

LOCAL DEVELOPMENT PLAN PROVISIONS

GENERAL

1. This Local Development Plan has been prepared in accordance with the conditional subdivision approval 157409, issued by the WAPC on 8 March 2019.
2. Unless provided below, the provisions of the City of Greater Geraldton Local Planning Scheme No. 1, the Moresby Heights Structure Plan or Residential Design Codes apply.

PROVISIONS

Battle-axe

3. The battle-axe access leg is required to be maintained in accordance with A3.4 of the *Guidelines for Planning in Bushfire Prone Areas*.

Driveways

4. Driveways longer than 50m are required to be constructed and maintained in accordance with A3.5 of the *Guidelines for Planning in Bushfire Prone Areas*.

Asset Protection Zone

5. The asset protection zone is an area surrounding a building that is managed in order to reduce the bushfire hazard on the Lot to an acceptable level.
6. The asset protection zone is to be implemented and managed in accordance with A2.1, E2.1 and Schedule 1 of the *Guidelines for Planning in Bushfire Prone Areas*.
7. The asset protection zone may require additional management in order to comply with the City's yearly Fire Break Notice.
8. The exact location of the Asset Protection Zone is indicative only and may be varied by the outcomes of a site specific Bushfire Attack Level Assessment Report prepared by a BPAD Accredited Practitioner.

Building Envelope

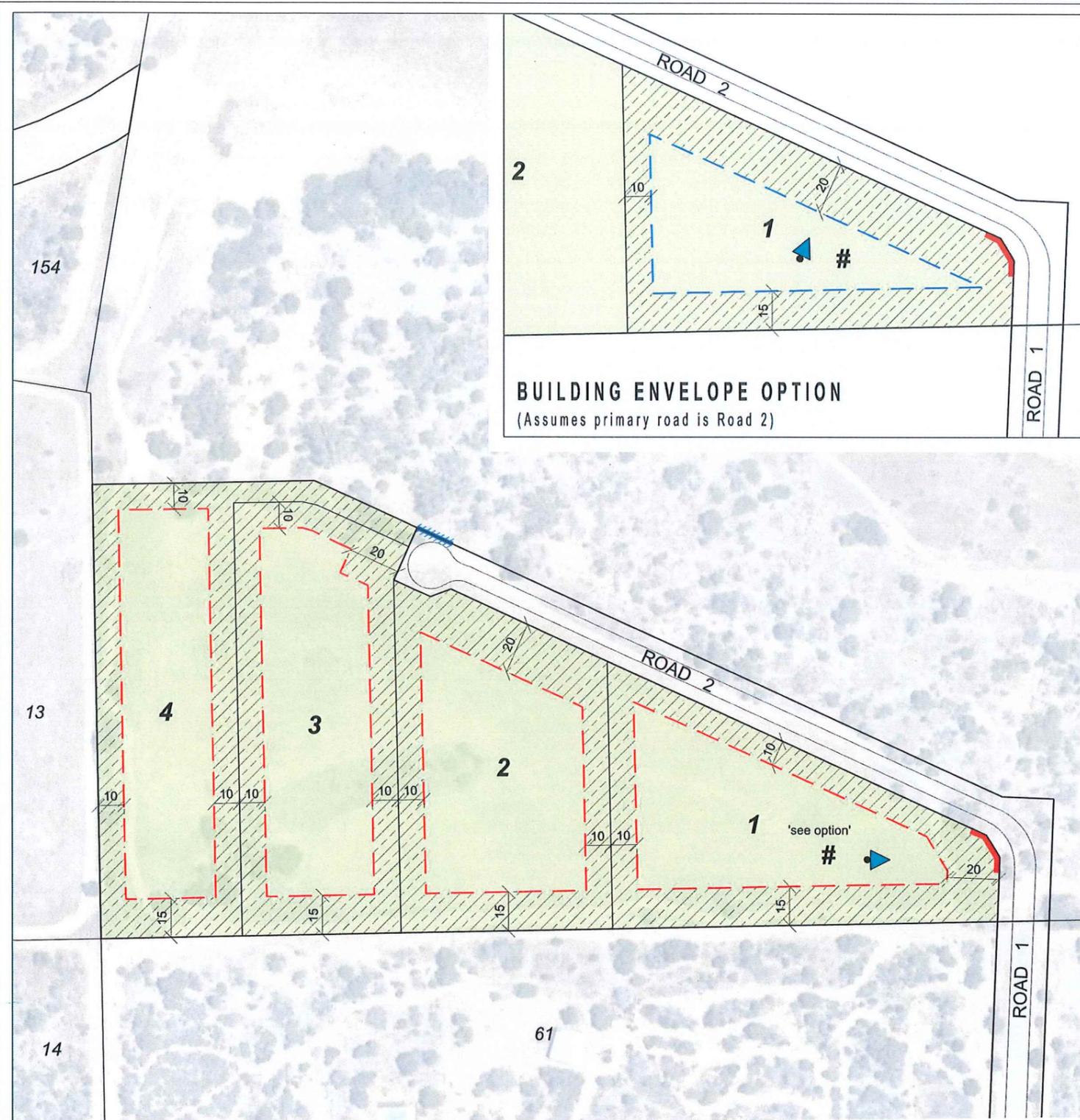
9. All built development shall be contained within the identified building envelope.
10. The building envelope has been designed to achieve an indicative BAL-29 minimum rating. A lower BAL rating may be achieved by siting future development more centrally within each building envelope.
11. These BAL ratings are indicative only and are subject to the outcome of a site specific Bushfire Attack Level Assessment Report prepared by a BPAD Accredited Practitioner, which will determine the final BAL rating.
12. The final BAL rating will confirm the relevant Construction Standards for the proposed development in accordance with AS3959-2018 *Construction of buildings in bushfire-prone areas*.

Emergency Access Way

13. A temporary emergency access way is provided to the north of the LDP area to provide an alternative emergency evacuation route in the event of a bushfire.
14. The emergency access way will remain until such time as Sutcliffe Road is constructed through to Tramway Road, which will provide the necessary alternative evacuation route.

Revegetation

15. In accordance with cl.4.8 of the City's *Revegetation in the Rural Residential Zone Local Planning Policy*, no revegetation of the area is required.



BUILDING ENVELOPE OPTION
(Assumes primary road is Road 2)

LEGEND

- | | | | | | |
|--|-----------------------------|--|---|--|---|
| | Local Development Plan Area | | Vehicle Access Restriction | | Asset Protection Zone |
| | Building Envelope | | Temporary Emergency Access way entry point (approximate only) | | Primary Street Orientation |
| | Rural Residential | | | | Setbacks dependant on primary street orientation. |

This Local Development Plan has been approved by Council under clause 52(1)(a) of the deemed provisions of Local Planning Scheme No.1

City of Greater Geraldton

25.07.2019

Date