

**DETAILED AREA PLAN
LOT 1 ON PLAN 77369
BORE ROAD WAGGRAKINE
CITY OF GREATER GERALDTON**

Introduction

A Local Development Plan (LDP) has previously been endorsed for Lot 1 Bore Road Waggrakine. This proposed modification has been prepared to reflect subsequent changes to the legislative environment particularly surrounding bushfire risk management and landowner intent to develop high level energy rated dwelling. The LDP amendment should be read in conjunction with *Scribe Bushfire Assessment (February 2018)* and *Earth Stewardship Report (February 2018)*.

Objective

The purpose of the amended LDP is to identify measures and actions which will promote vegetation retention, regeneration, rehabilitation of degraded vegetation and re-vegetation in cleared areas whilst facilitating a high level of sustainable development on Lot 1. The matters to be addressed in the DAP are detailed in section 5.0 of the Waggrakine Rural-Residential Structure Plan and the additional information in above referenced reports. The provisions of the amended LDP, are in addition to the provisions contained in the City of Greater Geraldton Town 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 proposed building envelope on Lot 1 is amended to enable the proposed dwelling to be orientated to achieve the maximum possible energy rating (anticipated to be 9 or 10). No additional development will be supported outside the building envelopes indicated on this LDP, without the further approval of the local authority. Vehicular access for Lot 1 is also defined on the DAP to be co-located with firebreaks to enable re-vegetation of previously cleared areas.

2.0 Re-vegetation Guidelines

Refer to Accompanying Report *Earth Stewardship Report (February 2018)* for details of implementation of biodiversity outcomes. The implementation of these recommendations is in addition to the cash-in-lieu contribution previously received by the local authority at subdivision stage which are intended to assist with achieving bio-diversity outcomes in the locality.

3.0 Clearing and Stocking

Clearing of vegetation outside the defined building envelopes will require the approval of the relevant agencies. Stocking not permitted on Lot 1.

4.0 Bush Fire Management

Existing firebreaks will be maintained on all lot boundaries as indicated on this LDP. Asset protection zone surrounding the building envelope to be implemented as required by the Bushfire Management Plan, together with other measures identified in the bushfire management plan including all weather vehicle access; fire appliance turn around area. In addition the lot is serviced with reticulated water at the frontage of lot with fire hydrants located within the required distance to the frontage. Vehicle access also has combined firebreak function.

5.0 Proposed Development

All development within building envelope to accord generally with David O'Meara Residential Design Plan Set "Buise SK1 Dated 27/11/2017" to achieve minimum 9 star energy rating.

Implementation

The LDP modification will be endorsed by the local authority and thereafter, form the basis for determining any future development applications for Lot 1.



- PROPOSED BUILDING FOOTPRINT
- DEVELOPMENT AREA (LOW HAZARD LEVEL as per Bushfire Management Plan and Earth Stewardship Reports)
- PROPOSED BUILDING ENVELOPE (2755m²)
- FIREBREAKS (to local authority requirements)
- PROPOSED VEHICLE ACCESS LOCATION (All weather surface 4m minimum width with 6m horizontal clearance.)
- TURN AROUND AREA (to suit 3.4 fire appliances. Min. 17.5m diameter)
- PRIORITY 1 FLORA POPULATION (Melaleuca Huttensis)
- PRIORITY 3 FLORA POPULATION (Grevillea Tribola)
- PROPOSED 50,000 LITRE RAIN WATER TANK
- PROPOSED RE-VEGETATION AREA

CITY OF GREATER GERALDTON
THIS PLAN IS CERTIFIED AS THE APPROVED PLAN

A9914



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TITLE: **AMENDED LOCAL DEVELOPMENT PLAN
LOT 1 ON PLAN 77369
BORE ROAD
WAGGRAKINE**

CLIENT: **P BUISE & H BLEAKLEY**
CERTIFICATE OF TITLE(S) : **2906 / 97**
DATE LAST MODIFIED: **27/04/2018**

REV: _____ DATE: _____
APPROVED: **SIGNED [Signature] DATED 8/5/2018**
BY: _____ APPROVED: _____

SHEET **1** OF **1**

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SCALE: **1 : 750 @A3**

DESIGNED: **GMB** DRAWN: **DSH**

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