

**DETAILED AREA PLAN
LOT 35 ON PLAN 5709 HACKETT 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 Design Australian Planning Commission (WAPC) on 16 January 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 **SIGNED DAP** are detailed in section 5.0 of the Waggrakine Rural-Residential Structure Plan.

The provisions of the Detailed Area Plan in addition to the provisions contained in the City of Greater Geraldton Town Planning Scheme No. 3 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 two (2) existing building envelopes, one located on each proposed lot. 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 all remnant vegetation. In addition to town planning scheme provisions the proportion 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 proportion 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 including the Department of Environment and Conservation.

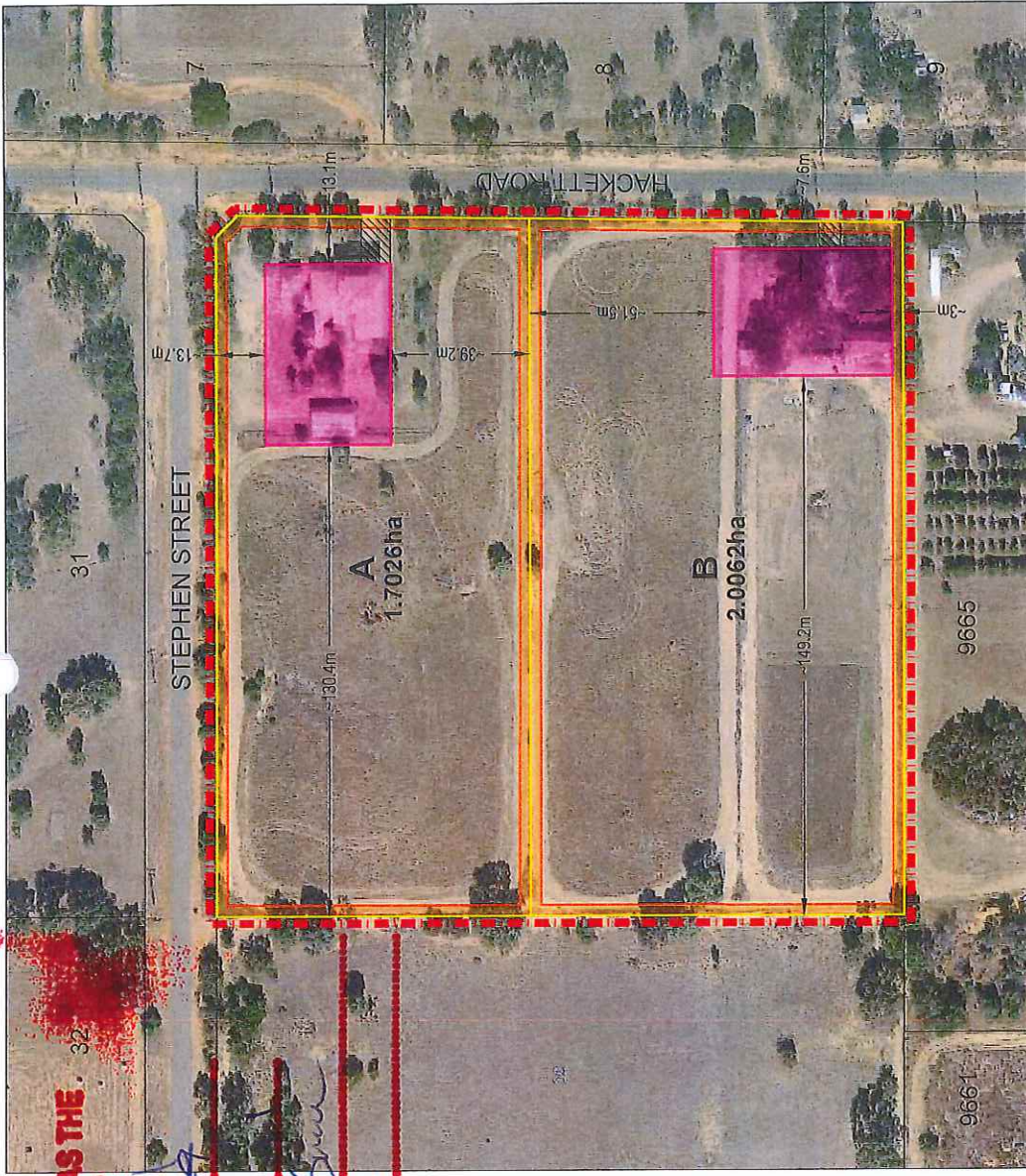
4.0 Bush Fire Management

The landholding is cleared of all remnant vegetation. 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 any future development applications for the landholding.

Revegetation requirements for Lots 100 & 101 have been met via a cash-in-lieu contribution



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

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| TITLE: | | CLIENT: | |
| DETAILED AREA PLAN LOT 35 ON PLAN 5709 HACKETT ROAD WAGGRAKINE | | Z SLAWINSKI | |
| CERTIFICATE OF TITLE: | DATE LAST MODIFIED: | CITY OF GREATER Geraldton | PLANNING |
| 1544-372 | 05/06/2012 | | |
| * 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 persons who may use the information for a purpose for which it was not intended. | | | |

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| DESIGNED: | DATE: | DETAILS: | BY: |
| GMB | | | |
| DRAWN: | SCALE: | PLAN: | 11035-DAP |
| DSH | | | |