

Special Revisions to refer to Special Rural Zones

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.

The advice of Agriculture WA shall be required for any land remedial land care or drainage earthworks.

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 recommendation of the Shire of Chittering Local Rural Strategy.

3. Tree Preservation Areas

Tree preservation areas shall be defined on the Development Plan. In the areas identified for the preservation of trees, no clearing shall

9. Dams and Water Courses

The construction of dams and the extraction of surface water is not permitted without the approval of the Council, Water Corporation and Agriculture WA.

10. 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 Fires Board.

11. Effluent Disposal

The Development Plan shall depict areas where conventional septic tanks may not be suitable. In these areas, alternative on site effluent disposal systems areas shall be limited to high performance environmental systems acceptable to the Council and the Health Department.

12. Permitted Uses

Single dwelling
Additional Accommodation
Recreation
Home Occupation
no more than one single dwelling per lot shall be permitted

be permitted outside the designated building envelope on the Development Plan.

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.

4. Building Envelopes

Building Envelopes shall be defined on the Development Plan and shall not exceed 2000m² without prior approval of the Council and on the advice of the Bush Fires Board.

5. Fencing

No side or rear boundary fences shall be permitted in tree preservation areas or stocking restriction areas identified on the Development Plan without the approval of Council.

Within this restrictive fencing area, Council may permit the construction of a fence around the building envelope.

5. Crossovers

Council may request as a condition of subdivision, the construction of crossovers to each lot in accordance with Council's specifications.

13. Stocking Restrictions

The Development Plan shall depict areas for grazing. Stocking rates for those lots specified for grazing in part or in whole shall be determined by Agriculture WA and the Council.

The prior approval of Council is required for the keeping of any grazing animal on a lot.

The keeping of any grazing animals shall not exceed six sheep per hectare or its equivalent.

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.

The keeping of any grazing animal shall be subject to Planning Consent being obtained from Council.

14. Landscape Buffer Strip

A 100 metre wide landscape buffer along Blue Plains Road shall be depicted on the Development Plan and be established by the developer prior to subdivision.

Maintenance of the landscape buffer shall be the responsibility of the

7. Potable Water

Each dwelling shall have a water supply from roof catchment of a minimum of 120,000 litres of which, 10,000 shall be kept in reserve for fire fighting purposes.

Where a secondary water supply (in maybe a non-potable water supply) sufficient for toilet and garden use) from external, underground sources or dams etc is available, the Council may approve such, as an acceptable alternative and vary the size of the rainwater tank(s) accordingly.

8. Land Management

Any remedial or new works depicted on the Development Plan for the purpose of water catchment and management shall be implemented prior to subdivision.

Council shall require the land developer to undertake an approved replanting programme in those areas specified on the Development Plan for regeneration at no less than 800 stems per hectare or as otherwise may be approved by Council.

The maintenance of any swales and associated tree planting shall be the responsibility of the owner/occupier.

owner/occupier of those affected lots, to the satisfaction of the Council.

15. 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.

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.

Adopted by resolution of Council of the _____ Shire of _____ held on _____ day of _____ 1997

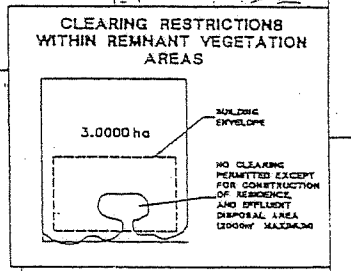
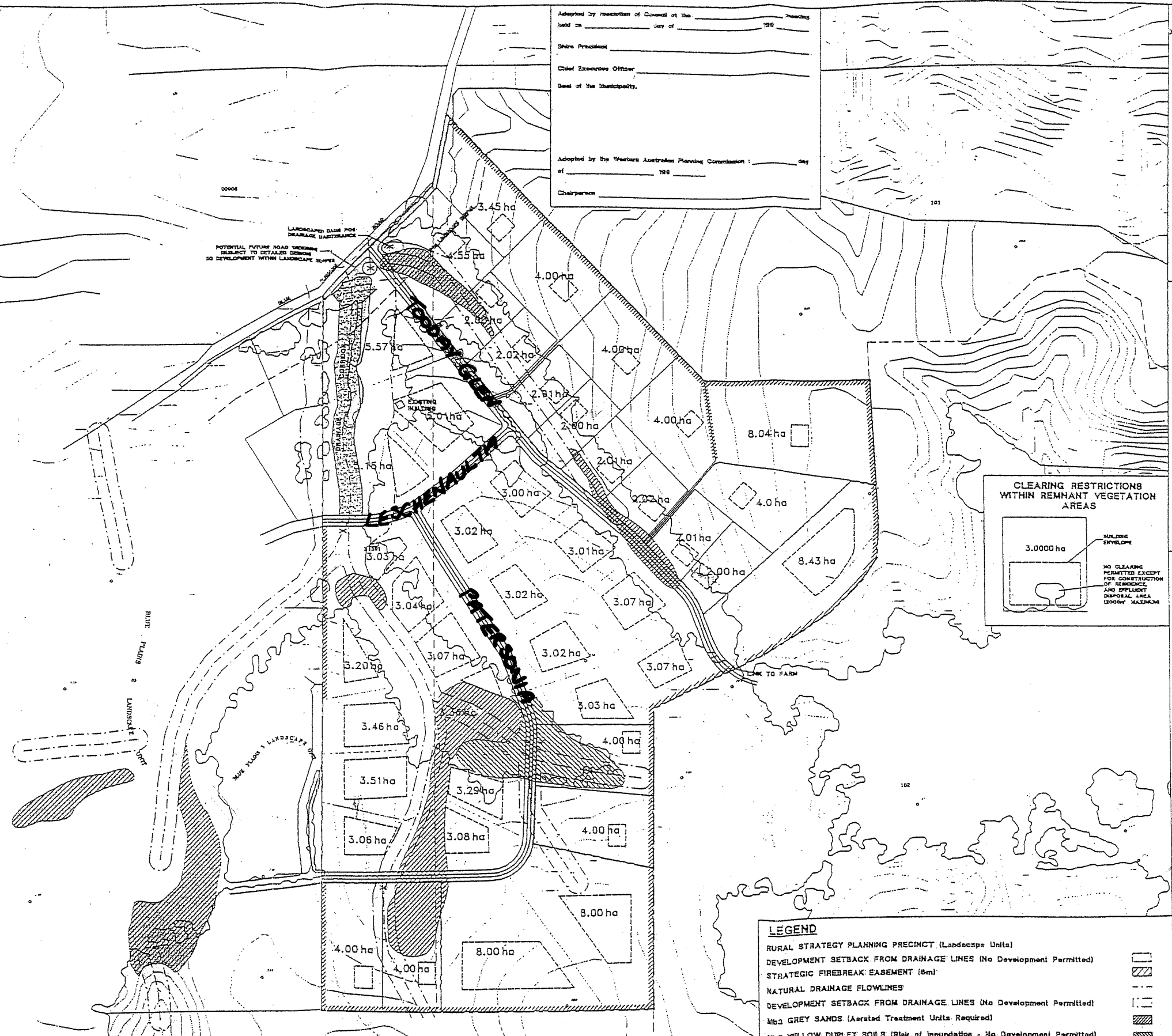
Shire President _____

Chief Executive Officer _____

Deputy of the Municipality _____

Adopted by the Western Australian Planning Commission: _____ day of _____ 1997

Chairperson _____



DEVELOPMENT PLAN ENDORSED BY COUNCIL
28/11/04

DEVELOPMENT PLAN ENDORSED BY COUNCIL
19/11/05

LEGEND

- RURAL STRATEGY PLANNING PRECINCT (Landscape Units)
- DEVELOPMENT SETBACK FROM DRAINAGE LINES (No Development Permitted)
- STRATEGIC FIREBREAK/EASEMENT (5m)
- NATURAL DRAINAGE FLOWLINES
- DEVELOPMENT SETBACK FROM DRAINAGE LINES (No Development Permitted)
- Mb3 GREY SANDS (Aerated Treatment Units Required)
- Mb7 YELLOW DUPLEX SOILS (Risk of Inundation - No Development Permitted)
- EXISTING VEGETATION - SEE CLEARING RESTRICTIONS DIAGRAM ABOVE
- DRAINAGE SWALES OR DAMS (For Drainage Management)
- PROPOSED 50,000L WATER TANK AND BORE FOR FIRE FIGHTING PURPOSES (TO BE CEDED TO COUNCIL)

NOTE: THIS IS A REVISED DEVELOPMENT PLAN FOR LOTS M1591 AND M1471 ONLY. LOTS SHOWN ON LOT 120002 ARE FOR INFORMATION ONLY.
FOR ADDRESSING LOT BOUNDARIES REFER TO THE ADOPTED DEVELOPMENT PLAN FOR LOTS M1591, M1471 & M1472 ALONG BLUE PLAINS ROAD, CHITTERING PREPARED BY DEVELOPMENT PLANNING STRATEGISTS WHICH WAS ADOPTED BY COUNCIL ON THE 19th OF JUNE 1997.

DATE	No.	ACTIVITY - REVISION DESCRIPTION	DES	ORN	CHK'D	APPR'D
17.02.00	A	DESIGN UPDATED TO MOST RECENT OPTION	FJB	DGP	JS	FJB
21.02.00	B	DESIGN UPDATED TO MOST RECENT OPTION	FJB	DGP	JS	FJB
28.04.00	C	SPECIAL REVISION NOTES UPDATED	FJB	DGP	JS	FJB
28.04.02	D	LOTS UPDATED AND RENISED	PLJ	HAP	JS	PLJ
04.09.02	E	LOTS AND BUILDING ENVELOPES REVISED		HAP		
3.04.03	F	MODIFIED LOTS AND BUILDING ENVELOPES	PLJ	MJC		

PROJECT: **TOODAY SPRINGS ESTATE, CHITTERING**

DRAWING TITLE: **DEVELOPMENT PLAN WTS M1591 & M1471 - PROPOSED REVISION**

PRINCIPAL: **MASTERKEY PROPERTIES PTY LTD**

DATE: 19/11/05

Scale: 1:5,000

Sheet: 1 of 1

Project Number: P99052

Drawing Number: P560-SK1

Consultants: **BSD CONSULTANTS**

Consulting Engineers: **TOWN PLANNERS PROJECT MANAGERS ENVIRONMENTAL CONSULTANTS**

Local Authority: **SHIRE OF CHITTERING**

Project: **P99052**

Drawing: **P560-SK1**

Scale: **1:5,000**

Sheet: **1 of 1**

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1:5,000 0 50m 100 150 200 250 300 350 400 450 500