

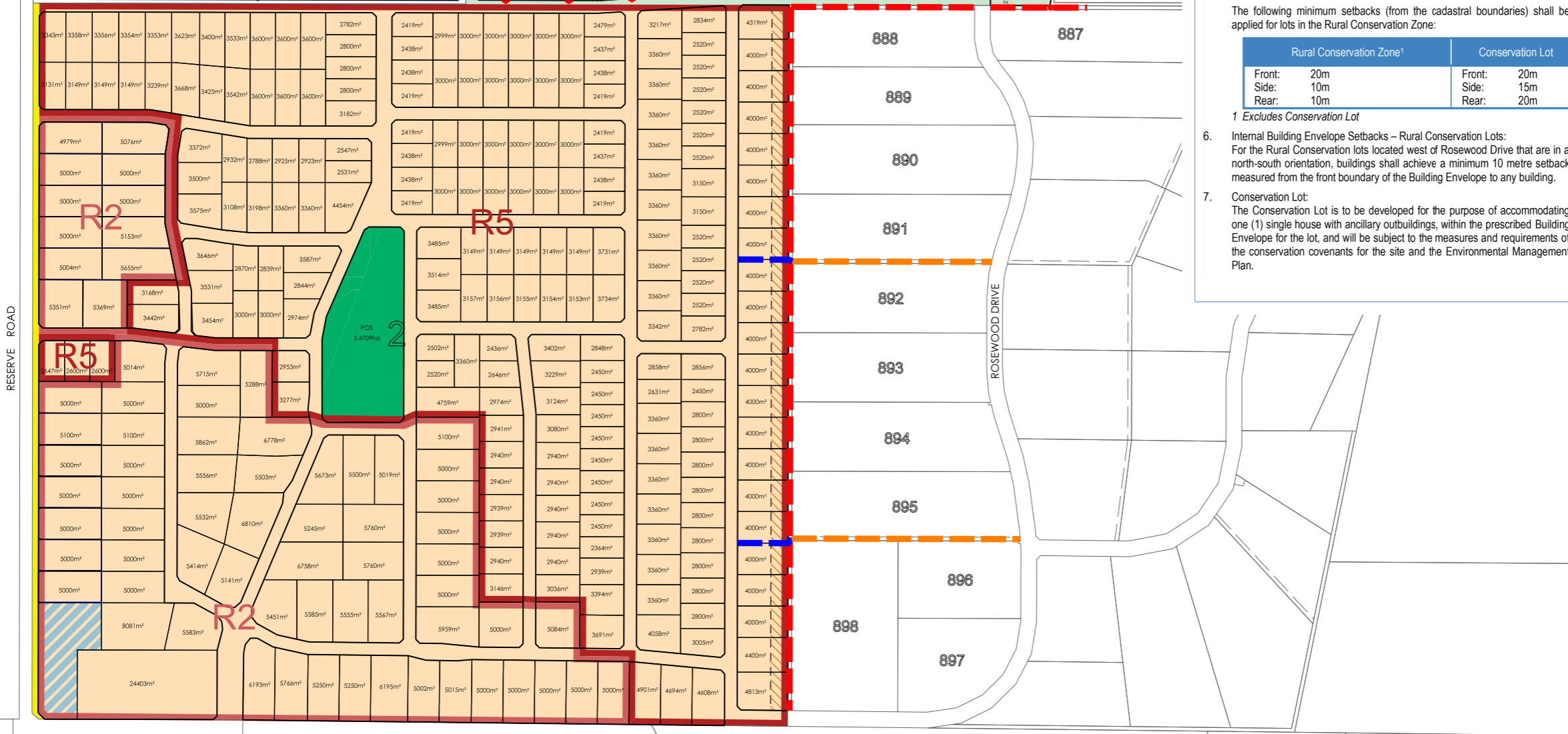
| LOT SUMMARY TABLE                         |            |              |  |                 |
|---|------------|--------------|--|-----------------|
| LOT YIELD                                 |            | LOT AREA     |  |                 |
| Size                                      | No. Lots   | % Total Lots | Average Size   | % of Total Area |
| 2000m <sup>2</sup> - 2999m <sup>2</sup>   | 88         | 26.67%       | 2671m <sup>2</sup>   | 16.24%          |
| 3000m <sup>2</sup> - 3999m <sup>2</sup>   | 106        | 32.12%       | 3270m <sup>2</sup>   | 23.95%          |
| 4000m <sup>2</sup> - 4999m <sup>2</sup>   | 29         | 8.79%        | 4206m <sup>2</sup>   | 8.43%           |
| 5000m <sup>2</sup> - 9999m <sup>2</sup>   | 99         | 30.00%       | 6479m <sup>2</sup>   | 44.32%          |
| 10000m <sup>2</sup> - 20000m <sup>2</sup> | 7          | 2.12%        | 11120m <sup>2</sup>  | 5.38%           |
| 20001m <sup>2</sup> - 50000m <sup>2</sup> | 1          | 0.30%        | 24403m <sup>2</sup>  | 1.69%           |
| Sub Total                                 | 330        |              | Minimum Lot Size 2364m <sup>2</sup><br>Maximum Lot Size 24403m <sup>2</sup><br>Average Lot Size 4386m <sup>2</sup><br>Total Lot Area 1447470m <sup>2</sup> |                 |
| Conservation Lot                          | 1          |              |  |                 |
| <b>Total Number of Lots</b>               | <b>331</b> |              |  |                 |

TOTAL LOTS - EXCLUDES DRINKING WATER PROTECTION SITE

FUTURE SUBDIVISION BY OTHERS  
9000

SHARED ROAD - PORTION OF ROAD RESERVE LOCATED WITHIN LOT 9000. BALANCE TO BE CEDED ON DEVELOPMENT OF LOT 9000.

M2002



NOTES

STRUCTURE PLAN REQUIREMENTS

- Development Requirements and Lot Sizes:**  
In considering development and subdivision of the land, the requirements of the Shire of Chittering Local Planning Scheme No. 6 for the 'Rural Conservation' and 'Residential' zones apply, unless otherwise provided for within this Structure Plan.
- Vegetation Retention:**  
Areas indicated on the Structure Plan for Vegetation Retention shall be limited to a maximum 2,500m<sup>2</sup> area, and shall achieve minimum 20m separation to other areas for Vegetation Retention and/or buildings. Separation areas are to be maintained in accordance with the Bushfire Management Plan (as approved by the local government) (refer Notes 12 and 14).
- Vegetation Management:**  
Vegetation Management is permitted outside of the designated Building Envelope specified for each lot on the Structure Plan, where those trees are diseased, present danger to life or property, or require removal / maintenance as specified within the Bushfire Management Plan (as approved by the local government).
- Indicative Building Envelopes:**  
All development on Rural Conservation lots including buildings, water tanks and waste disposal systems, are to be contained within a cleared Building Envelope, which shall not exceed 2,000m<sup>2</sup>. The position of the Building Envelopes are indicative as shown, and a final Building Envelope plan will need to be approved by the Shire prior to subdivision clearance and comply with the provisions of the Scheme, the requirements of the Structure Plan and the Bushfire Management Plan (as approved by the local government).  
Buildings, water tanks etc, that are to be located outside the nominated Building Envelope shall require development approval from the local government and shall be considered on the individual merits of the proposal. It is however noted that the placement of built features outside the Building Envelope will generally not be supported unless extenuating circumstances exist.
- Minimum Setbacks:**  
The street and boundary setbacks of lots in the Residential zone will be in accordance with density coding shown on the structure plan and in accordance with the State Planning Policy 7.3: Residential Design Codes - Volume 1.  
The following minimum setbacks (from the cadastral boundaries) shall be applied for lots in the Rural Conservation Zone:

|        | Rural Conservation Zone <sup>1</sup> | Conservation Lot |
|--------|--------------------------------------|------------------|
| Front: | 20m                                  | 20m              |
| Side:  | 10m                                  | 15m              |
| Rear:  | 10m                                  | 20m              |

<sup>1</sup> Excludes Conservation Lot
- Internal Building Envelope Setbacks - Rural Conservation Lots:**  
For the Rural Conservation lots located west of Rosewood Drive that are in a north-south orientation, buildings shall achieve a minimum 10 metre setback measured from the front boundary of the Building Envelope to any building.
- Conservation Lot:**  
The Conservation Lot is to be developed for the purpose of accommodating one (1) single house with ancillary outbuildings, within the prescribed Building Envelope for the lot, and will be subject to the measures and requirements of the conservation covenants for the site and the Environmental Management Plan.

- Crossovers:**  
The construction of a crossover to the Residential lots and the Conservation Lot is to be in accordance with the specifications of the local government.  
The construction of shared crossovers for the Rural Conservation lots are to be in accordance with the indicative shared crossover locations as shown on the face of the Structure Plan, and construction of crossovers are to be in accordance with the specifications of the local government.
- Movement Network:**  
All future residential roads to include a footpath on one side in accordance with *Liveable Neighbourhoods and Development Control Policy 2.6: Residential Road Planning*.
- Street Trees:**  
All future residential roads to include the appropriate provision of street trees, in consultation with the local government.
- Potable Water:**  
A reticulated potable water supply will be provided to each lot, including for firefighting purposes.
- Land Management:**  
The maintenance of any drainage swales, easements, fire breaks/Fire Service Access Routes and vegetation /re-vegetation areas on private property is the responsibility of the owner/occupier of the respective lot.
- Bores, Dams and Water Courses:**  
The sinking of bores, construction of dams and extraction of surface water is not permitted without prior approval from the local government and/or any relevant government agency / service provider.
- Fire Control:**  
A Bushfire Management Plan has been prepared and shall apply to the development and ongoing use of the land. Fire Service Access Routes shall be provided in accordance with the Structure Plan and the Bushfire Management Plan (as approved by the local government).
- Public Open Space:**  
Land identified as Public Open Space on the Structure Plan shall be ceded free of cost to the local government at the subdivision stage.
- Public Drinking Water Source Site:**  
Land is identified to contain the potable water supply infrastructure.
- Keeping of Livestock:**  
The keeping of livestock is not permitted.
- Non-reflective Materials:**  
All buildings shall be constructed of non-reflective materials.
- Effluent Disposal:**  
A reticulated sewerage system is not available to the lots. As such, an on-site secondary treatment and disposal system for sewage with nutrient removal will be required. There are ongoing landowner obligations to ensure that the treatment and disposal system is regularly maintained in accordance with relevant health regulations.
- Vendor Responsibility:**  
The developer/vendor shall inform prospective purchasers of the lots, in writing, of the provisions of the Shire of Chittering Local Planning Scheme No. 6 in relation to the management of the land, as specified in the Structure Plan, Bushfire Management Plan (as approved by the local government) and covenants (as applicable).

