

- LEGEND**
- Site boundary
 - Proposed Lots
 - Building Envelope
 - Watercourse (seasonal)
 - Water course (drainage line)
 - Drainage Easements
 - Vegetation Protection Area

ADOPTION:

Adopted by resolution of the Council of the SHIRE OF CHITTERING at the Ordinary Council meeting held on the 16th day of July 2014 and the seal of the Municipality was pursuant to that resolution hereto affixed in the presence of

R. J. Hayes
PRESIDENT

[Signature]
CHIEF EXECUTIVE OFFICER



DEVELOPMENT PROVISIONS RELATING TO THE ESTATE

1. Development Plan:
This Development Plan has been endorsed by the Shire Council. Subdivision and development should generally be in accordance with this Plan.

2. Development Requirements and Lot Sizes:
In considering development and subdivision of the land, the requirements of the Shire of Chittering Town Planning Scheme No. 6 for the Rural Residential Zone apply.

3. Building Envelopes:
Buildings, water tanks, waste disposal and a building protection zone for fire management are to be contained within a cleared area not to exceed a maximum of 2000m² without the prior approval of Council, prior to being granted formal planning consent, any proposed building envelope modification shall require a BAL assessment to be undertaken; building envelope modifications will not be supported where they result in increased natural remnant vegetation clearing; buildings are to have setbacks in accordance Local Planning Policy No. 18 Setbacks, with minimum setbacks from cadastral boundaries as follows:

Road	20 metres
Rear	20 metres
Sides	1.5 metres

4. Fencing:
In accordance with Local Planning Policy No. 22 - Fences, the construction of a fence is permitted within the building clearing area, any previously cleared area and adjoining an authorised fire break. Where natural vegetation adjoins a road reserve, no fence is to be constructed between the road reserve and the building clearing area. Elsewhere, boundary fencing is to be in accordance with LPP22 - Fencing.

5. Crossovers:
The construction of a crossover to each lot is to be in accordance with Council's specifications.

6. Potable Water:
Each dwelling is to have a water supply from roof catchment of a minimum of 120,000 litres, of which 10,000 litres is to be kept in reserve for fire-fighting purposes and fitted with a standard Camlock valve.

7. Land Management:
The maintenance of any drainage swales, easements, fire breaks and Vegetation Protection areas on private property is the responsibility of the owner/occupier.

8. Bores, Dams and Water Courses:
The sinking of bores, construction of dams and extraction of surface water is not permitted without the approval of the Council and relevant State Government department.

9. Fire Control:
A Bush Fire Management Plan applies to this area and includes specific Bushfire Management provisions that must be adhered to by property owners. All buildings to be constructed to AS3959. No development is to occur in areas of extreme bushfire risk.

10. Permitted Uses:
A single house and associated outbuildings are the only permitted uses. Other uses specified in the Town Planning Scheme may be approved at the discretion of the Council. Approval is required for a home business but not for a home office. For any use that may result in degradation of land or water resources or nuisance to neighbours, a management plan may be required as a condition of development approval.

11. Stocking Restrictions:
The keeping of any grazing animal or stock on any property shall be in accordance with LPP 24 - Stocking Rates. No

grazing animal or stock shall be permitted in Vegetation Protection Areas.

12. Poultry:
The keeping of poultry for domestic purposes is permitted, in accordance with the Shire's Health Local Law.

13. Vegetation Protection Areas:
Vegetation Protection Areas are defined on the Development Plan. In the areas identified for the preservation of trees a maximum clearing area of 2,000m² is permitted, other than for driveways and required firebreaks. Council may require a landowner, as a condition of approval, to commence fire planting to its specification, and to maintain those trees for a period of not less than two summer seasons.

14. Non-reflective Materials:
All buildings shall be constructed with roofs of non-reflective materials.

15. Effluent Disposal:
Alternative Treatment Units (ATUs) with nutrient retention capability are required on all lots unless proven otherwise by the developer / landowner in accordance with the soil capability for the site.

16. 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 Plan and Fire Management Plan.

17. Weeds:
Installations of narrow-leaf cotton bush (*Gomphocarpus fruticosus*) have occurred on the estate. Where found to be present on any property there is a requirement for all construction and earth moving equipment to be washed down before leaving the area to prevent the spread of these weeds. It is the responsibility of each owner/occupier to contain and control the spread and, where possible, to eradicate all weeds listed.

ENDORSEMENT OF OUTLINE DEVELOPMENT PLAN - LOT 2 MADDERN ROAD, CHITTERING
The Western Australian Planning Commission resolved on 11 November 2014 to endorse the Outline Development Plan, as a guide for future subdivision and development within the locality. Signed for and on behalf of the Western Australian Planning Commission

an officer of the Commission duly authorised by the Commission pursuant to section 24 of the Planning and Development Act 2005 for that purpose in the presence of:
M. Wreelan Witness *11 November 2014* Date



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All dimensions and areas subject to survey

PLAN NO: 955-11 SCALE: 1:3000 (A3) DATE: August 2014



**OUTLINE DEVELOPMENT PLAN
LAYOUT
LOT 2 MADDERN ROAD, CHITTERING
SHIRE OF CHITTERING**