

DEVELOPMENT PROVISIONS RELATING TO THE ESTATE

- 1. Development Plan:**
This Development Plan has been approved by the Council and the Western Australian Planning Commission. Subdivision and development should generally be in accordance with this Plan;
- 2. Development Requirements and Lot Sizes:**
In considering development and subdivision of the land, the requirements of the Shire of Chittering Town Planning Scheme No. 6 for the "Rural Residential" zone apply. The minimum lot size is 2ha as recommended by the Shire's Local Rural Strategy;
- 3. Vegetation Preservation:**
No clearing is permitted, without Planning Consent, within areas of Vegetation Protection and Re-vegetation as depicted on the Development Plan - unless those trees are dead, diseased or present danger to property;
- 4. Building Envelopes:**
Buildings, water tanks and waste disposal are to be contained within an area not to exceed a maximum of 2000m² without the prior approval of Council; building envelopes are to be set back from cadastral boundaries as follows:
Road: 20 metres
Rear: 20 metres
Side: 15 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 metre of height above natural ground level, setback distances are to be increased by 2 metres;
- 5. Fencing:**
In accordance with Local Planning Policy No. 22 Fences, within a lot the construction of a fence around the building envelope, any previously cleared area and adjoining an authorised fire break, is permitted. Elsewhere, fencing is to be in accordance with the Vegetation Protection areas 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;
- 6. Crossovers:**
The construction of a crossover to each lot is to be in accordance with Council's specifications;
- 7. Potable Water:**
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 lighting purposes and fitted with a standard Camlock valve;
- 8. Land Management:**
The maintenance of any drainage swales, easements, fire breaks and Vegetation Protection and Re-vegetation areas is the responsibility of the owner/occupier;
- 9. Bore, Dams and Water Courses:**
The siting of bore construction, dams and extraction of surface water is not permitted without the approval of the Council and relevant State Government department;
- 10. Fire Control:**
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 Local Planning Policy No. 21 Fire Management Plans;
- 11. Permitted Uses:**
A single house and associated outbuildings are the only permitted uses. Other uses specified in the town planning scheme may be approved at the discretion of the Council. Approval is required for a home business but not for a 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;
- 12. Stocking Restrictions:**
Grazing animals are permitted on lots 801 to 839, 841, 840, 839, 838, 837, 836, 835, 834, 833, 832, 831, 814, 813, 165, 160, 155, 150, 170, 181, 180, 179, 178, 177, 176, 175, 174, 173, 172, 171, 170, 169, 168, 167, 166, 165, 164, 163, 162, 161, 160, 159, 158, 157, 156, 155, 154, 153, 152, 151, 150, 149, 148, 147, 146, 145, 144, 143, 142, 141, 140, 139, 138, 137, 136, 135, 134, 133, 132, 131, 130, 129, 128, 127, 126, 125, 124, 123, 122, 121, 120, 119, 118, 117, 116, 115, 114, 113, 112, 111, 110, 109, 108, 107, 106, 105, 104, 103, 102, 101, 100, 99, 98, 97, 96, 95, 94, 93, 92, 91, 90, 89, 88, 87, 86, 85, 84, 83, 82, 81, 80, 79, 78, 77, 76, 75, 74, 73, 72, 71, 70, 69, 68, 67, 66, 65, 64, 63, 62, 61, 60, 59, 58, 57, 56, 55, 54, 53, 52, 51, 50, 49, 48, 47, 46, 45, 44, 43, 42, 41, 40, 39, 38, 37, 36, 35, 34, 33, 32, 31, 30, 29, 28, 27, 26, 25, 24, 23, 22, 21, 20, 19, 18, 17, 16, 15, 14, 13, 12, 11, 10, 9, 8, 7, 6, 5, 4, 3, 2, 1, 0.
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Cats are to be caged or confined indoors;
- 13. Domestic Pets:**
Cats are to be caged or confined indoors;
- 14. Roofing Materials:**
All buildings shall be constructed with roofs of non-reflective materials;
- 15. Waste Disposal:**
Where indicated on the Development Plan alternative treatment units are required for disposal of liquid wastes;
- 16. Noxious Weeds:**
Infestations of Skeleton Weed are to be controlled to prevent the spread of this noxious weed, and, where possible, to eradicate;
- 17. 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 Plan and Fire Management Plan.

AMENDED - SEE BELOW

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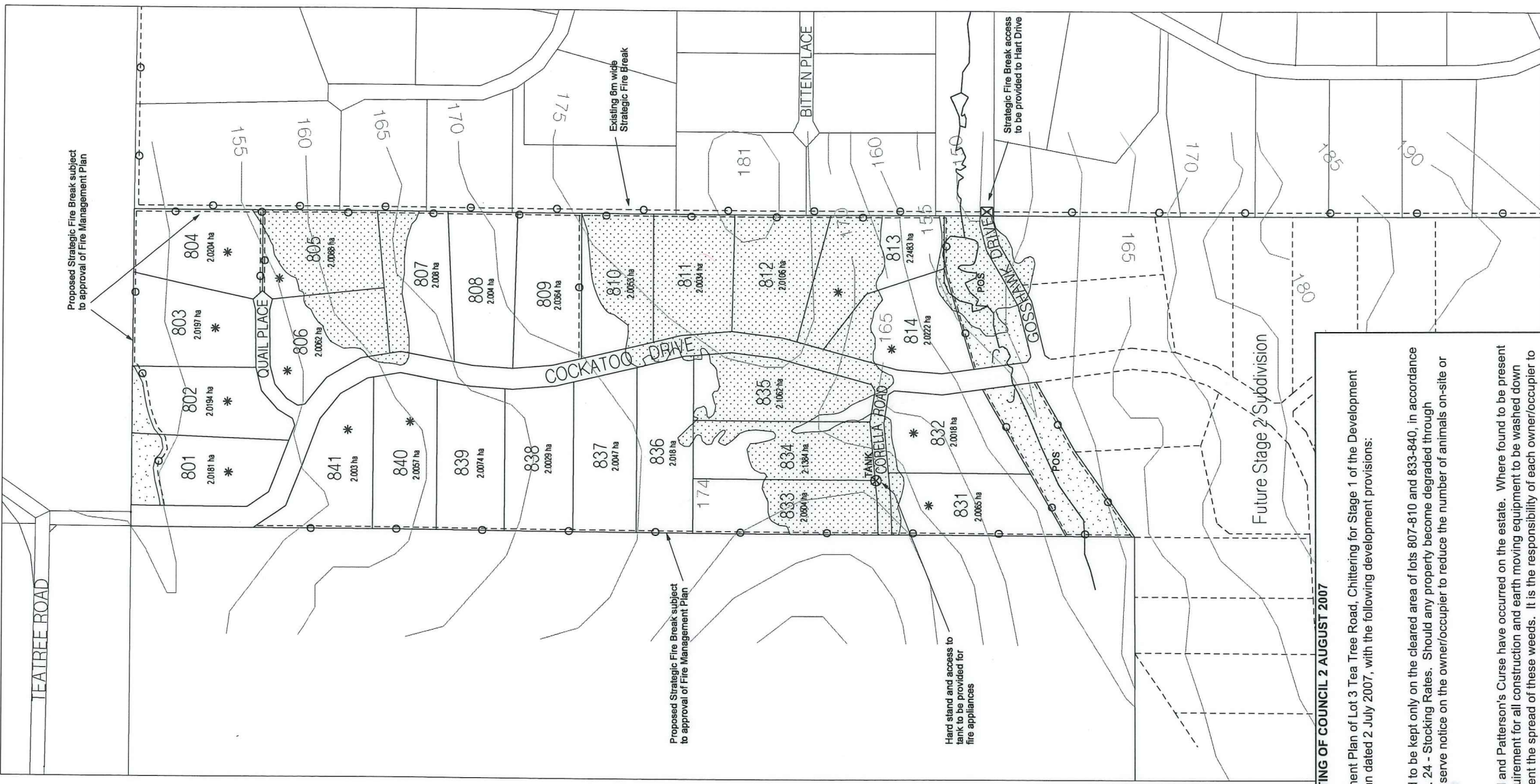
LEGEND

- Vegetation Protection (building exclusion area - refer to Note 4)
- Re-vegetation with native tree species (building exclusion area - refer to Note 4)
- Alternative Treatment Unit required
- Strategic Fire Break
- Gate
- Fire Fighting Water Source
- POS
- Public Open Space

ADOPTION

Adopted by resolution of the Council of the Shire of Chittering at the Ordinary Meeting of the Council held on the 24th day of August 2007 and the Seal of the Municipality was put on to that resolution hereto attached in the presence of:

PRESIDENT
 CHIEF EXECUTIVE OFFICER
 24/08/07
 Date



RESOLUTION OF SPECIAL MEETING OF COUNCIL 2 AUGUST 2007

- That Council:
 - endorses the revised Development Plan of Lot 3 Tea Tree Road, Chittering for Stage 1 of the Development as depicted on the attached plan dated 2 July 2007, with the following development provisions:
 - 12. Stocking Restrictions:**
Grazing animals are permitted to be kept only on the cleared area of lots 807-810 and 833-840, in accordance with Local Planning Policy No. 24 - Stocking Rates. Should any property become degraded through over-grazing the Council may serve notice on the owner/occupier to reduce the number of animals on-site or take other remedial action;
 - 16. Declared Weeds:**
Infestations of Skeleton Weed and Patterson's Curse have occurred on the estate. Where found to be present on any property there is a requirement for all construction and earth moving equipment to be washed down before leaving the site to prevent the spread of these weeds. It is the responsibility of each owner/occupier to contain the spread and, where possible, to eradicate all declared weeds.
 - 18. Re-vegetation:**
Rehabilitation planting strips of native species are to be installed by the owner/occupier as a condition of development approval, as follows:
Adjoining strategic fire breaks where previously cleared - 30m
Adjoining road frontages where previously cleared - 20m.
 - Authorises the Shire President and the Chief Executive Officer to sign and seal the Development Plan document as described in condition 1 above.
 - forwards a copy of the endorsed revised Development Plan to the Western Australian Planning Commission, seeking its endorsement"

Ref	Description	MM	Date

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