

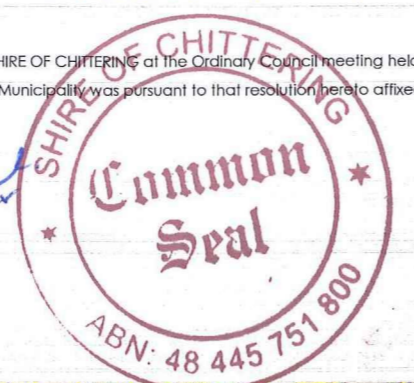
- LEGEND**
- Site boundary
 - Proposed Lots
 - Setback (15m)
 - Building Envelope (approx 2000m²)
 - Watercourse (seasonal)
 - Emergency Accessway
 - Strategic Firebreak

ADOPTION:
 Adopted by resolution of the Council of the SHIRE OF CHITTERING at the Ordinary Council meeting held on the 15th day of October 2014 and the seal of the Municipality was pursuant to that resolution here to affixed in the presence of

PRESIDENT: *Commissioner*

CHIEF EXECUTIVE OFFICER: *[Signature]*

DATE: *12/8/15*



ENDORSEMENT OF MODIFICATION TO CHITTERING SPRINGS ESTATE OUTLINE DEVELOPMENT PLAN
 The Western Australian Planning Commission resolved on 18 December 2014 to endorse the Modified Outline Development Plan, as a guide for future development and subdivision within the locality.
 Signed for and on behalf of the Western Australian Planning Commission

[Signature]
 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:
M. Wieclaw Witness
4 September 2015 Date

- DEVELOPMENT PROVISIONS**
 The following development provisions apply.
- 1. Development Plan:**
 This Development Plan has been endorsed by the Shire Council. 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.
 - 3. Building Envelopes:**
 Buildings, water tanks, waste disposal and a building protection zone for fire management are to be contained within a cleared area not to exceed a maximum of 2000m² without the prior approval of Council; no building or development shall take place outside the defined building envelopes unless otherwise approved by the Shire of Chittering; prior to confirming a building clearing area a vegetation survey is to be undertaken to ensure no rare or endangered flora is present; buildings are to have setbacks in accordance Local Planning Policy No. 18 Setbacks, with minimum setbacks from cadastral boundaries as follows:

Road	20 metres
Rear	20 metres
Sides	15 metres
 - 4. Fencing:**
 In accordance with Local Planning Policy No. 22 - Fences, the construction of a fence is permitted within the building clearing area, any previously cleared area and adjoining an authorised fire break. Where natural vegetation adjoins a road reserve, no fence is to be constructed between the road reserve and the building clearing area. Elsewhere, no boundary fences are permitted without planning consent of the Council. Where a fence crosses a strategic fire break a gate of approved design is to be provided. Fencing is to be constructed in a manner which will not impede native animal movement throughout the locality in accordance with the relevant Shire of Chittering standards.
 - 5. Crossovers:**
 The construction of a crossover to each lot is to be in accordance with Council's specifications.
 - 6. 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-fighting purposes and fitted with a standard Camlock valve.
 - 7. Land Management:**
 The maintenance of any drainage swales, easements, fire breaks and vegetation on private property is the responsibility of the owner/occupier.
 - 8. Bores, Dams and Water Courses:**
 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.
 - 9. Bushfire Management:**
 A Bush Fire Management Plan in accordance with the Western Australian Planning Commission's relevant Bush Fire Risk Management policies, is to be prepared to accompany any future subdivision application, to the satisfaction of the Local Government and relevant State Authority for Fire and Emergency Services. All landowners are required to comply with the provisions and on-going implementation of the Bushfire Management Plan approved by the Shire of Chittering.
 Land subject of this Development Plan is designated bushfire-prone for the purpose of triggering the Building Code of Australia's bushfire construction requirements. Any buildings to be erected pursuant to this Development Plan shall comply with the requirements of Australian Standard 3959 (as amended).
 - 10. 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.
 - 11. 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.
 - 12. Poultry:**
 The keeping of poultry for domestic purposes is permitted, in accordance with the Shire's Health Local Law.
 - 13. Non-reflective Materials:**
 All buildings shall be constructed with roofs of non-reflective materials.
 - 14. Effluent Disposal:**
 Aerobic Treatment Units (ATUs) with nutrient retention capability are required on all lots unless proven otherwise by the developer / landowner in accordance with the soil capability for the site.
 - 15. 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.