

**DETAILED AREA PLAN
LOTS 83 & 84 ON DEPOSITED PLAN 403497
ARNOLD ROAD WAGGRAKINE
CITY OF GREATER Geraldton**

**CITY OF GREATER Geraldton
THIS PLAN IS CERTIFIED AS THE
'APPROVED PLAN'**

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 22 June 2012.

Objective

The purposes of the DAP is intended 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 Planning Scheme No. 5 which relate to the use and management of the proposed lots.

Design Elements

1.0 Building Envelopes and / or Building Exclusion Areas

The landholding contains an existing building envelope (Lot 83) and a proposed building envelope (Lot 84). No additional development outside the defined building envelope will be supported without the further approval of the local authority.

2.0 Re-vegetation Guidelines

The landholding is cleared of remnant vegetation. In addition to town planning scheme provisions the proponent of the subdivision is required to make provision for re-vegetation of the proposed lots equivalent to no less than 3% of the total landholding area, with a combination of trees, shrubs, and ground covers that are consistent with species endemic to the area as identified in the GRFVS. The required biodiversity outcome will be addressed by the proponent via a cash-in-lieu contribution to the local authority equivalent to no less than 3% of the total landholding area at the rate advised by the local authority (as per WAPC approval).

3.0 Clearing

Where clearing is required in the future, outside defined building envelopes, the necessary statutory approvals will be required from relevant agencies.

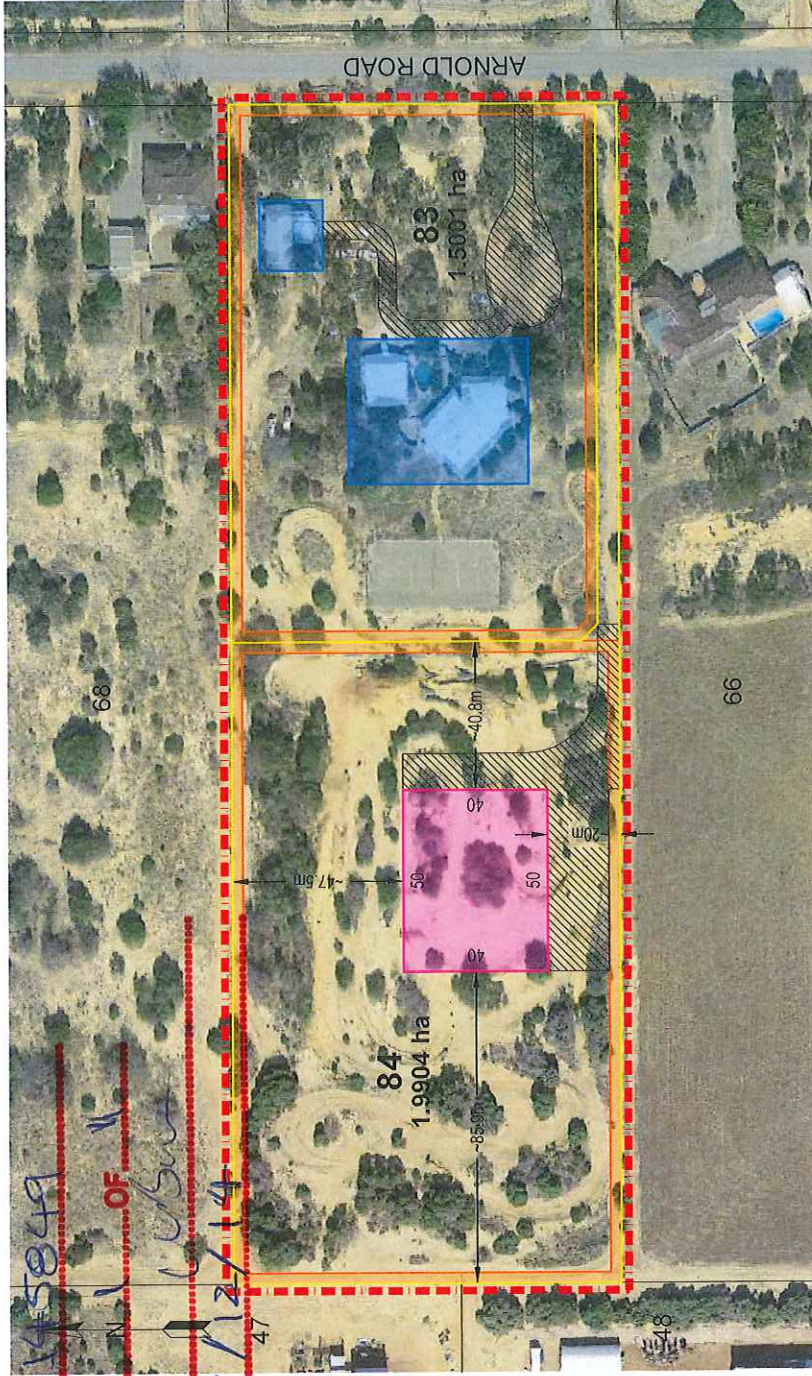
4.0 Bush Fire Management

The local authority issued bush fire reduction (annual notice) details the minimum requirements for hazard reduction and fire protection in rural residential zoned areas.

Implementation

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

Revegetation requirements for Lots 83 & 84 have been met via a cash-in-lieu contribution



- EXISTING BUILDING ENVELOPE
- PROPOSED BUILDING ENVELOPE (2000m²)
- ACCESSWAYS
- FIREBREAKS (3m MIN ALL BOUNDARIES) *SEE NOTE 4.0

 LANDWEST <small>URBAN AND RURAL PLANNING CONSULTANTS</small>		8 Anzac Terrace Geraldton WA 6530 PO BOX 1597 Geraldton WA 6531 Email : info@landwest.net.au Phone : (08) 9965 0550 Fax : (08) 9965 0559	REV : DATE : DETAILS : DESIGNED : GMB DRAWN : SD	BY : APPROVED : PLAN : 14109-DAP
CLIENT: GP & AM FEWSTER	DATE LAST MODIFIED: 27/11/2014	SCALE: 1:2000 @ A4	APPROVED:	
TITLE: DETAILED AREA PLAN LOT 67 ON DIAGRAM 34299 (TO BE KNOWN AS LOTS 83 & 84 ON DEPOSITED PLAN 403497) ARNOLD ROAD, WAGGRAKINE		* 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.		