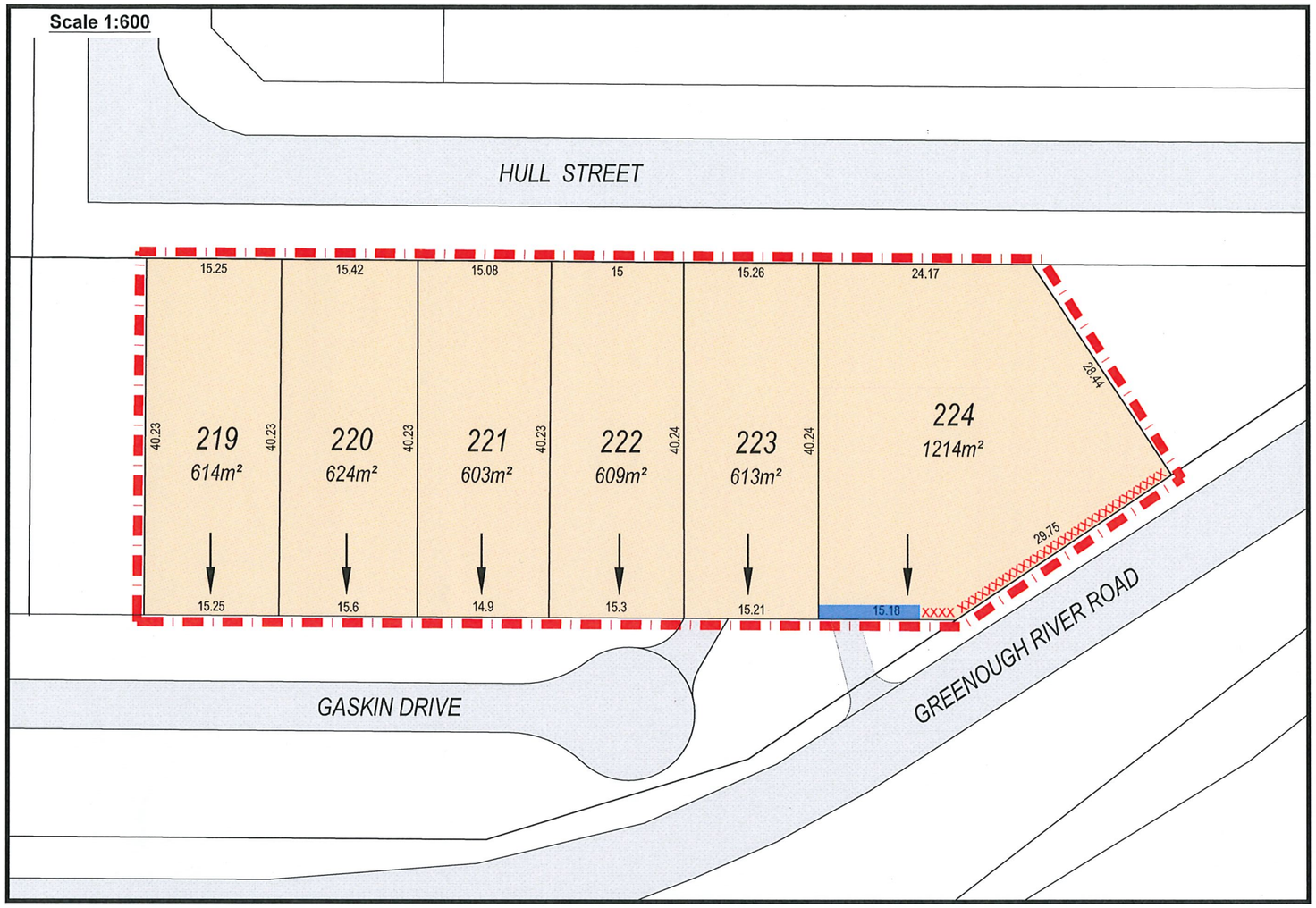
Scale 1:600



Local Developement Plan Provisions:

Introduction

The Local Developement Plan (LDP) supports WAPC Subdivision Approval 156225.

Implementation

Developement applications will be assessed against the LDP in addition to the local planning scheme, local planning policies and State Planning Policy 3.1 - Residential Design Codes (R - Codes). The LDP provisions will prevail where provisions are inconsistent.

Residential Density

A residential density of R60 applies to these lots in accordance with the Cape Burney - Lot 200 Greenough River Structure Plan.

Dwelling Orientation & Access

Lots 219 - 223
In the case of a single house;

The dwelling is to be designed and orientated so that Gaskin Drive is the primary street and Hull Street is the secondary street.

In the case of of group or multiple dwellings;

At least one dwelling must be designed and orientated so that Gaskin Drive is the primary street. Other dwellings may be designed and orientated so that Hull Street is the primary street.

Lot 224
In the case of a single house;

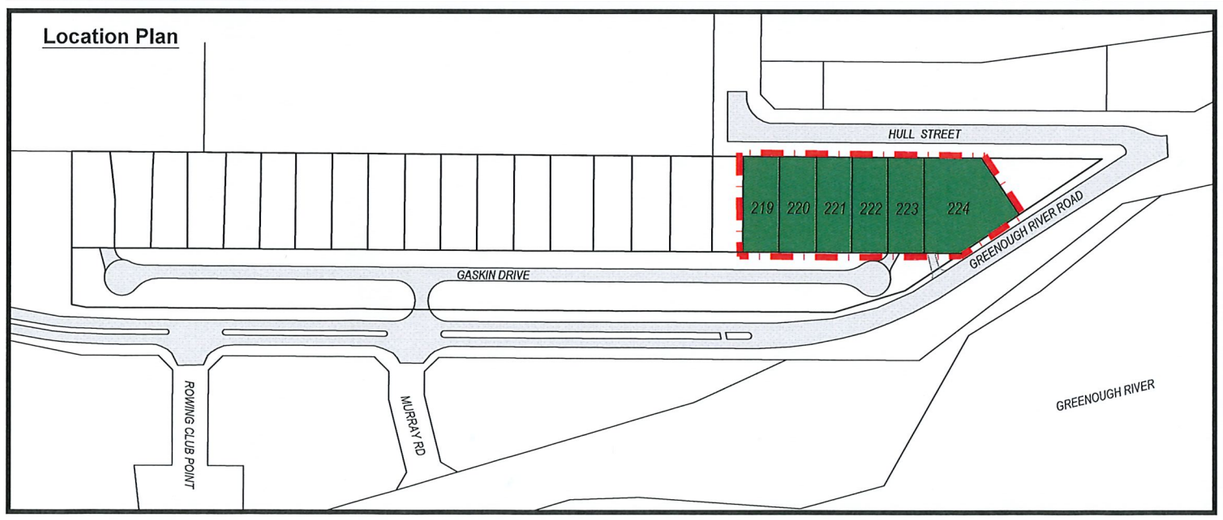
The dwelling is to be designed and orientated so that Greenough River Road is the primary street and Hull Street is the secondary street.

In the case of of group or multiple dwellings;

At least one dwelling must be designed and orientated so that Geenough River Road is the primary street. Other dwellings may be designed and orientated so that Hull Street is the primary street.

Access to Lot 224 from Greenough River Road is only permitted where located on the LDP.

Location Plan



Legend

- SUBJECT LAND BOUNDARY
- PRIMARY STREET FRONTAGE
- LOT 224 ACCESS / CROSSOVER LOCATION TO GREENOUGH RIVER ROAD
- RESIDENTIAL DENSITY R60
- XXXXXXXXX - NO VEHICLE ACCESS PERMITTED

Endorsement Box

This Local Developement Plan has been approved by the City of Greater Geraldton under clause 52(1)(a) of the deemed provisions of Local Planning Scheme No.1

Signature

Date 17/06/2020

LANDWEST
URBAN AND RURAL PLANNING CONSULTANTS
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PO BOX 1597 Geraldton WA 6531
Email : info@landwest.net.au
Phone : (08) 9965 0550

TITLE: LOCAL DEVELOPEMENT PLAN
LOTS 219-224 ON DEPOSITED PLAN 418879 GASKIN DRIVE AND HULL STREET, CAPE BURNEY

CLIENT: CITY OF GREATER GERLADTON

CERTIFICATE OF TITLE(S) :

DATE LAST MODIFIED: 08/05/2020

SCALE: 1:600 @A3

DESIGNED: GMB DRAWN: DW

PLAN: 16111-LDP

REV:	DATE:	DETAILS:	BY:	APPROVED:

* 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.

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