

## 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) on 03 November 2021.

### Objective

The purposes of the LDP is intended to identify measures and actions which will promote vegetation retention, regeneration, rehabilitation of degraded vegetation and re-vegetation in cleared areas. 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 LDP, are in addition to the provisions contained in the City of Greater Geraldton Town Planning Scheme No. 5 which relate to the use and management of the proposed lots.

## Design Elements

## 1.0 Building Envelopes and / or Building Exclusion Areas

A building envelope is indicated for Lot 91. No additional development will be supported outside the building envelope indicated on this LDP without the further approval of the local authority.

## 2.0 Re-vegetation

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 a cash-in-lieu contribution to the local authority equivalent to no less than 1% of the total landholding area at the local authority determined rate.

### 3.0 Clearing and Stocking

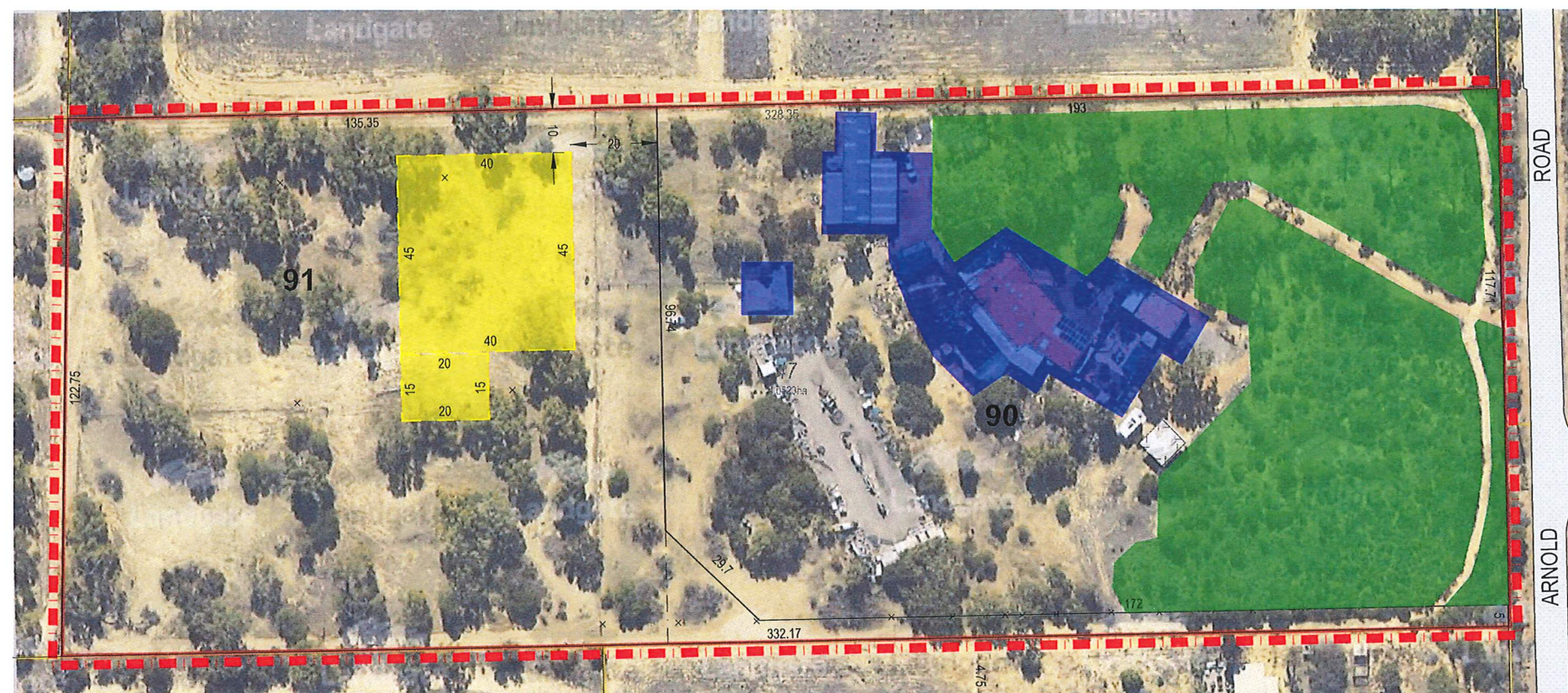
Clearing of vegetation outside the defined building envelopes will require the approval of the relevant agencies. Stocking not permitted on Lots 90 or 91.

#### 4.0 Bush Fire Management

Existing firebreaks will be maintained on all lot boundaries with low fuel zones around the proposed building envelope. 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 fire hydrants located within the required distance to the frontage of both proposed lots. Vehicle access also has a firebreak function.

## Implementation

The LDP will be endorsed by the local authority and thereafter, form the basis for determining any future development application for Lot 91 on Deposited Plan 428820.



CITY OF GREATER GERALDTON

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

REF P161271

SHEET 1 OF 1

SIGNED \_\_\_\_\_  
DATED 25/09/2024





- EXISTING BUILDING ENVELOPE

- PROPOSED BUILDING ENVELOPE (2325m<sup>2</sup>)



- REGIONAL SIGNIFICANT VEGETATION ALL TO BE RETAINED



TITLE:  LOCAL DEVELOPEMENT PLAN LOT 47 ON PLAN 5709 (TO BE KNOWN AS LOTS TBA & TBA ON DEPOSITED PLAN TBA) ARNOLD ROAD, WAGGRAKINE		CLIENT:  G DOWSET, S McAULIFFE, J MOODY, T DOWSET		 8 Anzac Terrace Geraldton WA 6530 PO BOX 1597 Geraldton WA 6531 Email : info@landwest.net.au Phone : (08) 9965 0550 Fax : (08) 9965 0559							
		CERTIFICATE OF TITLE:  -	DATE LAST MODIFIED:  02/09/2024	 LANDWEST URBAN AND RURAL PLANNING CONSULTANTS				REV: DATE: DETAILS:		BY: APPROVED:	
						DESIGNED: GMB		PLAN: 21180-LDP			
* This plan remains the property of Landwest and must not be used for any purpose other than which it was prepared for, in relation to the land duly described, Landwest accepts no responsibility for any losses or damages caused to any person/s who may use the information for a purpose for which it was not intended.				SCALE: 1:2000 @A4		APPROVED:		DRAWN: DW			