

**DETAILED AREA PLAN
LOTS 80 & 81 ON DEPOSITED PLAN 410743
DAVID ROAD WAGGRAKINE
CITY OF GREATER GERALDTON**

Introduction

This Detailed Area Plan (DAP) has been prepared in accordance with the conditional subdivision approval for the subdivision of the above property issued by the Western Australian Planning Commission (WAPC) on 26/06/2017.

Objective

The purpose of the DAP is to identify measures and actions which will promote vegetation retention, regeneration, rehabilitation of degraded vegetation and re-vegetation in cleared areas. The matters to be addressed in the DAP are detailed in section 5.0 of the Waggrakine Rural-Residential Structure Plan. The provisions of the Detailed Area Plan, are in addition to the provisions contained in the City of Greater Geraldton Town Planning Scheme No. 1 which relate to the use and management of the proposed lots.

Design Elements

1.0 Building Envelopes and / or Building Exclusion Areas

The proposed building envelope on Lot 81 is sited and located so to minimise the removal of vegetation and no additional development will be supported outside the building envelopes indicated on this DAP, without the further approval of the local authority.

2.0 Re-vegetation Guidelines

The proponent will be required to implement re-vegetation equivalent to 3% of the total landholding area. The required outcome will be addressed by a combination of an on site revegetation program as per the areas identified on the DAP and bonding arrangements with the local authority.

3.0 Clearing and Stocking

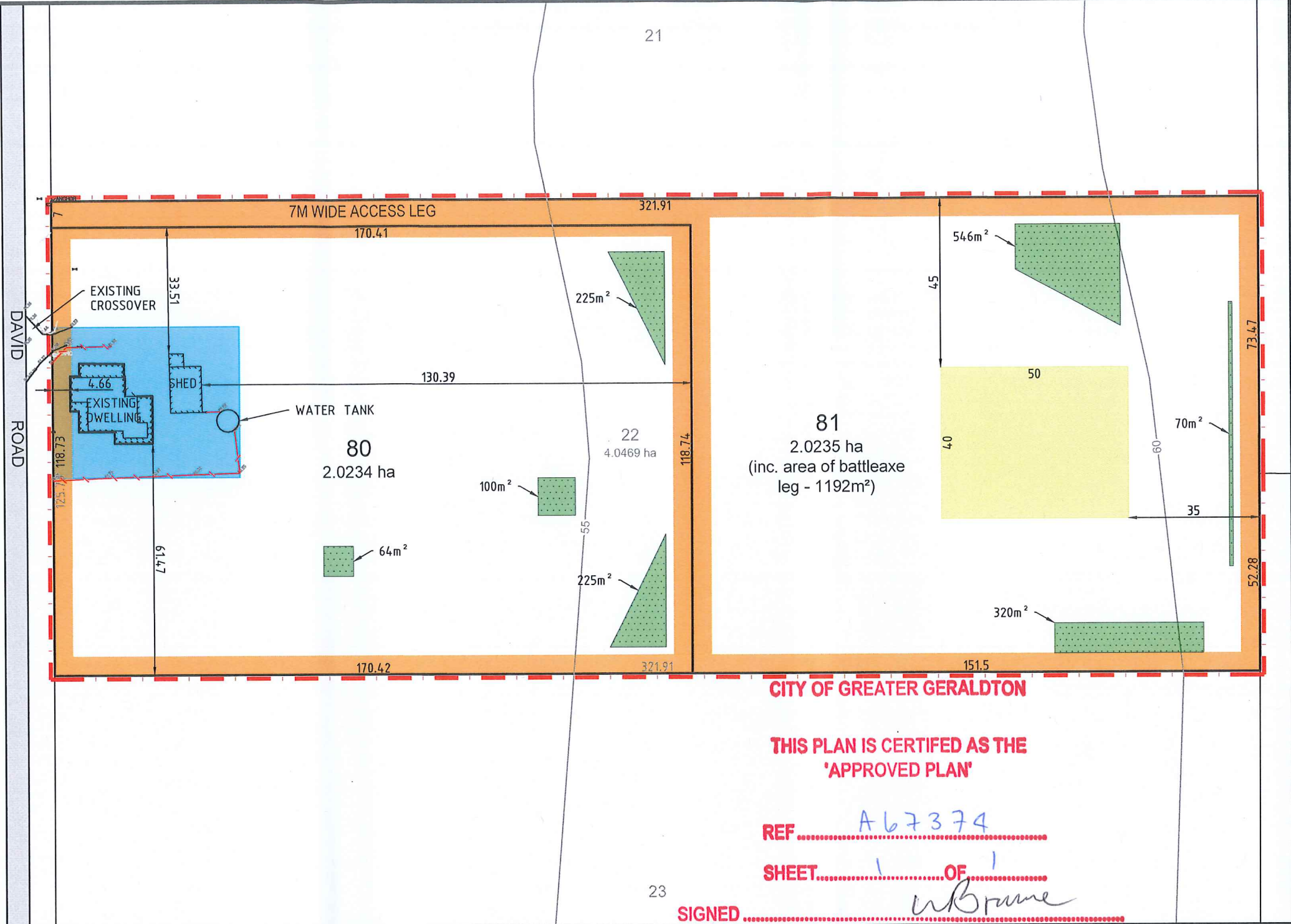
Clearing of vegetation outside the defined building envelopes will require the approval of the relevant agencies.

4.0 Bush Fire Management

Existing firebreaks will be maintained on all lot boundaries as indicated on this DAP with low fuel zones around both building envelopes. The local authority issued bush fire reduction (annual notice) details the minimum requirements for hazard reduction and fire protection in rural residential zoned areas. In addition the lots are serviced with reticulated water at the frontage of lots with fire hydrants located within the required distance to the frontage of both proposed lots. Vehicle access also has combined firebreak function. BAL not required as per S3.2.1 Guidelines for Planning in Bushfire prone areas.

Implementation

The DAP will be endorsed by the local authority and thereafter, form the basis for determining any future development applications for the Proposed Lots.



CITY OF GREATER GERALDTON

**THIS PLAN IS CERTIFIED AS THE
'APPROVED PLAN'**

REF. A67374

SHEET 1 OF 1

SIGNED [Signature]

DATED 12/10/18

- PROPOSED LOT BOUNDARY
- FIREBREAKS (MIN. 3m WIDE)
- PROPOSED BUILDING ENVELOPE (2000m²)
- PROPOSED REVEGETATION AREAS (Location determined on-site with local authority)
- EXISTING BUILDING ENVELOPE (2000m²)

NOTE:

Area for Revegetation Requirements
Minimum 3% = 1214.07m²
Bond contribution equivalent to 1214m²



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TITLE: **DETAILED AREA PLAN
LOTS 80 & 81 ON DEPOSITED PLAN 410743
DAVID ROAD
WAGGRAKINE**

CLIENT: **DCJ & SA HOARE**

CERTIFICATE OF TITLE(S) :
TBA

DATE LAST MODIFIED:
03/09/2018

* 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: **1:1250 @A3**

REV: DATE: DETAILS:

APPROVED:

DESIGNED: **GMB**

DRAWN: **DSH**

BY: APPROVED:

PLAN:

17110-DAP

