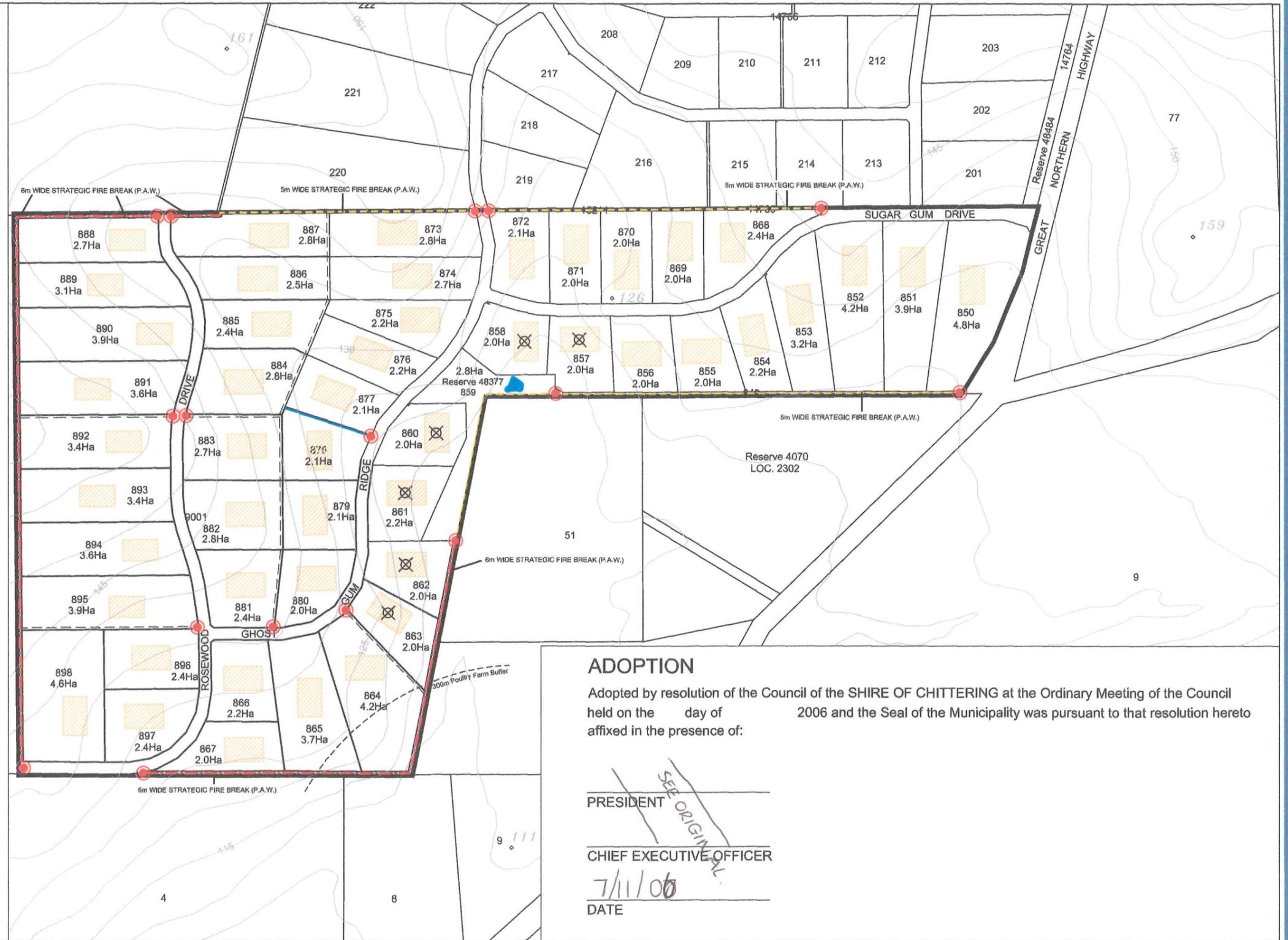


CHITTERING RISE ESTATE LAND MANAGEMENT CONDITIONS

- 1. Development Plan:** Prior to subdivision or development, a Development Plan shall be submitted and approved by the Council and the Western Australian Planning Commission. Subdivision and development should generally be in accordance with the Development Plan approved by the Council and the Western Australian Planning Commission.
- 2. Lot Sizes:** In considering development and subdivision, Council shall recommend a minimum lot size of two hectares. The average lot size shall conform to the recommendations of the Shire of Chittering Local Planning Strategy and the State Planning Policy 2.5;
- 3. Tree Preservation Areas:** Tree Preservation areas are defined on the Development Plan as all naturally vegetated areas. In the areas identified for the preservation of trees, no clearing shall be permitted outside the designated building envelope on the Development Plan, other than for driveways and required firebreaks. Council may require a land owner, as a condition of building approval, to commence tree planting to its specification, and to maintain those trees for a period of not less than two summer seasons;
- 4. Building Envelopes:** Building envelopes are defined on the Development Plan and clearing of remnant vegetation for the construction of buildings within the envelope shall not exceed a maximum of 2000m² without the prior approval of Council and the Department of Environment and Conservation.
- 5. Fencing:** No fences shall be permitted in tree preservation areas unless prior approval of the Council is granted. Approval is not required for the construction of a fence around the building clearing area or along a required firebreak;
- 6. Crossovers:** The construction of crossovers to each lot shall be in accordance with Council's specifications;
- 7. Potable Water:** Each dwelling shall have a water supply storage minimum of 120,000 litres, of which 10,000 litres shall be kept in reserve for fire fighting purposes;
- 8. Land Management:** Any remedial or new works depicted on the Development Plan for the purpose of water catchment shall be implemented prior to subdivision. The maintenance of any swales and associated tree planting shall be the responsibility of the owner/occupier;
- 9. Drainage:** Landowners shall maintain natural drainage lines to prevent erosion and soil export to adjoining lots. There shall be no alteration to natural drainage lines;
- 10. Bores, Dams and Water Courses:** The construction of bores and dams and the extraction of surface water is not permitted without the approval of the Council and, if required Department of Water, Department of Environment and Conservation and Department of Agriculture;
- 11. Fire Control:** Strategic Fire Breaks as shown on the Development Plan, have been constructed by the developer and shall be maintained to the satisfaction of the Council and Fire and Emergency Services Authority, in accordance with Local Planning Policy No.21 Fire Management Plans;
- 12. Effluent Disposal:** The Development Plan depicts areas where conventional septic tanks may not be suitable. In these areas, alternative site effluent disposal systems shall be limited to high performance environmental systems acceptable to the Council and the Health Department;
- 13. Permitted Uses:** A single house and associated outbuildings are the only permitted uses. Other uses specified in the Town Planning Scheme may be permitted at the discretion of the Council;
- 14. Domestic Pets:** The keeping of domestic cats shall be prohibited;
- 15. Stocking Restrictions:** The keeping of pigs, poultry or any grazing animal shall not be permitted;
- 16. Roofing Material:** All buildings shall be constructed with roofs of non-reflective material;
- 17. Vendor Responsibility:** The developer/vendor shall inform prospective purchasers of the lots, in writing, of the provisions of the Council's Town Planning Scheme relating to the management of the land, as specified in the Development and Fire Management Plans for the land concerned.



ADOPTION

Adopted by resolution of the Council of the SHIRE OF CHITTERING at the Ordinary Meeting of the Council held on the _____ day of _____ 2006 and the Seal of the Municipality was pursuant to that resolution hereto affixed in the presence of:

PRESIDENT

CHIEF EXECUTIVE OFFICER

7/11/06
DATE

PLANNING ENTERPRISES
TOWN PLANNING & DEVELOPMENT CONSULTANTS
Unit 6, 41 Holder Way MALAGA WA 6090 Tel: (08) 9248 8777 Fax: (08) 9248 4040



Produced by: Planning Enterprises and
Development Cartographics
DATE: 14 SEPTEMBER 2006
Cadastral and Contour data and Image supplied by Department of Land Information

NOTE
EXISTING STAGE 1 LOTS 850 - 862 & 868 - 878
STAGE 2 LOTS 863 - 867 & 879 - 898



Shire of Chittering

- LEGEND**
- SUBJECT LAND
 - BUILDING ENVELOPES TO CONTAIN MAXIMUM CLEARING AREA OF 2000m²
 - 6m STRATEGIC FIRE BREAK (P.A.W.)
 - 5m STRATEGIC FIRE BREAK (P.A.W.)
 - 6m ALTERNATIVE STRATEGIC FIRE BREAK (Easement)
 - 3m STRATEGICALLY LOCATED STANDARD FIRE BREAK
 - 300m POULTRY FARM BUFFER
 - ATU - ALTERNATIVE ON-SITE EFFLUENT TREATMENT UNIT REQUIRED
 - COMMUNITY FIRE FIGHTING WATER SOURCE
 - REQUIRED 4.8 METRE GATE IF ADJOINING PROPERTY IS FENCED

**DEVELOPMENT PLAN
CHITTERING RISE ESTATE**

LOT 1 GREAT NORTHERN HIGHWAY
CHITTERING
SHIRE OF CHITTERING
for Chittering Rise Pty Ltd