



LEGEND

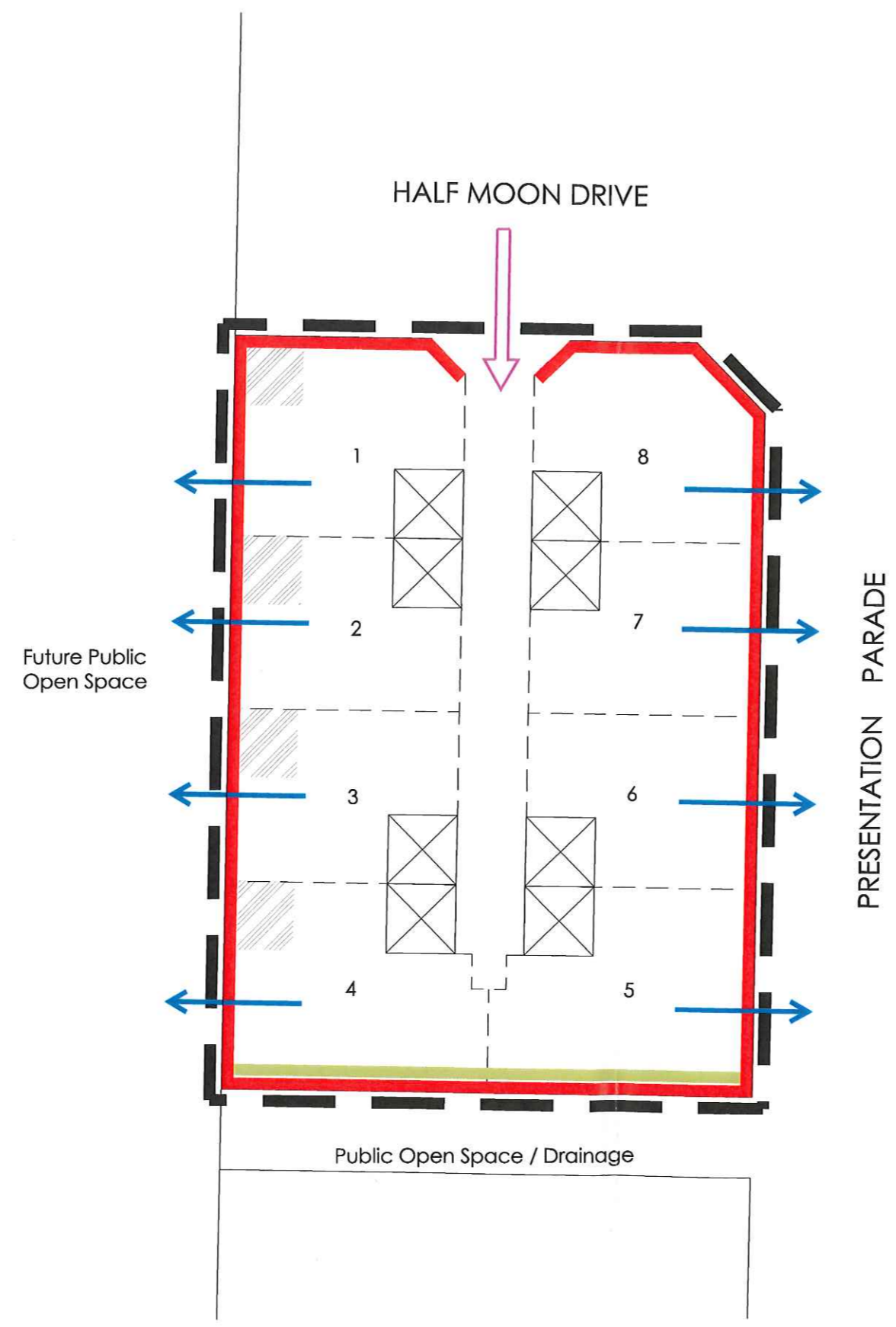
- LDP boundary
- Indicative lot boundary
- No vehicle access permitted
- Primary frontage and dwelling orientation
- Common driveway location
- Estate fencing (existing)
- not to be modified without the approval of the City of Greater Geraldton
- Preferred Outdoor Living Area (courtyard) location
(indicative only)
- Preferred garage / carport location

Approved by the City of Greater Geraldton

Manager Urban and Regional Development

4/6/15

Date



Local Development Plan - Textual Provisions

This Local Development Plan (LDP) has been prepared to support the creation of Lot 442 Half Moon Drive as a 'Medium Density Development' site in accordance with the Waggrakine Residential Estate Structure Plan. It seeks to promote an attractive form of 'cottage' development which provides a positive interface with and surveillance of abutting public areas.

- The provisions of the Local Development Plan (LDP) constitute Residential Design Code (R-Codes) 'Deemed to Comply' provisions. Where there is a conflict between the R-Codes and the LDP provisions, the LDP provisions shall prevail.
- Compliance with the 'Deemed to Comply' provisions will not require consultation with adjoining and/or nearby landowners.

R-Coding

A Residential Density Code of R30 applies to the site.

Design Elements

Orientation and Surveillance

1. All dwellings shall orient to, and provide their primary street setback and surveillance from at least one habitable room to the 'Primary Frontage and Dwelling Orientation' nominated on the plan.
2. Where the 'Primary Frontage and Dwelling Orientation' is to a public street, this frontage shall include a door and direct pedestrian access from the street into the dwelling. Where it is to 'Future Public Open Space', this frontage shall include a door into the dwelling and surveillance from a major opening to a habitable room.

Setbacks

3. A minimum primary street setback of 3m shall apply, which may be reduced to porches and verandahs to 2m.
4. A minimum setback to the common driveway of 1.0m applies, except to carports without doors, which may be setback 0.5m.

Parking

5. Visitor parking shall be provided as on-street parking on Half Moon Drive and/or Presentation Parade.

Open Space

6. A minimum of 30% open space is required on each lot.
7. Up to 2/3 of the Outdoor Living Area may be covered.

Access

8. Vehicle access shall be restricted to the common driveway.

Fencing

9. Boundary fencing to the future public open space to the west, Half Moon Drive to the north and Presentation Parade to the east shall be uniform in appearance and visually permeable above 1.2m.
10. Fencing shall not be modified without the prior approval of the City of Greater Geraldton to ensure a uniform treatment and appropriate interface with public areas.

