

**DETAILED AREA PLAN
LOTS 1 AND 2 DEPOSITED PLAN 77369
ALBERT ROAD AND BORE ROAD WAGGRAKINE
CITY OF GREATER Geraldton**

Introduction

This Detailed Area Plan (DAP) 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 28 June 2013. The DAP should be read in conjunction with Flora & Vegetation Survey of Lot 65 Albert Road Waggrakine, Geraldton (Yilgam Consulting, October 2013).

Objective

The purposes of the DAP is intended to identify, measure 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 DAP are detailed in section 5.0 of the Waggrakine Rural-Residential Structure Plan. The provisions of the Detailed Area Plan, 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

The landholding contains a building envelope on Proposed Lot 2. The building envelope on Proposed Lot 1 is sited and located so to minimise the removal of additional vegetation that is considered to be worthy of preservation. No additional development will be supported outside the building envelopes indicated on this DAP, without the further approval of the local authority. Vehicular access for Proposed Lot 1 is also defined on the DAP to be co-located with firebreaks where ever possible.

2.0 Re-vegetation Guidelines

Refer to Accompanying Report, Flora & Vegetation Survey of Lot 65 Albert Road Waggrakine, Geraldton (Yilgam Consulting, October 2013) for details on 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 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 1 and 2.

4.0 Bush Fire Management

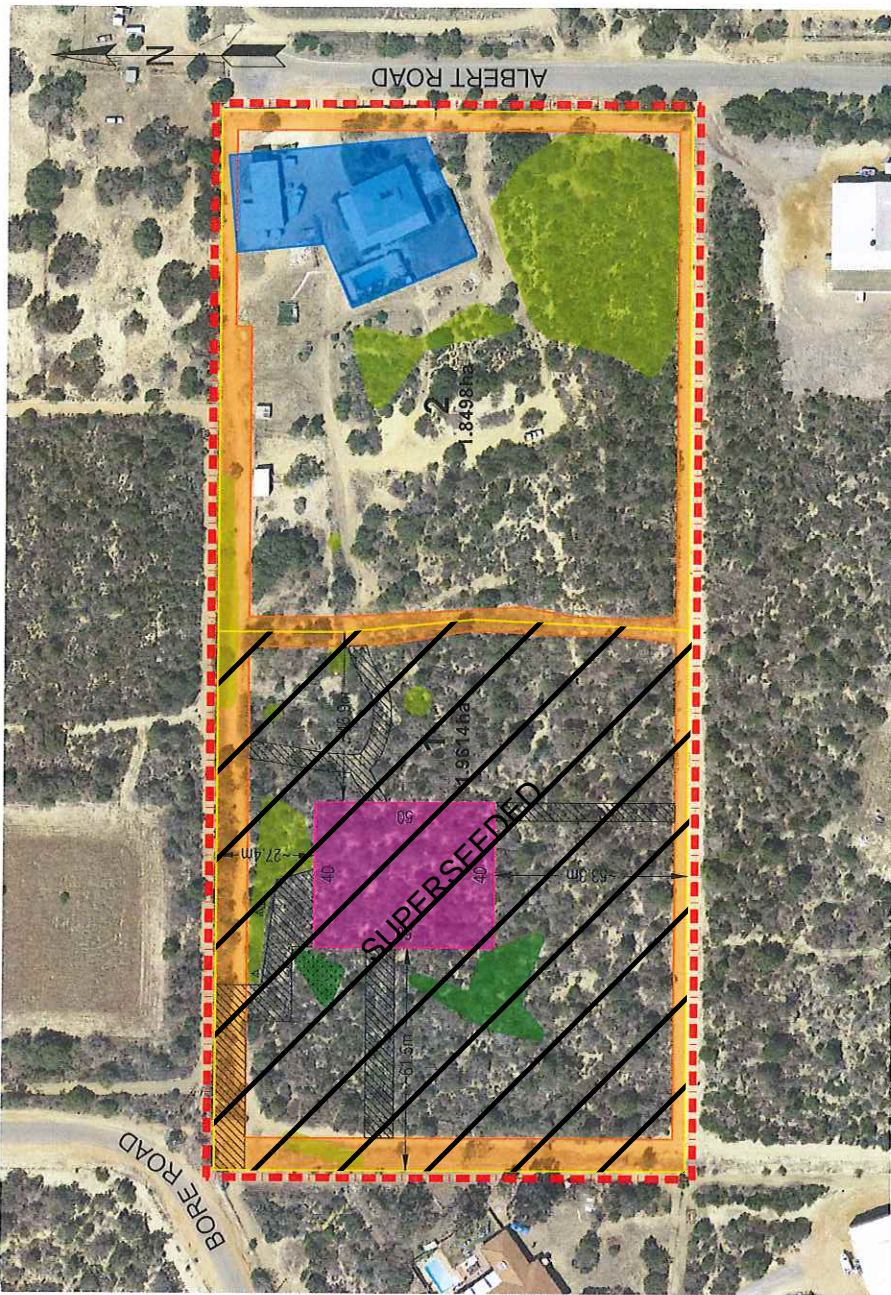
Existing firebreaks will be maintained on all of boundaries as indicated on this DAP with low fuel zones around both building envelopes. The local authority issued bush fire reduction (annual notice) details the minimum requirements for hazard reduction and fire protection in rural residential zoned areas. In addition the lots are serviced with reticulated water at the frontage of lots with fire hydrants located within the required distance to the frontage of both proposed lots. Vehicle access also has combined firebreak function.

DATED

6/2/15

The DAP will be endorsed by the local authority and thereafter, form the basis for determining any future development applications for Lots 1 and 2 on Deposited Plan 77369.

Revegetation requirements for Lots 1 & 2 have been met via a cash-in-lieu contribution



- EXISTING BUILDING ENVELOPE
- PROPOSED BUILDING ENVELOPE (2000m²)
- FIREBREAKS
- PROPOSED VEHICLE ACCESS LOCATION
- PRIORITY 1 FLORA POPULATION
- PRIORITY 3 FLORA POPULATION
- DEVELOPMENT EXCLUSION ZONE

LDP over Lot 1 now superseded by Waggrakine - Bore Road (Lot 1 No. 78) LDP.

<p>CLIENT: ECV MARTINOT & G LESTER</p> <p>CERTIFICATE OF TITLE: 1980-299</p> <p>DATE LAST MODIFIED: 2/1/2014</p>		<p>8 Anzac Terrace Geraldton WA 6530 PO BOX 1597 Geraldton WA 6531 Email: info@landwest.net.au Phone: (08) 9865 0550 Fax: (08) 9865 0559</p> <p>LANDWEST URBAN AND RURAL PLANNING CONSULTANTS</p>		<p>REV: DATE: DETAILS: BY: APPROVED:</p> <p>DESIGNED: GMB PLAN: 13103-DAP</p> <p>DRAWN: SD</p>
<p>DETAILED AREA PLAN LOT 9656 ON DEPOSITED PLAN 160528 (TO BE KNOWN AS LOTS 1 & 2 ON DEPOSITED PLAN 77369) ALBERT ROAD & BORE ROAD, WAGGRAKINE</p>		<p>SCALE: 1:2000 @ A4</p> <p>APPROVED:</p>		
<p>* 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 persons who may use the information for a purpose for which it was not intended.</p>				