

DETAILED AREA PLAN

Lot 123 Alexander Drive, Glenfield
City of Geraldton-Greenough

Introduction

This detailed area plan has been prepared as a condition of subdivision of Lot 123 Alexander Drive, Glenfield as approved by the Western Australian Planning Commission on 29 December 2009.

Operation

The provisions of the City of Geraldton-Greenough Town Planning Scheme No 5 and the Residential Design Codes apply unless otherwise varied within this DAP. The requirement to consult with adjoining or other owners to achieve a variation of the Rcodes as stipulated for under this DAP may not be required.

Aim

Main Roads WA have advised that Alexander Drive may become part of the future requirements for the North West Coastal Highway and it will not provide direct road access to abutting residential properties.

R-Coding

The Residential Design Code which applies to these lots is R5. The primary aim of the DAP is to ensure that any proposed dwellings are sited so as to minimise the impact of the possible future widening of the Highway. This includes the provision of a buffer between the Highway and any proposed dwellings and to ensure that an alternative access to the lots is possible if Alexander Drive is taken up by the widening.

Orientation

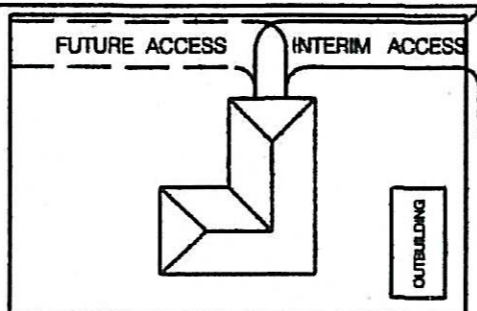
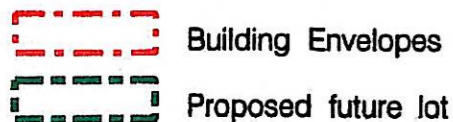
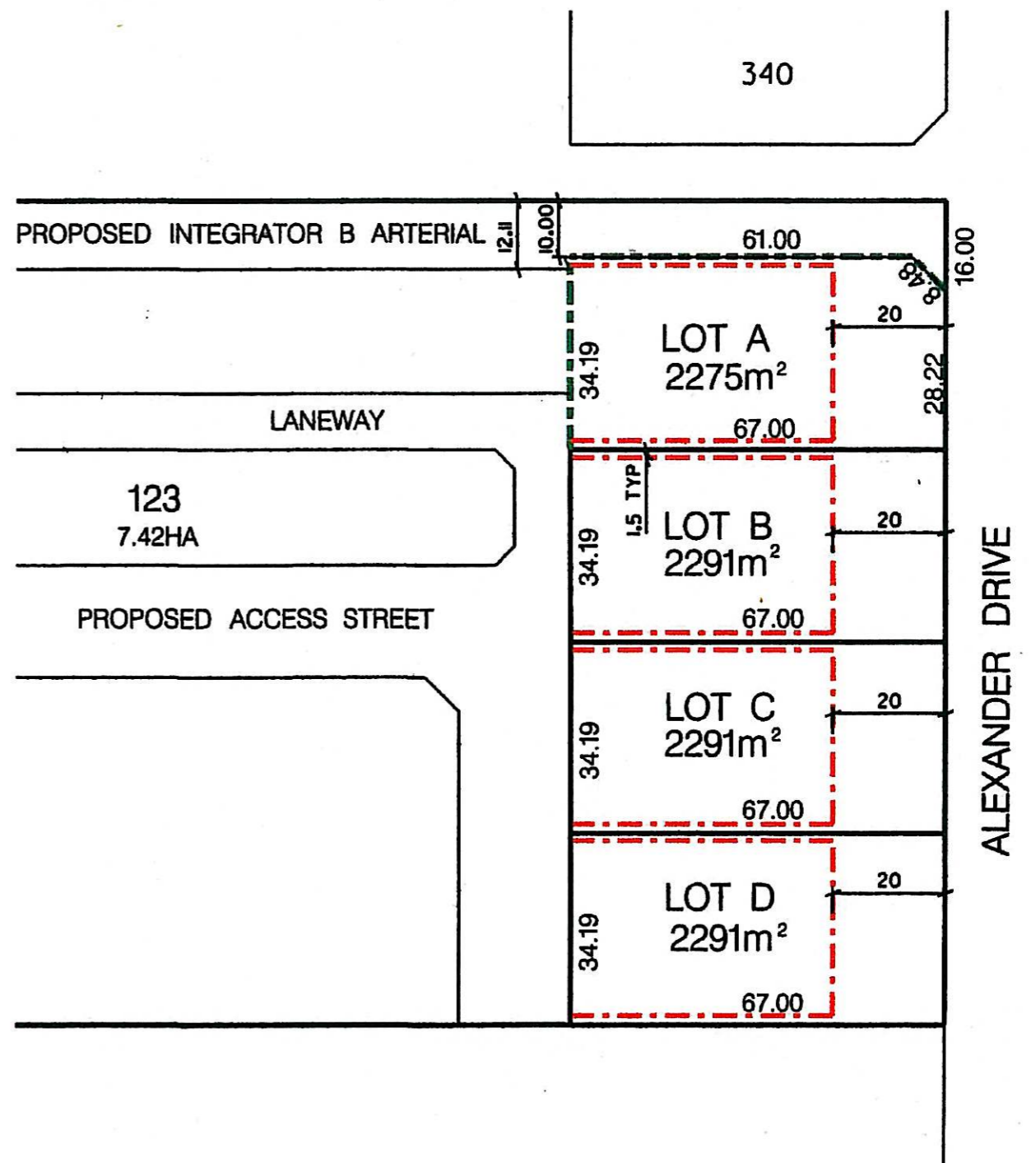
All dwellings shall be orientated and/or designed as if the rear of the lot is adjacent to Alexander Drive to reflect the possibility that an alternate access will be required due to the widening of the North West Coast Highway and the subsequent closure of Alexander Drive.

Setbacks

All dwellings shall be within the building envelopes shown on the DAP. Outbuildings will be permitted outside of the building envelope and setback in accordance with the requirements of the Scheme and the RCodes.

Access

Vehicle access shall be from Alexander Drive until such time that the proposed road, which is shown on the DAP is developed and then access shall be from that road. The design of the roads shown on the DAP are indicative only. Final detailed design will be in accordance with the City Geraldton-Greenough's requirements.



Approved by the City of Geraldton-Greenough
[Signature]
Signature
18 MARCH 2011
Date

DETAILED AREA PLAN
LOT 123 ALEXANDER DRIVE
GLENFIELD
REVISION 1
DRAWN BY J GRIFFITHS