

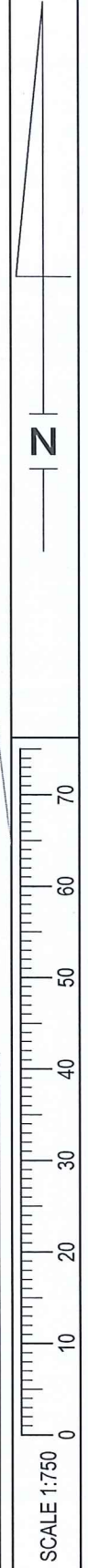
THIS PLAN IS CERTIFIED AS THE 'APPROVED PLAN'

REF P153698 + A69056

SHEET 1 OF 1

SIGNED [Signature] DATED 20/06/19

	- PROPOSED LOT BOUNDARY		- EXISTING FIREBREAKS
	- PROPOSED BUILDING ENVELOPE (1500m ²)		- EXISTING VEGETATION
	- EXISTING BUILDING ENVELOPE (2000m ²)		



**LOCAL DEVELOPEMENT PLAN
LOTS 7 & 8 ON DEPOSITED PLAN 410728
STUART ROAD MORESBY
CITY OF GREATER GERALDTON**

Introduction

This Local Development Plan (LDP) has been prepared in accordance with the conditional subdivision approval for the subdivision of the above property issued by the Western Australian Planning Commission (WAPC) (as amended) - WAPC ref number 153698 on 09/08/2016.

Objective

The purpose of the LDP is to identify measures and actions which will promote vegetation retention and regeneration. The matters to be addressed in the LDP are detailed in section 5.0 of the Waggrakine Rural-Residential Structure Plan. The provisions of the Local Development 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 envelope on Lot 8 is sited and located so to minimise the removal of vegetation and no additional development will be supported outside the building envelopes indicated on this LDP, without the further approval of the local authority.

2.0 Re-vegetation Guidelines

The proponent will address the re-vegetation requirements as required by condition 2 (amended) of the WAPC Approval 153698, through the provision of a Local Development Plan and a cash-in-lieu payment. This is determined by the City of Greater Geraldton in accordance with the Re-vegetation in Rural Residential Areas Local Planning Policy.

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

Existing firebreaks will be maintained on all lot boundaries as indicated on this LDP with low fuel zones 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 a fire hydrant at the front of lot 7. Vehicle access also has combined firebreak function.

Implementation

The LDP will be endorsed by the local authority and thereafter, form the basis for determining any future development applications for the Proposed Lots.

CLIENT	RATOMIR & NADA PAVLOVICH
TITLE	LOCAL DEVELOPEMENT PLAN LOTS 7 & 8 ON DEPOSITED PLAN 410728 STUART ROAD, MORESBY



P (08) 9965 0077
F (08) 9965 0088
PO Box 695
Geraldton WA 6531
info@quantumsurveys.com.au
quantumsurveys.com.au

SURVEYED	R.HUNT	DATE	-	JOB No.	16171	SCALE	1:750 @ A3
COMPUTED	R.HUNT			HORIZONTAL DATUM	GCC'94	VERTICAL DATUM	-
DRAWN	D.WELSH	09/05/2019		FIELD BOOK	-	LEVEL BOOK	-
CHECKED	R.HUNT			DRAWING No.	16171LA01		