

**LOCAL DEVELOPMENT PLAN
LOT 55
SUTCLIFFE RD WAGGRAKINE
CITY OF GREATER GERALDTON**

Introduction

This Local Development Plan (LDP) should be read in conjunction with Land Development Plan – Environmental Assessment of Lot 55 Sutcliffe Road, Waggrakine, Geraldton (Earth Stewardship, October 2021).

Objective

The purpose of the LDP is to identify measures and actions which will promote the vegetation retention, regeneration, rehabilitation of degraded vegetation, re-vegetation in cleared areas. The matters to be addressed in the LDP are detailed in section 5.0 and section 6.0 Planning Approval, Outbuildings of the Waggrakine Rural-Residential Structure Plan. The provisions of the LDP, are in addition to the provisions contained in the CGG Town Planning Scheme No. 1 which relate to the use and management of the proposed lots.

Design Elements

1.0 Building Envelope and/or Building Exclusion Area

The proposed building envelope in this LDP is a 360sqm area allocated only for the erection of an outbuilding. There will be no dwellings built in the proposed envelope. The proposed building envelope is sited and located to minimise the removal of vegetation that is considered to be worthy of preservation. No additional development will be supported outside the building envelope indicated on this LDP without the further approval of the local authority.

2.0 Revegetation Guidelines

Refer to accompanying report Land Development Plan – Environmental Assessment of Lot 55 Sutcliffe Rd Waggrakine 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 LDP in accordance with the recommendations of the environmental survey.

3.0 Clearing and Stocking

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

4.0 Location of Fencing & Vehicle Accessways

Vehicle access to the building envelope will follow the existing firebreaks where possible and also avoid established trees where possible. The vehicle access to be a maximum width of 4 metres to reduce impact on vegetation. A stock fence bounds the perimeter of the lot and no other fences are present on-site

5.0 Bush Fire Management

Firebreaks will be maintained on all lot boundaries as indicated on this Local Development Plan. The building

envelope proposed is to facilitate the construction of an outbuilding only (non-habitable). A detailed bushfire hazard assessment along with mitigation actions is required to be addressed via an amendment to this Local Development Plan prior to the lodgement of a building permit application for a single house

	PROPOSED BUILDING ENVELOPE (360sqm)	<p>CITY OF GREATER GERALDTON</p> <p>THIS PLAN IS CERTIFIED AS THE 'APPROVED PLAN'</p> <p>REF.....A68081</p> <p>SHEET.....1 OF 1</p> <p>SIGNED.....W. Brown</p> <p>DATED.....10/2/2023</p>
	FIREBREAKS	
	PROPOSED VEHICLE ACCESS LOCATION (All weather surface 4m minimum width with 6m horizontal clearance)	
	TURN AROUND AREA	
	AREAS FOR REVEGETATION	
	SETBACKS FROM FRONT AND SIDE BOUNDARIES	

Title: LOCAL DEVELOPMENT PLAN – LOT 55 SUTCLIFFE RD, WAGGRAKINE