

**DETAILED AREA PLAN
LOT 56 ON DIAGRAM 29598
SUTCLIFFE ROAD WAGGRAKINE
CITY OF GREATER GERALDTON**

Introduction

This Detailed Area Plan (DAP) should be read in conjunction with Flora & Vegetation Survey of Lot 56 Sutcliffe Road, Waggrakine, Geraldton (Earth Stewardship, August 2017) and Bushfire Hazard Assessment (WA Planning & Logistics, August 2017).

Lot 56 subject to separate subdivision application through WAPC.
DAP prepared for both proposed lots.

Objective

The purpose of the DAP is to identify measures and actions which will promote vegetation retention, regeneration, rehabilitation of degraded vegetation, re-vegetation in cleared areas and implement effective fire management. 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 envelopes are sited and located so to minimise the removal of vegetation that is considered to be worthy of preservation. No additional development will be supported outside the building envelopes indicated on this DAP, without the further approval of the local authority. Vehicular access for proposed lots is also defined on the DAP to be co-located with firebreaks where ever possible.

2.0 Re-vegetation Guidelines

Refer to Accompanying Report Flora & Vegetation Survey of Lot 56 Sutcliffe Road Waggrakine, Geraldton for details of implementation of biodiversity outcomes. In addition to the recommendations in the report, the proponent will be required to implement re-vegetation equivalent to 1% of the total landholding area. The required outcome will be addressed by the proponent via on site revegetation program as per the areas identified on the DAP in accordance with the recommendations of the vegetation survey.

3.0 Clearing and Stocking

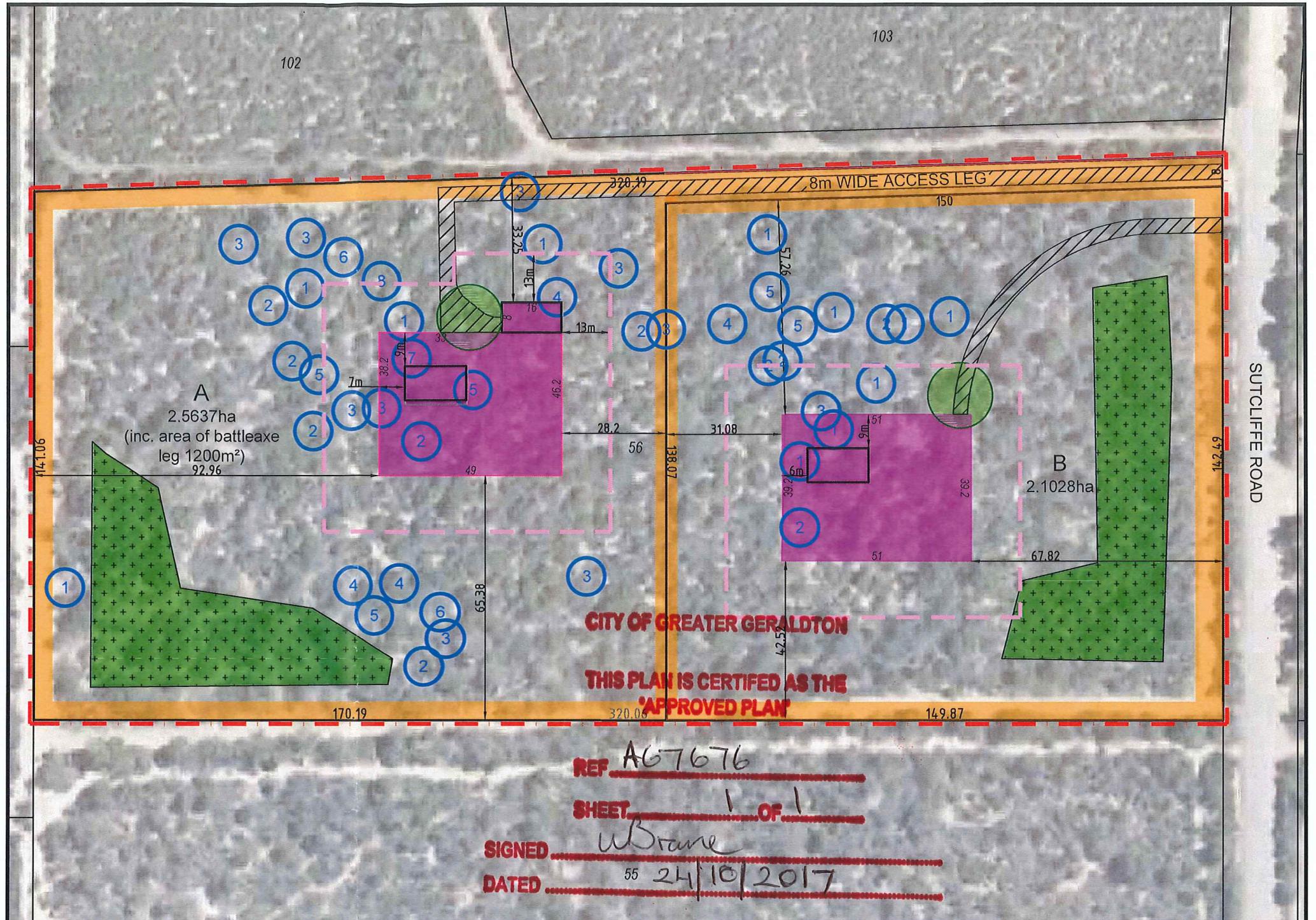
Clearing of vegetation outside the defined building envelopes will require the approval of the relevant agencies.

4.0 Bush Fire Management


Firebreaks will be maintained on all lot boundaries as indicated on this DAP with Asset Protection Zone 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 to meet legislative requirements. See separate BAL assessment for proposed building envelopes.

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.



- - PROPOSED LOT BOUNDARY
- - - ASSET PROTECTION ZONE (Lot A 3420m²; Lot B 3304m²)
- - PROPOSED BUILDING ENVELOPE (2000m²)
- - 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)
- ② - GREVILLEA TRIBOLA (Number of specimens within 5m radius)
- - AREAS FOR REVEGETATION (Minimum 1% 466.65m²- Actual 4927m²)

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		CERTIFICATE OF TITLE(S) : 1280 / 415		DATE LAST MODIFIED: 04/10/2017		APPROVED:		
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