

DEVELOPMENT PROVISIONS

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

2. **Vegetation Protection Areas:** Vegetation Protection Areas are defined on the Development Plan as all naturally vegetated areas. No clearing shall be permitted in the areas identified for vegetation protection. Council may require a landowner, 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.

- a) Refer to management condition 4 for fencing in Vegetation Protection Areas.
- b) Refer to the report prepared by Bayley Environmental Services (Report No. J09005, 1 July 2009) for vegetation management and rehabilitation.

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 confirming a building clearing area a vegetation survey is to be undertaken to ensure no rare or endangered flora is present; buildings are to have setbacks in accordance with local Planning Policy No. 18 Setbacks, with minimum setbacks from cadastral boundaries as follows:

Road	20 metres	Rear	20 metres	Sides	15 metres
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Clearing outside building envelopes should only occur if the trees are dead, diseased or present a danger to property.

4. **Fencing:** In accordance with Local Planning Policy No. 22 Fences, within a lot the construction of a fence around the building envelope, any previously cleared area and adjoining an authorised fire breaks is permitted. Elsewhere, no boundary fences are permitted in Vegetation Protection areas identified on the Development Plan, without planning consent of the Council. Where a fence crosses a strategic fire break a gate of approved design is to be provided.

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 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. The size of the collection area is to be based on the following calculations:

$$\text{Collection area (m}^2\text{)} = 120000 \div 0.85 \times (\text{local rainfall} - 24\text{mm})$$

- (a) The collection area (m²) is the minimum area for rain surface runoff that is required to service the water tank.
 - (b) 120000 is the minimum size of the water tank in litres (unless Council has determined an alternative size in accordance with the scheme)
 - (c) 0.85 is the efficiency of the collection meaning a minimum of 85% of the water will be collected (Council may accept a greater efficiency rate if it can be demonstrated through design).
 - (d) Local rainfall is the average annual mean rainfall measured in millimetres (mm) guided by the nearest collection point provided by the Bureau of Meteorology.
 - (e) 24mm is the anticipated loss through absorption and wetting of materials based on 2mm a month.
- According to the above formula and the Bureau of Meteorology's mean annual rainfall of 690.1mm for the district, the required roof catchment area is to be a minimum of 212 m².

7. **Land Management:** The maintenance of any drainage swales, easements, fire breaks and Vegetation Protection and Re-vegetation 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. **Local Reserves - Public Purpose (Fire Break/Bridle Trail):** Strategic Fire Breaks/Bridle Trail as shown on the Development Plan have been constructed by the developer and are to be maintained in accordance with the Fire Management Plan for the estate; individual fire breaks on private property are to be maintained by the owner/occupier to the satisfaction of the Council and the Bush Fires Board.

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 the degradation of land or water resources or nuisance to neighbours, a management plan may be required as a condition of development approval.

11. **Stocking Restriction:** Grazing animals are permitted to be kept on the cleared land of any lot, in accordance with Local Planning Policy No. 24 Stocking Rates. Should any property become degraded through overgrazing the Council may serve notice on the owner/occupier to reduce the number of animals on site or take other remedial action.

12. **Bushfire Management:** No development shall occur within area of extreme bushfire risk.

13. **Poultry:** The keeping of poultry is not permitted.

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

15. **Waste Disposal:** Lots 55, 58, 60, 62-65, 67, 105-114 & 119-120 are required to have alternative effluent treatment units (ATUs) unless the landowner is able to demonstrate to the satisfaction of the Department of Health and the Shire that the soils are suitable for conventional septic tank systems and leach drains, in terms of protecting the nearby creek lines.

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 and guidelines proposed for the protection and maintenance of revegetation areas, swales and detention basins as set out by Bayley Environmental Services (Report No. J09005, 1 July 2009).

17. **Buffer Zone:** As depicted on the Development Plan, a buffer zone, excluding all development, is to be established around the existing vegetation, along the entire Marbling Brook Tributary and other depicted waterways.

18. **Public Open Space:** The Shire and Western Australian Planning Commission agree to accept a cash-in-lieu arrangement for public open space accounting to 10% of the gross subdividable area of the Development Plan. This is to be issued as a condition of subdivision on the first application pertaining to land within the Development Plan.

19. **Bushfire Management:** New buildings are subject to a BAL assessment to AS:3959 and must be constructed to that standard.

20. **Bushfire Management:** A bushfire management plan applies to this area and includes specific Bushfire Management provisions, including access; gates and water supply that must be adhered to by the property owners. Should there be conflict between the requirements of the Bushfire Management Plan and the protections and maintenance of vegetated areas, as set out by Bayley Environmental Services (Report No. J09005, 01 July 2009), the Bushfire Management Plan shall prevail.

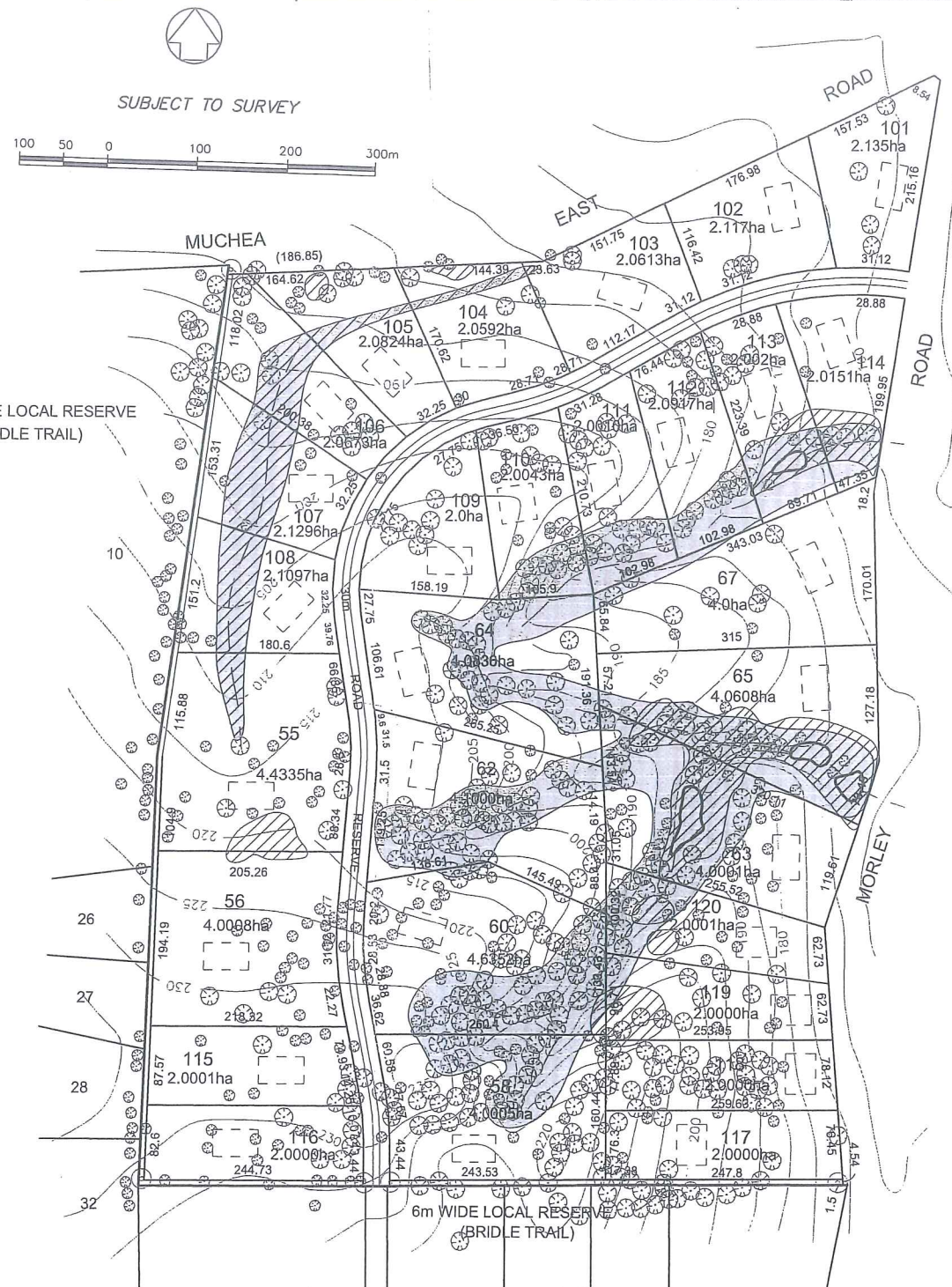
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Modified by Statewest Planning

AUGUST 2014
 DECEMBER 2012

Cadastral and Contour data and image supplied by Department of Land Information



NOTE

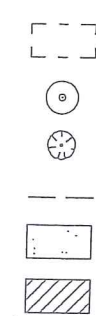
- * ORIGINAL AREA OF LOT 2 - 85.0649ha
- * LAND IS VACANT



Shire Of Chittering

LEGEND

- BUILDING ENVELOPES TO CONTAIN MAXIMUM CLEARING AREA OF 2000m²
- REQUIRED 4.8 METRE GATE IF AJOINING PROPERTY S FENCED
- EXISTING TREES
- CREEKLINE
- 30m EASEMENT EACH SIDE OF WATERCOURSE
- REVEGETATION AREAS. Ref. Bayley Environmental Report



ADOPTION

Adopted by resolution of the Council of the SHIRE OF CHITTERING at the Ordinary Meeting of the Council held on the 15th day of May 2014 and the Seal of the Municipality was pursuant to that resolution hereto affixed in the presence of:

R.I. King

PRESIDENT

[Signature]

CHIEF EXECUTIVE OFFICER

1/9/2014

DATE



ENDORSEMENT OF MODIFIED DEVELOPMENT PLAN FOR LOT 2(139) MORLEY ROAD, LOWER CHITTERING

The Western Australian Planning Commission resolved on 28/7/14 to endorse the modified Development Plan as a guide for future subdivision within the locality.

Signed for and on behalf of the Western Australian Planning Commission

[Signature]

an officer of the Commission duly authorised by the Commission pursuant to section 24 of the Planning of Development Act 2005 for that purpose in the presence of

m. Wheeler Witness
 23-9-2014 Date

DEVELOPMENT PLAN

LOT 2 (139) MORLEY ROAD, LOWER CHITTERING

SHIRE OF CHITTERING