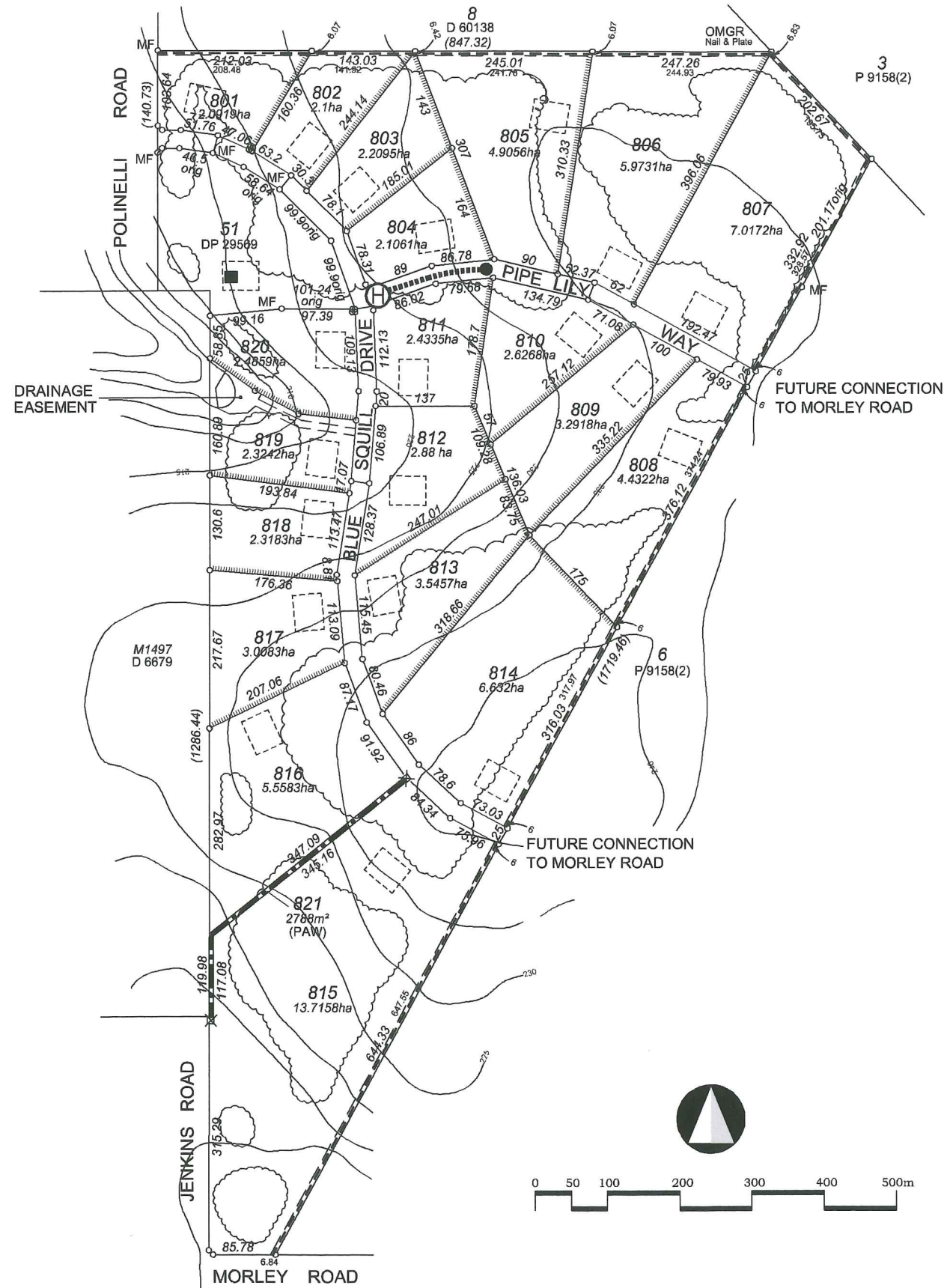


DEVELOPMENT PROVISIONS RELATING TO THIS ESTATE

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 this Plan;
2. **Lot Sizes:**
In considering development and subdivision of the land, the Scheme requirements for the "Rural Residential" zone shall apply and should be generally in accordance with the approved Development Plan. The minimum average lot size should be 4ha as recommended by the Shire of Chittering Local Rural Strategy;
3. **Vegetation Preservation:**
No clearing shall be permitted, without Planning Consent, outside the designated building envelopes as depicted on the Development Plan – unless those trees are dead, diseased or present danger to property;
4. **Building Envelopes:**
Building envelopes are as defined on the Development Plan. Clearing of land for any structure within the building 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 vegetation preservation areas identified on the Development Plan. Within a lot the construction of a fence around the building envelope and any previously cleared area is permitted;
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 from roof catchment of a minimum of 120,000 litres, of which 10,000 litres shall be kept in reserve for fire fighting purposes and fitted with a standard Camlock valve;
8. **Land Management:**
The maintenance of any drainage swales, standard fire breaks and vegetation preservation areas 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 and Department of Environment;
10. **Fire Control:**
Strategic Fire Breaks as shown on the Development Plan/Fire Management Plan shall be constructed by the developer and jointly maintained to the satisfaction of the Council and the Bush Fires Board, in accordance with Local Planning Policy No. 21 Fire Management Plans;
11. **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;
12. **Stocking Restrictions:**
No grazing animals shall be permitted to be kept on any lot;
13. **Roofing Materials:**
All buildings shall be constructed with roofs of non-reflective materials;
14. **Drainage Easements:**
Where an easement for land drainage traverses a lot, the owner/occupier of that lot shall maintain that drainage line in accordance with the requirements of the Council;
15. **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/Fire Management Plan.



ADOPTION

Adopted by resolution of the Council of the Shire of Chittering at the Ordinary Meeting of the Council held on the 6th day of October 2004 and the Seal of the Municipality was pursuant to that resolution hereto affixed in the presence of;

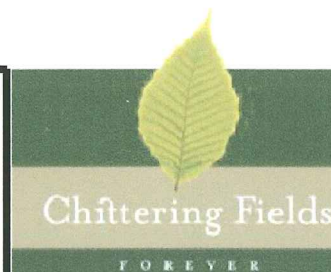
PRESIDENT

CHIEF EXECUTIVE OFFICER

DATE

- BUILDING ENVELOPE 2000m²
- 25m ROAD RESERVES
- EXISTING VEGETATION
- EXISTING BUILDING
- PIPELINE
- HYDRANT
- WATER TANK (50 000L)
- STRATEGIC FIREBREAK (1) (6m PAW & 4m formed surface)
- 4.8m GATE
- STRATEGIC FIREBREAK (2) (4m easement & formed surface)
- STANDARD FIREBREAK

DEVELOPMENT PLAN /FIRE MANAGEMENT PLAN
CHITTERING FIELDS
LOT 50 POLINELLI ROAD
LOWER CHITTERING - SHIRE OF CHITTERING



DATE: 29.03.2006
BROUGHTON PLANNING
Phone (08) 9479 6222 Fax (08) 9479 6044
Suite 4 / 110 Robinson Avenue, Belmont W.A. 6104
PO Box 278 Belmont W.A. 6984