greater Geraldton Adoption

Signature _____

Date _____

TITLE: Local Development Plan
Lots 70 - 74 on Deposited Plan 406606
Alexander Drive
Glenfield

CLIENT: _____

CERTIFICATE OF TITLE(S) : _____ DATE LAST MODIFIED: 08/12/2015

SCALE: 1:1000 @A3



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

REV:	DATE:	DETAILS:	BY:	APPROVED:
APPROVED:	DESIGNED: GMB		DRAWN: DSH	
PLAN: 13127 - DAP				

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