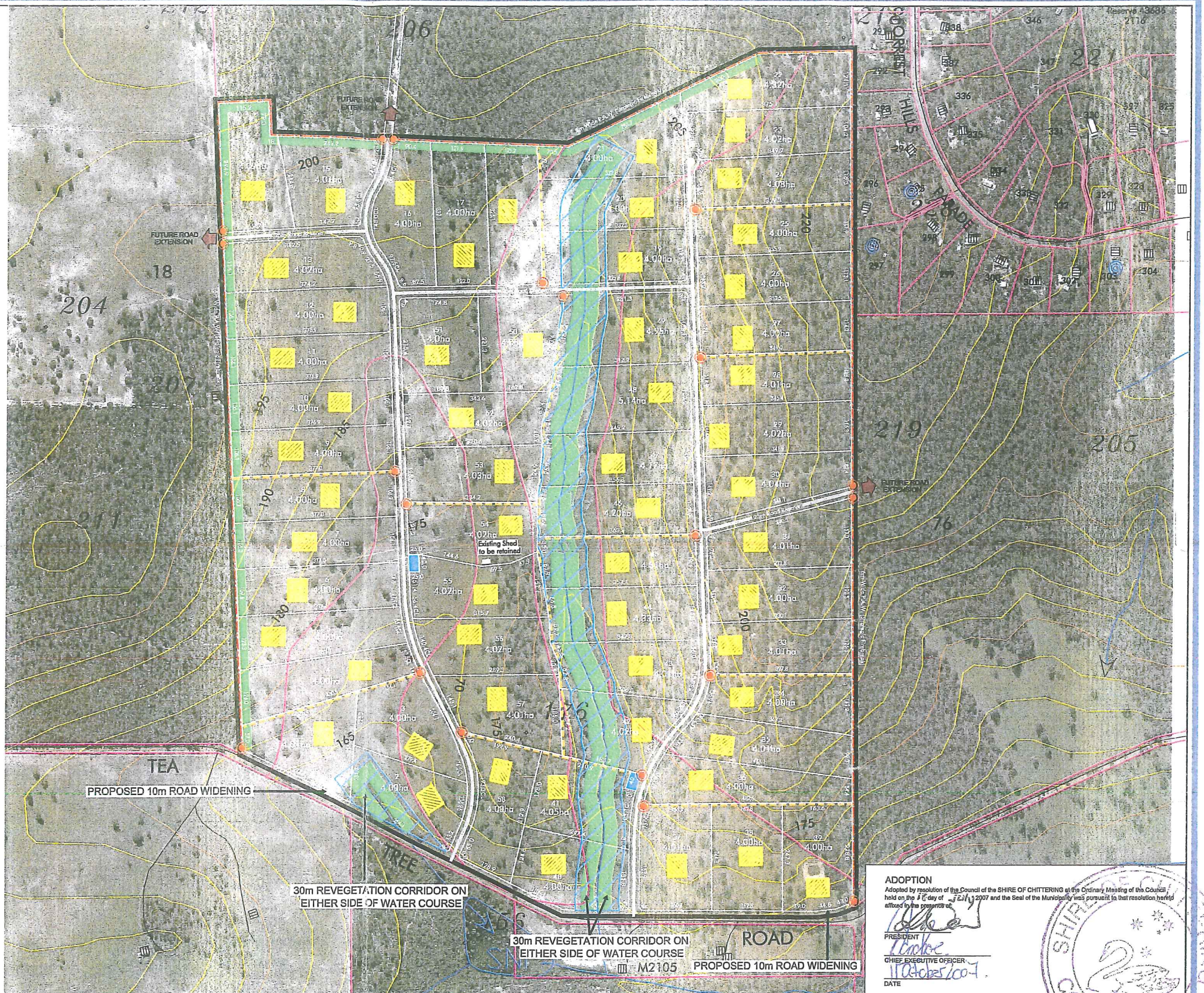


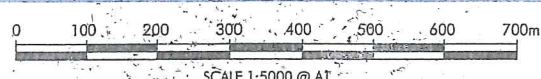
PARKWOOD SPRINGS ESTATE - LAND MANAGEMENT CONDITIONS

- 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. 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. The minimum Lot size is 2 hectares as recommended by the Shire of Chittering Local Planning Strategy.
- 3. Vegetation Preservation Areas:** No clearing is permitted, without Planning Consent, within areas of Vegetation Protection and Re-vegetation as depicted on the Development Plan, unless those trees are dead, diseased or present danger to property.
- 4. Building Envelopes:** Buildings, water tanks and waste disposal are to be contained within an area not to exceed a maximum of 2000m² without the prior approval of Council; buildings are to be setback from cadastral boundaries as follows:
 Highway 100metres
 Major Road 50 metres
 Other Road 20 metres
 Rear 20 metres
 Side 15 metres
 If the site is to have a sand pad for the proposed dwelling greater than 0.5 metres above natural ground level, then for every 0.5 metre of height above natural ground level, setback distances are to be increased by 2 metres.
- 5. Roofing Materials:** All buildings shall be constructed with roofs of non-reflective materials.
- 6. 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 and authorised fire break is permitted. 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.
- 7. Crossovers:** The construction of crossovers to each lot shall be in accordance with Council's specifications.
- 8. Potable Water:** Each dwelling is to have a water supply from a 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 male Camlock valve.
- 9. Land Management:** The maintenance of any drainage swales, easements, fire breaks and vegetation protections and re-vegetation areas is the responsibility of the owner/occupier.
- 10. Bores, Dams and Water Courses:** The sinking of bores, construction of dams and the extraction of surface water is not permitted without the approval of the Council and relevant State Government Department.
- 11. Fire Control:** Strategic Fire Breaks as shown on the Development Plan will be constructed by the developer and are to be maintained by the owner/occupier to the satisfaction of the Chief Executive Officer, in accordance with Local Planning Policy No.21 Fire Management Plans.
- 12. Waste Disposal:** Where indicated on the Development Plan alternative treatment units are required for disposal of liquid wastes 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 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.
- 14. Domestic Pets:** The keeping of domestic cats shall be prohibited.
- 15. Stocking Restrictions:** Grazing animals are permitted to be kept on the cleared area of any lot in accordance with Local Planning Policy No 24 - Stocking Rates. Should any property become degraded through over-grazing the Council may serve notice on the owner/occupier to reduce the number of animals on-site or take other remedial action.
- 16. 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.
- 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 28th day of March 2007 and the Seal of the Municipality was pursuant to that resolution hereto affixed in the presence of:
 [Signature]
 PRESIDENT
 [Signature]
 CHIEF EXECUTIVE OFFICER
 11 October 2007
 DATE

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



- LEGEND**
- SUBJECT LAND
 - BUILDING ENVELOPES TO CONTAIN MAXIMUM CLEARING AREA OF 2000m²
 - 6m WIDE STRATEGIC FIREBREAK (P.A.W.)
 - 6m WIDE ALTERNATIVE STRATEGIC FIREBREAK (EASEMENT)
 - EXTENT OF AREA REQUIRING ATU DISPOSAL SYSTEMS
 - COMMUNITY FIRE FIGHTING WATER SOURCE
 - 50m DEVELOPMENT EXCLUSION ZONE
 - STRATEGIC REVEGETATION TO BE UNDERTAKEN BY THE DEVELOPER PRIOR TO CLEARANCE OF SUBDIVISION TO THE SATISFACTION OF THE CHIEF EXECUTIVE OFFICER
 - REQUIRED 4.8m GATE IF ADJOINING PROPERTY IS FENCED

**PARKWOOD SPRINGS ESTATE
 DEVELOPMENT PLAN/
 FIRE MANAGEMENT PLAN
 for Parkwood Properties Pty Ltd**

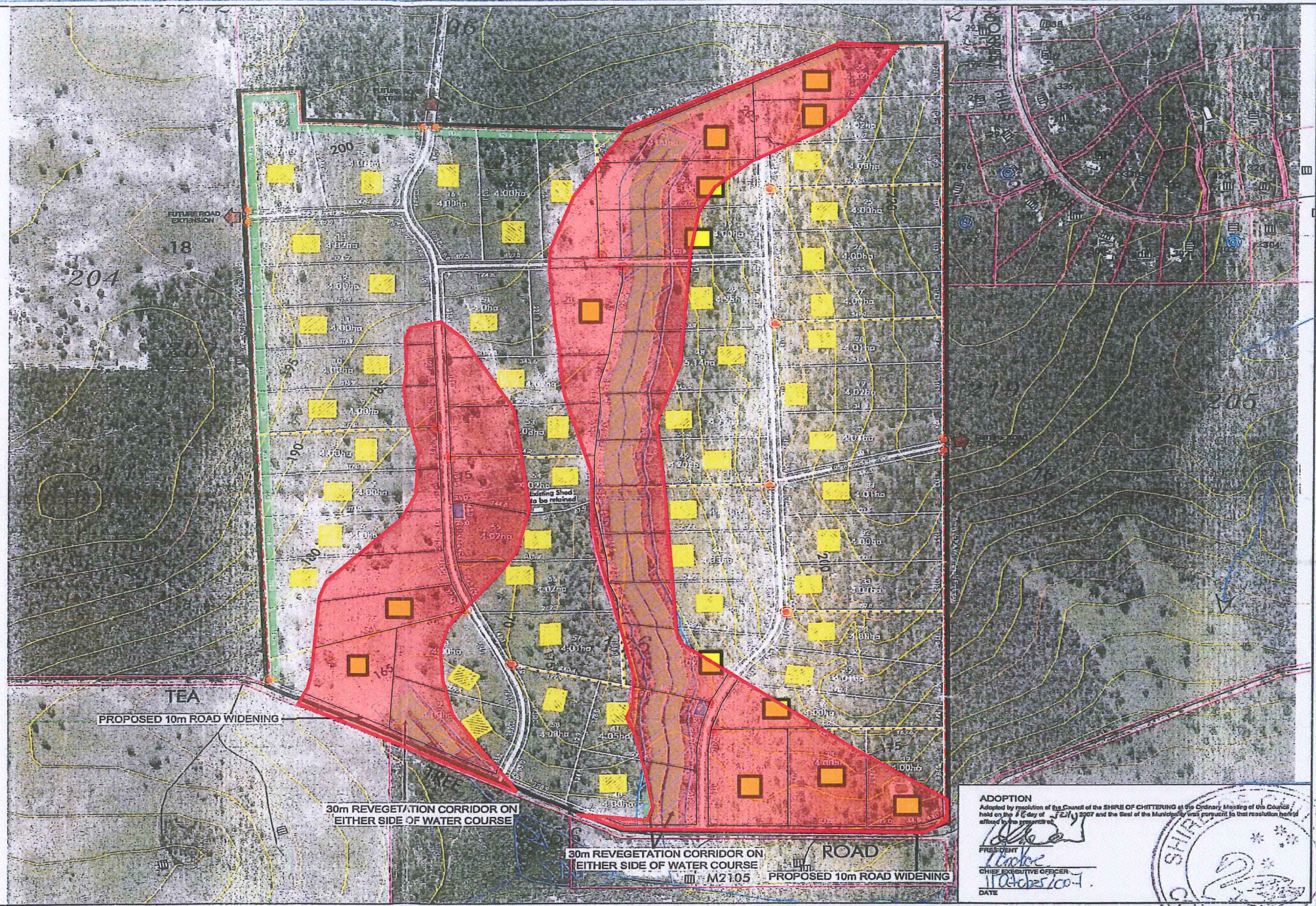
LOT 19 TEA TREE ROAD
 BINDOON
 SHIRE OF CHITTERING

Produced by: Planning Enterprises and
 Development Cartographics
 DATE: 28th MARCH 2007
 Cadastral and Contour data and Image supplied by Landgate

INDICATIVE PLAN OF ATU LOCATION

PARKWOOD SPRINGS 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. 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. The minimum lot size is 2 hectares as recommended by the Shire of Chittering Local Planning Strategy.
- 3. Vegetation Preservation Areas:** No clearing is permitted, without Planning Consent, within areas of Vegetation Protection and Re-vegetation as depicted on the Development Plan, unless those trees are dead, diseased or present danger to property.
- 4. Building Envelopes:** Buildings, water tanks and waste disposal are to be contained within an area not to exceed a maximum of 2000m² without the prior approval of Council; buildings are to be setback from cadastral boundaries as follows:
 Highway 100metres
 Major Road 50 metres
 Other Road 20 metres
 Rear 20 metres
 Side 15 metres
 If the site is to have a sand pad for the proposed dwelling greater than 0.5 metres above natural ground level, then for every 0.5 metre of height above natural ground level, setback distances are to be increased by 2 metres.
- 5. Roofing Materials:** All buildings shall be constructed with roofs of non-reflective materials.
- 6. 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 and authorised fire break is permitted. 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.
- 7. Crossovers:** The construction of crossovers to each lot shall be in accordance with Council's specifications.
- 8. Potable Water:** Each dwelling is to have a water supply from a 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 male Camlock valve.
- 9. Land Management:** The maintenance of any drainage swales, easements, fire breaks and vegetation protections and re-vegetation areas is the responsibility of the owner/occupier.
- 10. Bores, Dams and Water Courses:** The sinking of bores, construction of dams and the extraction of surface water is not permitted without the approval of the Council and relevant State Government Department.
- 11. Fire Control:** Strategic Fire Breaks as shown on the Development Plan will be constructed by the developer and are to be maintained by the owner/occupier to the satisfaction of the Chief Executive Officer, in accordance with Local Planning Policy No.21 Fire Management Plans.
- 12. Waste Disposal:** Where indicated on the Development Plan alternative treatment units are required for disposal of liquid wastes 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 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.
- 14. Domestic Pets:** The keeping of domestic cats shall be prohibited.
- 15. Stocking Restrictions:** Grazing animals are permitted to be kept on the cleared area of any lot in accordance with Local Planning Policy No 24 - Stocking Rates. Should any property become degraded through over-grazing the Council may serve notice on the owner/occupier to reduce the number of animals on-site or take other remedial action.
- 16. 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.
- 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 4th day of October 2007 and the Seal of the Municipality was pursuant to that resolution hereof affixed to the certificate as follows:
 PRESIDENT
 CHIEF EXECUTIVE OFFICER
 DATE 11 October 2007

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: 28th MARCH 2007
 Cadastral and Contour data and Image supplied by Landgate

Shire of Chittering

LEGEND

- SUBJECT LAND
- BUILDING ENVELOPES TO CONTAIN MAXIMUM CLEARING AREA OF 2000m²
- 6m WIDE STRATEGIC FIREBREAK (P.A.W.)
- 6m WIDE ALTERNATIVE STRATEGIC FIREBREAK (EASEMENT)
- EXTENT OF AREA REQUIRING ATU DISPOSAL SYSTEMS
- COMMUNITY FIRE FIGHTING WATER SOURCE
- 50m DEVELOPMENT EXCLUSION ZONE
- STRATEGIC REVEGETATION TO BE UNDERTAKEN BY THE DEVELOPER PRIOR TO CLEARANCE OF SUBDIVISION TO THE SATISFACTION OF THE CHIEF EXECUTIVE OFFICER
- REQUIRED 4.8m GATE IF ADJOINING PROPERTY IS FENCED

PARKWOOD SPRINGS ESTATE DEVELOPMENT PLAN/ FIRE MANAGEMENT PLAN for Parkwood Properties Pty Ltd

LOT 19 TEA TREE ROAD
 BINDOON
 SHIRE OF CHITTERING