

LOCAL DEVELOPEMENT LOT 79 ON DEPOSITED
PLAN 428833 EDWARD ROAD, UTAKARRA

CITY OF GREATER GERALDTON

Introduction

This Local Development Plan (LDP) has been prepared in accordance with the conditional subdivision approval for the subdivision of the above property (200566) issued by the Western Australian Planning Commission (WAPC) on 16 October 2024.

Objective

The purpose of the LDP is to delineate the location of the future single crossover requirement for Lot 79. Crossover construction will be a condition of future development approval/s for Lot 79.

Requirements

Crossover

Requirements for crossover construction are in accordance with City of Greater Geraldton specifications. The included sketch is intended to advise location and general requirements only and is not a substitute for detail design at construction stage.

Refer also the following specifications for further detail.

<https://www.cgg.wa.gov.au/build-develop/infrastructure/verges-and-crossovers.aspx>

https://www.cgg.wa.gov.au/Profiles/cgg/Assets/ClientData/Forms/Development_and_Community_Services/DE07_-_Crossover_Specification__Culvert_.pdf

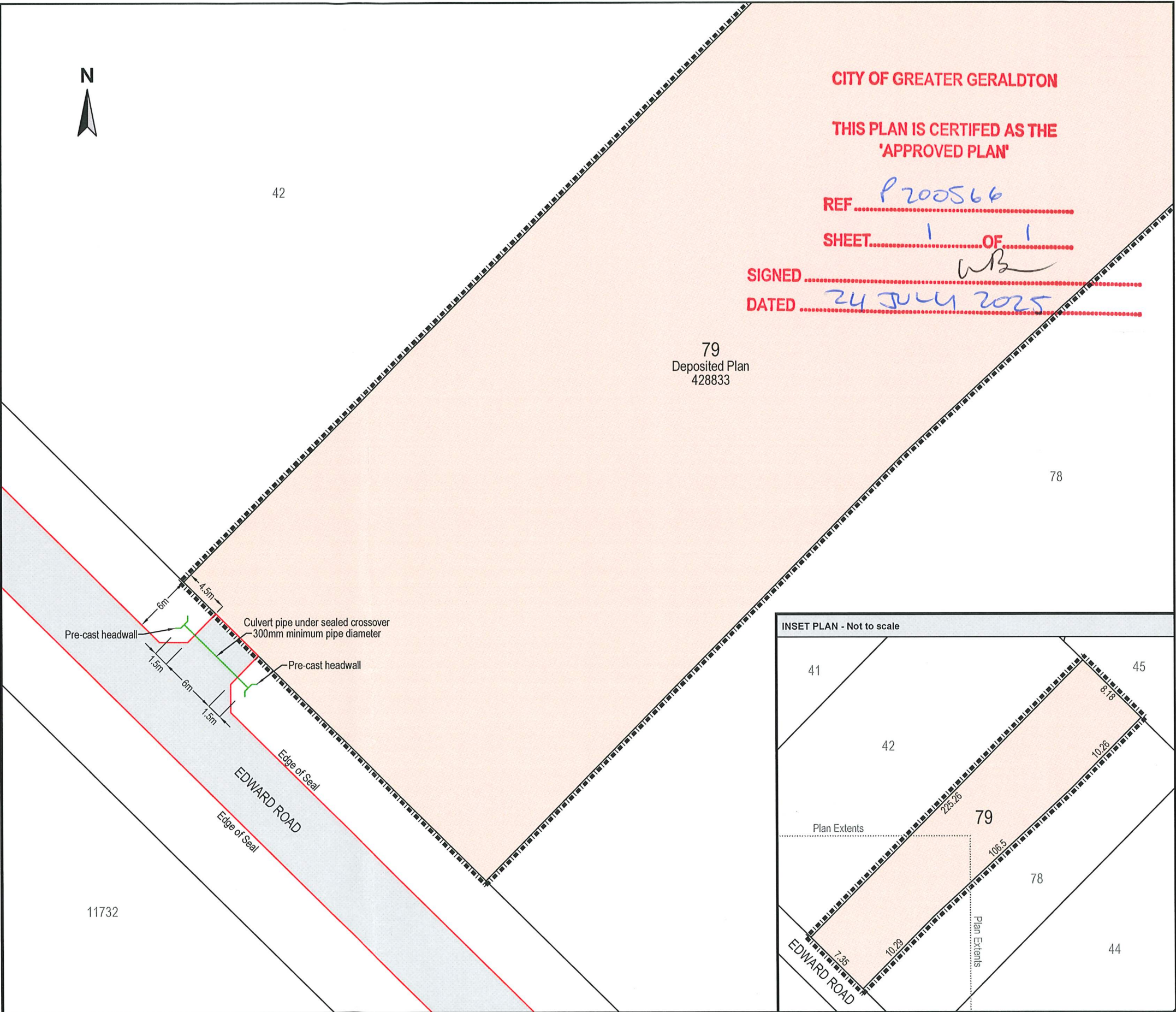
Any additional crossover/s other than indicated in this LDP will be required to be removed as a condition of development approval for Lot 79 which includes approval for the crossover indicated in this LDP.

Re-vegetation Contribution

All re-vegetation requirements have been met in full by cash-in-lieu contribution to the satisfaction of the local government.

Implementation

The LDP will be endorsed by the local authority and thereafter, form the basis for determining any future development application/s for Lot 79 on Deposited Plan 428833.



CITY OF GREATER GERALDTON

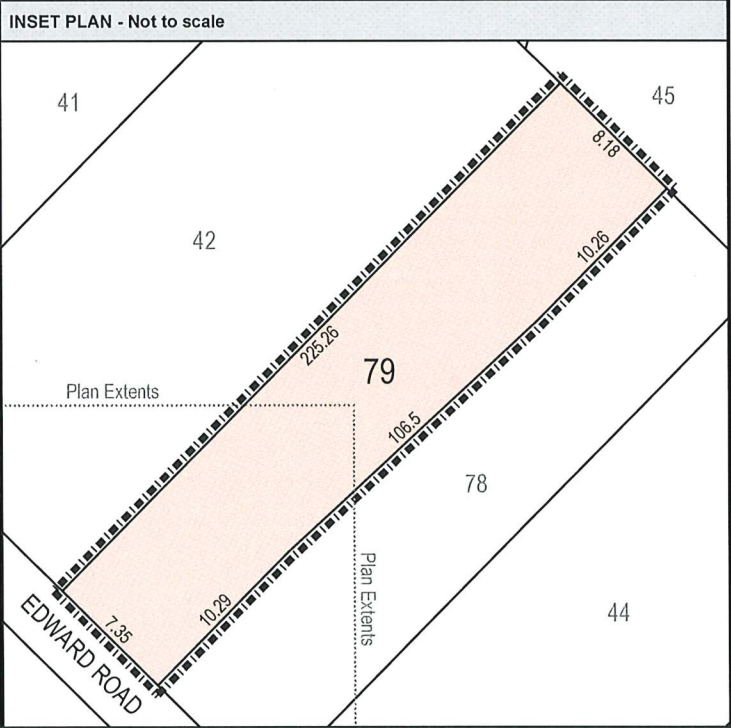
THIS PLAN IS CERTIFIED AS THE
'APPROVED PLAN'

REF. P200566

SHEET 1 OF 1

SIGNED [Signature]

DATED 24 JULY 2025



TITLE:
LOCAL DEVELOPMENT PLAN
LOT 79 ON DEPOSITED PLAN 428333
EDWARD ROAD, UTAKARRA

CLIENT:
C IARIA & V IARIA

CERTIFICATE OF TITLE(S) :
-
DATE LAST MODIFIED:
22/06/2025

* This plan remains the property of Landwest and must not be used for any purpose other than which it was prepared for, in relation to the land duly described, Landwest accepts no responsibility for any losses or damages caused to any person/s who may use the information for a purpose for which it was not intended.

SCALE: 1:400 @A3



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REV: DATE: DETAILS: BY: APPROVED:
APPROVED:
DESIGNED: GMB DRAWN: SD
PLAN: 24170-LDP