



MODIFIED DEVELOPMENT PLAN  
LOTS 3 & 4 MADDERN ROAD, LOWER CHITTERING

The Western Australian Planning Commission resolved on 3 September 2013 to endorse the modified Development Plan as a guide for subdivision and development within the locality.

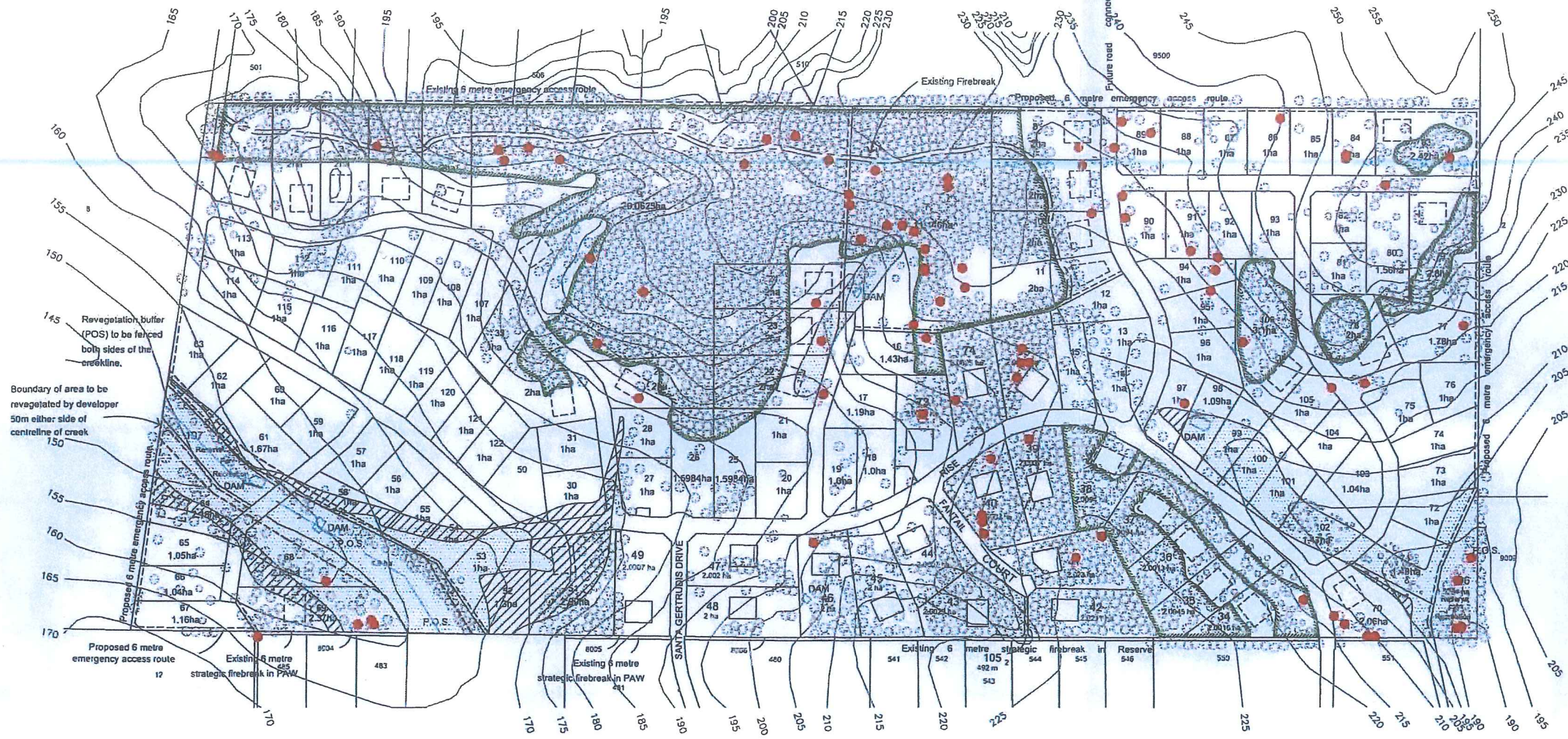
Signed for and on behalf of the Western Australian Planning Commission

an officer of the Commission duly authorised by the Commission pursuant to section 24 of the Planning and Development Act 2005 for that purpose in the presence of

*R. Schwab*  
Witness  
8-4-14 Date

LOTS 3 & 4 MADDERN ROAD, CHITTERING  
LAND MANAGEMENT CONDITIONS

- 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.
- LOT SIZES:**  
In considering development and subdivision, Council shall recommend lot sizes in accordance with TPSA.
- 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 of trees larger than 150mm diameter measured at 1.2m above natural ground level, other than for roads, driveways and 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. Potential Black Cockatoo nesting trees on lots shown on this plan shall not be removed without specific approval of Council.
- BUILDING ENVELOPES:**  
Building envelopes shall be determined by exclusion and applied to the lots affected by extreme bushfire risk. They shall be no greater than 2,000m<sup>2</sup>. Notwithstanding this, building envelope locations shall comply with the following setbacks unless otherwise approved by Council:  
  - Front and rear boundary - 20m
  - Side boundary - 15m
  - Watercourse/Waterbody - 10m (30m for on-site effluent disposal system)
  - Extreme fire hazard - 20m (or greater depending on requirements of the Fire Management Plan that applies to the lot)
 Where possible building envelopes are required to be located to avoid any native trees.
- 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.
- CROSSOVERS:**  
The construction of crossovers to each lot shall be in accordance with Council's specifications.
- 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.
- 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.
- 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 Conservation and Department of Agriculture.
- FIRE CONTROL:**  
Fire service access routes as shown on the Development Plan, to be 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. This includes turn around areas every 500m and access to the public road network every 1000m.
- 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.
- 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.
- 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.
- 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.
- 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.
- BUILDING STANDARDS:**  
New buildings are subject to a BAL assessment to AS3959 and must be constructed to that standard.
- BUSHFIRE MANAGEMENT:**  
A Bushfire Management Plan applies to this area and includes specific Bushfire Management provisions, including access, gates and water supplies, that must be adhered to by property owners. Should there be a conflict between the requirements of the Bushfire Management Plan and the Tree Preservation Areas, the Bushfire Management Plan shall prevail.
- ENVIRONMENTAL MANAGEMENT:**  
An Environmental Management Plan is to be prepared to ensure the protection and management of environmental assets including Carnaby Cockatoo habitat. The EMP must be adhered to by property owners.
- ROAD NETWORK/STAGING:**  
All lots shall be provided with dual escape routes for bushfire purposes either via a constructed subdivisional road or a permanent or temporary (protected by easement, pending future stages) fire escape within the Development Plan area, connecting to two different vehicular access routes in the road network beyond the area of the Development Plan.



**LEGEND:**

- Building Envelope (50m x 40m)
- Areas unsuitable for effluent disposal
- Areas where alternative treatment systems are required (e.g. ATUs)
- Tree Preservation Area
- Centreline of Creek
- Potential Cockatoo nesting location
- Existing Tree

DEPARTMENT OF PLANNING  
03 APR 2014  
FILES/PN/0271M-1

**ADOPTION**  
Adopted by resolution of the Council of the SHIRE OF CHITTERING at the Ordinary Meeting of the Council held on the 19 day of MARCH 2014 and the Seal of the Municipality was pursuant to that resolution affixed in the presence of:

*R.P.H.*  
PRESIDENT

*[Signature]*  
CHIEF EXECUTIVE OFFICER

31.3.14  
DATE

SHIRE OF CHITTERING  
Common Seal

**STATEWEST SURVEYS**  
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DEVELOPMENT PLAN LOT 3 & 4 MADDERN ROAD CHITTERING	SCALE 1:5000 @ A1 1:10000 @ A3	DATE 21-02-14	DRAWN F.T.	CHECKED	REF. 14049	SHEET
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