

DEVELOPMENT PLAN PROVISIONS

The following development provisions apply to the Development Plan for Lot 1924 Payne Road, Muchea.

- This Development Plan has been adopted by the Council. Subdivision and development should generally be in accordance with this Plan.
- In considering development and subdivision of the land, the requirements of the Shire of Chittering Town Planning Scheme No 6 for the Townsite zone apply.
- No clearing is permitted, without Planning Consent, within areas of Vegetation Protection as depicted on the Development Plan – unless those trees are dead, diseased or present a danger to property.
- Buildings, water tanks and waste disposal are to be contained within the building envelopes. Unless otherwise shown, building envelopes are to be set back from cadastral boundaries as follows;

Large Lots (above 4ha)	Road	20 metres	Rear	20 metres	Side	15 metres
Small Lots (R2.5 – minimum 4,000m ²)	Road	15 metres	Rear	7.5 metres	Side	7.5 metres
- If the site is to have a sand pad for the proposed dwelling greater than 0.5 metres above natural ground level, then for every 0.5 metres of height above natural ground level, setback distances are to be increased by 2 metres.
- Fencing shall be in accordance with Local Planning Policy No 22 (Fences). Within a lot, the construction of a fence around a building envelope, any previously cleared area and adjoining an authorised fire break, is permitted. Elsewhere, no boundary fences are permitted in Vegetation Protection areas as identified on the Development Plan, without Planning Consent of the Council. Where a fence crosses a strategic fire break a gate of approved design is to be provided.
- The construction of a crossover to each lot is to be in accordance with Council's specifications.
- Each dwelling is to have a water supply from roof catchment of a minimum of 120,000 litres, of which 10,000 litres is to be kept in reserve for fire fighting purposes and fitted with a standard male Camlock valve.
- The maintenance of any drainage swales, easements, fire breaks and Vegetation Protection and Re-vegetation areas are the responsibility of the owner/occupier.
- The sinking of bores, construction of dams and extraction of surface water is not permitted without the approval of the Council and relevant State Government department.
- Strategic Fire Breaks as shown on the Development Plan will be constructed by the developer and are to be maintained by the owner/occupier to the satisfaction of the Council and the Bush Fires Board, in accordance with the Local Planning Policy No 21 – Fire Management Plans.
- Development shall be in compliance with the "R2.5" Density Requirement as specified in the Residential Design Codes WA for smaller lots. Other uses specified in the Town Planning Scheme may be approved at the discretion of the Council. Approval is required for home business but not for home office. For any use that may result in degradation of land or water resources or nuisance to neighbours, a management plan may be required as a condition of development approval.
- Stock – The keeping of grazing animals is not permitted, other than on lots 47 (852) and 48 (854), with the approval of the Shire.
- All buildings shall be constructed with roofs of non-reflective materials.
- Alternative Treatment Units are required for disposal of liquid wastes.
- Landowners shall maintain natural drainage lines to prevent erosion and soil export to adjoining lots. There shall be no alteration to natural drainage lines.
- 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 land, as specified in the Development Plan and Fire Management plan.
- No development, structures or activities shall be conducted within the DBNGP easements without the express consent from the relevant authorities.

ADOPTION

Adopted by resolution of the Council of the SHIRE OF CHITTERING at the Ordinary Meeting of the Council held on the 17th day of October 2008 and the Seal of the Municipality was pursuant to that resolution hereto affixed in the presence of:

[Signature]

[Signature]



11/6/2008

