



LOCAL DEVELOPMENT PLAN **CITY OF GREATER GERALDTON**
LOT 1 AFRICAN REEF BOULEVARD, GREENOUGH
CITY OF GREATER GERALDTON

THIS PLAN IS CERTIFIED AS THE APPROVED PLAN FOR DEVELOPMENT APPROVAL
 TP23/016 P A64007
 SHEET 1 OF 1
 DATED 15/6/23

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

No clearing is required as part of the establishment of the Asset Protection Zone. Should the owner of the land seek to clear any remnant vegetation upon the lot the approval of the relevant authority is required prior to any works onsite.

4. Revegetation Requirements

In accordance with the City's Revegetation in the Rural Residential Zone Local Planning Policy no revegetation of the property 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
 AMENDED PLAN
 25/3/23

CLIENT **DREW NESBITT**

TITLE **LOCAL DEVELOPMENT PLAN
 LOT 1 AFRICAN REEF BOULEVARD, GREENOUGH**



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SURVEYED	N/A	JOB NO	AFRI / LOT1
INSPECTION	11 / 4 / 2023		
DRAWN	11 / 4 / 2023		
CHECKED	11 / 4 / 2023	DRAWING NO	AFRI.L1.01-2023