

BLUE PLAINS & HIDDEN VALLEY ESTATES SCHEME PROVISIONS

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 should conform to the recommendations of the Shire of Chittering Local Rural Strategy;
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.
5. **Fencing:**
No side or rear boundary fences shall be permitted in tree preservation areas or stocking restriction areas identified on the Development Plan. Within this restrictive fencing area, Council may permit the construction of a fence around the building envelope.
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. **Dams and Water Courses:**
The construction of dams and the extraction of surface water is not permitted without the approval of the Council, Department of Environment and Department of Agriculture;
10. **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 the Bush Fires Board, in accordance with Local Planning Policy No.21 Fire Management Plans;
11. **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;
12. **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;
13. **Domestic Pets:**
The keeping of domestic cats shall be prohibited;
14. **Stocking Restrictions:**
Stock shall be restricted to previously cleared areas. The prior approval of Council is required for the keeping of any grazing animal on a lot. If, in the opinion of Council, any lot is overgrazed or constitutes land degradation, it may order the removal of any or all stock, either temporarily or permanently, until the remedial works are carried out by the landowner to render the land stable;
15. **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;
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 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 30th day of November 2005 and the Seal of the Municipality was pursuant to that resolution hereto affixed in the presence of:

[Signature]
PRESIDENT



[Signature]
CHIEF EXECUTIVE OFFICER

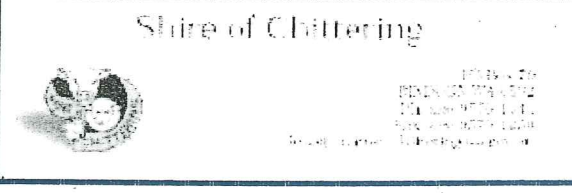
8 December 2005
DATE

LEGEND

- BUILDING ENVELOPES TO CONTAIN MAXIMUM CLEARING AREA OF 2,000m²
- AERATED TREATMENT UNIT
- STRATEGIC FIRE BREAK



SCALE 1:4000 @ A1
0 50 100 150 200 250m



**BLUE PLAINS ESTATE, CHITTERING
DEVELOPMENT PLAN
Lot 9000 on Plan 40197**

Prepared for:
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Drawn: M. Kelly
Date: November 2005