

LEGEND	
- - - PROPOSED LOT BOUNDARY	 FIREBREAK (3M)
- - - PROPOSED BUILDING ENVELOPE	 RIGHT OF CARRIAGEWAY (6M)



**LOCAL DEVELOPMENT PLAN
LOT 2 AFRICAN REEF BOULEVARD, GREENOUGH
CITY OF GREATER GERALDTON**

- 1. General**
This Local Development Plan has been prepared as a requirement of the provisions of City of Greater Geraldton Local Planning Scheme No.1 and The Dunes Westbank Estate Subdivision Guide Plan.

The provisions of the Scheme and Subdivision Guide Plan prevail unless otherwise varied by this Local Development Plan.
- 2. Building Envelope**
All built development shall be contained within the identified building envelope.

The building envelope is located as to minimise the removal of vegetation and no additional built development is permitted outside of this designated area without the prior approval of the local government.
- 3. Clearing**
Clearing is only permitted to the extent required to establish an Asset Protection Zone surrounding built development, all other clearing will require the approval of the relevant agencies.
- 4. Revegetation Requirements**
Refer to Vegetation Survey prepared by Margi Weir dated October 5, 2020 for an assessment of remnant vegetation upon the lot. All species identified were noted as being of Conservation Code "Not Threatened" and No Declared Rare Flora or Priority Species were noted.

In accordance with the City's Revegetation in the Rural Residential Zone Local Planning Policy no revegetation of the area is required.
- 5. Bushfire Management**
The property is located within a designated Bushfire Prone Area.

All built development shall be assessed in accordance with State Planning Policy 3.7 Planning in Bushfire Prone Areas.

An Asset Protection Zone determined through an assessment against SPP3.7 is to be implemented and maintained surrounding all built development upon the lot.

All habitable buildings upon the lot are to be constructed in accordance with AS3959-2018 Construction of Buildings within Bushfire Prone Areas.

A 3m wide firebreak is required to be maintained around the perimeter of the property in accordance with the City of Greater Geraldton Fire Break Notice.
- 6. Implementation**
The Local Development Plan will be endorsed by the local government and thereafter be implemented and will form the basis of any future planning determinations.

CITY OF GREATER GERALDTON

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

REF AG4008 & TP20/208

SHEET 1 OF 1

SIGNED [Signature]

DATED 18/11/2020

M & R WEBER
LOCAL DEVELOPMENT PLAN
LOT 2 AFRICAN REEF BOULEVARD, GREENOUGH



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