

DEVELOPMENT PROVISIONS

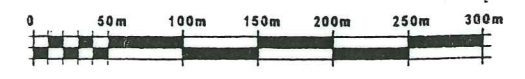
- (1) LOT SIZES: Any remedial or new works depicted on the Development Plan for the purposes of water treatment and management shall be implemented prior to Subdivision. The maintenance of any assets and associated tree planting shall be the responsibility of the Council/occupier.
- (2) TREE PRESERVATION AREAS: No clearing shall be permitted outside the designated building envelopes as depicted on the Development Plan, unless these trees are dead, diseased or present a danger to property.
- (3) DISEASE MANAGEMENT: In preparing the Development Plan, the proponent shall examine the issue of 'Disease' in consultation with Council and CALMA. The examination should include, among other things, an assessment of the prevalence and impacts of 'Disease' and the ability of the Subdivision design and works to mitigate against the spread and effect of 'Disease'.
- (4) BUILDING ENVELOPES: Building envelopes are defined on the Development Plan and are not to exceed 2000m² without prior approval of the Council, and on the advice of the Bush Services WA.
- (5) CROSSOVERS: Council may require, as a condition of Subdivision, the construction of crossovers to each Lot in accordance with Council's specifications.
- (6) LAND MANAGEMENT: Any remedial or new works depicted on the Development Plan for the purposes of water treatment and management shall be implemented prior to Subdivision. The maintenance of any assets and associated tree planting shall be the responsibility of the Council/occupier.
- (7) DAMS AND WATER COURSES: The construction of dams and the extraction of ground water is not permitted without the approval of the Council, Waters and Rivers Commission and Agriculture WA.
- (8) FIRE CONTROL: Strategic Fire Breaks as shown on the Development Plan shall be constructed by the Developer and maintained to the satisfaction of the Council and the Bush Fire Services WA. A Bush Fire Management plan shall be prepared by the Developer/Subdivider to the satisfaction of the Bush Fire Services WA, and the Council.
- (9) EFFLUENT DISPOSAL: The use of conventional Septic Tanks shall not be permitted. Only, on site, high performance Nutrient Attenuating Disposal Systems shall be allowed, and shall be installed to the satisfaction of, and in accordance with Council and Health Department requirements relating to separation from ground waters and water courses etc.
- (10) PERMITTED USES: The following uses are permitted by Council: Single Dwelling, Recreation, Public Utility. Not more than one single dwelling per Lot shall be permitted. The following uses may be permitted by Council subject to Planning Consent: Horse Occupancy, Rural Pasture, Horticulture (other species only). Only one hectare of land may be cleared for the purpose and subject to consent of Council, Agriculture WA, and the Department of Environmental Protection.
- (11) DRAINAGE EASEMENTS: Where an easement for land drainage traverses any lot, the Council/occupier shall maintain that drainage line in accordance with the requirements of the Council.
- (12) STOCKING RESTRICTIONS: The keeping of pigs, poultry or any grazing stock shall not be permitted.
- (13) ROOFING MATERIALS: All buildings shall be constructed with roofs of a non-reflecting material.
- (14) VENDOR RESPONSIBILITY: The Developer/Vendor shall inform prospective purchasers of the Lots, in writing, of the provisions of Council's Town Planning Scheme relating to the use and management of land.

LEGEND

- - - - - Strategic Fire Break
- Building Envelope - 2000m²
- ▨ Cleared Envelope for Horticulture - 1ha maximum
- ┌┴┐ 25m Road Reserves & Bitumen Road

LOT 8 : 98.59 ha
 AREA MINUS ROADS = 93.23 ha
AVERAGE LOT SIZE - 4.05 ha

Lot 8 Great Northern Highway Shire of Chittering



ATU ONLY ON ALL BLOCKS

Date	Revision
2/9/00	REVISION 1 - LOT SIZES INCREASED TO 2.5ha
22/12/00	REVISION 2 - REDUCED No to 23 LOTS - AVERAGE AREA - 4 ha

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Drawing Title DEVELOPMENT PLAN	
Date SEPTEMBER 2000	Drawn JCP
Scale 1:2500	Drawn No. A1-2R

Job Title
PROPOSED Residential Rural Living Subdivision for : Swanwest Pty Ltd.

Job No.
20-12-1-2R

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