



- LEGEND**
- STRATEGIC FIREBREAK (6m WIDE WITH 4m TRAFFICABLE SURFACE)
  - TREE PRESERVATION AREAS
  - BUILDING ENVELOPES  
\* NOTE: ALL LOTS TO COMPLY WITH SETBACK AS PER THE N.Z. AND IN ACCORDANCE WITH THIS PLAN WHERE VEGETATION & DRAINAGE LINES DICTATE
  - SEPTIC TANKS PERMITTED WITHIN DANDARAGAN PLATEAU UNIT (Mogumber Mb1)
  - ATUS TO BE LOCATED 30m FROM NATURAL DRAINAGE LINE
  - COMMON DRIVEWAY LOCATION
  - EXISTING WATER TANK SITE
  - EXISTING DAMS
  - NATURAL DRAINAGE LINES
  - GATE FOR FIRE ESCAPE
  - PROPOSED WATER TANK FOR FIRE FIGHTING (LOCATION TO BE CONFIRMED)
  - DRAINAGE BASINS (EASEMENTS ON TITLE)
  - CULVERTS
  - BUFFERS
  - REVEGETATION
  - SUBDIVISION AND DEVELOPMENT PLAN AREA

- SUBDIVISION & DEVELOPMENT GUIDE PLAN PROVISIONS**
1. DEVELOPMENT PLAN: 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 2ha.
  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 of the Subdivision and Development Plan, other than for driveways and required firebreaks. Council may require a land owner, as a condition of building base approval to commence tree clearing to be specified, and to replace those trees for a period of not less than two summer seasons.
  4. BUILDING ENVELOPES: Building envelopes are defined on the Subdivision and Development Plan. Clearing of remnant vegetation, where applicable, for the construction of buildings within the envelope shall not exceed a maximum of 2000m<sup>2</sup> without the prior approval of Council and the Department of Environment.
  5. FENCING: Within tree preservation areas on the Subdivision & Development Plan Council shall only permit post and rail fencing (max 3 strands) with minimal clearing. Firebreaks for individual properties will not be permitted within these areas.
  6. CROSSOVERS: The construction of crossovers to each lot shall be in accordance with Council's specifications.
  7. PORTABLE 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 designed on the Subdivision and Development Plan for the purpose of water capture shall be implemented prior to subdivision. The maintenance of any swales and associated tree planting shall be the responsibility of the owner/owner.
  9. DAMS & WATERCOURSES: 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 Subdivision and 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 Subdivision and Development Plan depicts areas where conventional septic tanks may not be suitable. In these areas, alternative effluent disposal systems shall be fitted 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. 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 suitable.
  15. DRAINAGE: Landowners shall maintain natural drainage lines to prevent erosion and soil runoff 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 Council's Town Planning Scheme relating to the management of the land, as specified in the Subdivision and Development Plan and Fire Management Plans for the land concerned.

NOTE: LOT DIMENSIONS & AREAS SUBJECT TO SURVEY

# LOT 12 MORLEY ROAD CHITTERING Subdivision & Development Plan

CLIENT  
ROSA PARK PTY LTD

DRAWN BY  
N.M.

DATE  
22 JUNE 2006

PLAN NUMBER  
97/037/007E

SCALE  
1:8000

80m 0 80 160 240m

**ADOPTION**  
Adopted by resolution of the Council of the SHIRE OF CHITTERING at the Ordinary Meeting of the Council held on the \_\_\_\_\_ day of \_\_\_\_\_ 2006 and the Seal of the Municipality was pursuant to the resolution here to affixed in the presence of:

President \_\_\_\_\_ Chief Executive Officer \_\_\_\_\_ Date \_\_\_\_\_

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FIGURE 8