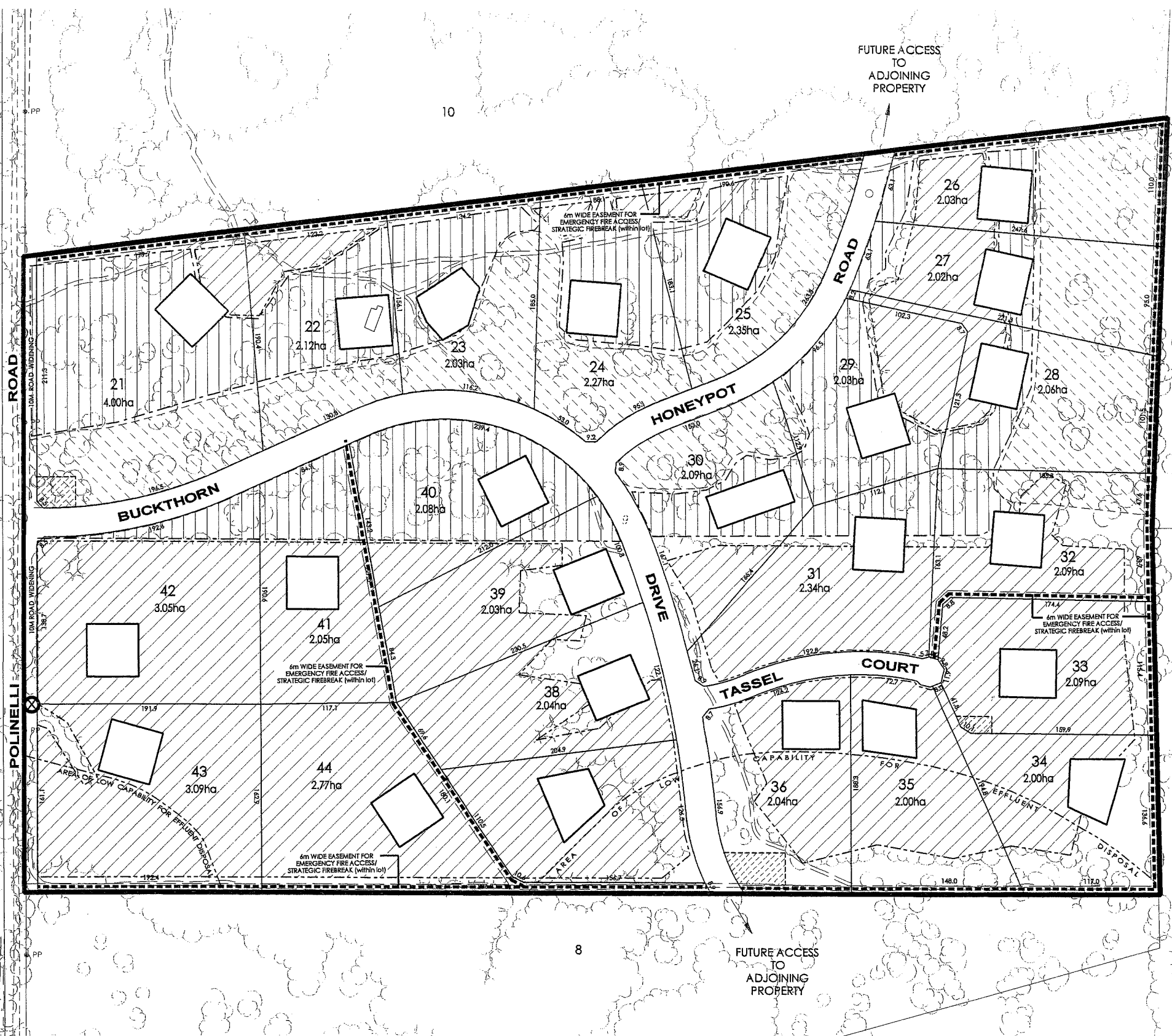


DEVELOPMENT PROVISIONS

- (A) Specified Areas or Localities  
Lot 9 Polinelli Road, East Muchea
- (B) Special Provisions to refer to Rural Residential Zone
1. Lot Sizes  
In considering development and subdivision, Council shall recommend a minimum lot size of two hectares. The average lot size should conform to the recommendations of the Shire of Chittering Local Planning Strategy and State Planning Policy 2.5.
  2. Tree Preservation Areas  
Tree Preservation areas shall be defined on the Development Plan. In the areas identified for the preservation of trees, no clearing shall be permitted outside the designated building envelope on the Development Plan.  
Council may require a land owner, as a condition of building approval, to commence tree planting to its specification, and to maintain those trees for a period of not less than two summer seasons;
  3. Building Envelopes  
Building envelopes shall be defined on the Development Plan and shall not exceed 2000m<sup>2</sup> without prior approval of the Council and, on the advice of the Bush Fires Board;
  4. Crossovers  
Council may request, as a condition of subdivision, the construction of crossovers to each lot in accordance with Council's specifications;
  5. Land Management  
Any remedial or new works depicted on the Development Plan for the purpose of water catchment and management shall be implemented prior to subdivision.  
The maintenance of any swales and associated tree planting shall be the responsibility of the owner / occupier;
  6. Dams and Water Courses  
The construction of dams and the extraction of ground water is not permitted without the approval of the Council, Water and Rivers Commission and Agriculture WA;
  7. Fire Control  
Strategic Fire Breaks as shown on the Development Plan shall be constructed by the developer and maintained to the satisfaction of the Council and the Bush Fires Service of WA.  
A Bush Fires Management Plan shall be prepared by the developer / subdivider to the satisfaction of the Bush Fires Service of WA and the Council;
  8. Effluent Disposal  
Nutrient stripping effluent disposal system will be installed to the satisfaction of Council and the Western Australian Health Department.
  9. Permitted Uses  
Single Dwelling  
Recreation  
Public Utility  
No more than one single dwelling per lot shall be permitted.  
The following uses may be permitted by Council subject to Planning Consent:  
Home Occupation
  10. Drainage Easements  
Where an easement for land drainage traverses any lot, the owner / occupier of that lot shall maintain that drainage line in accordance with the requirements of the Council;
  11. Fencing  
Fencing shall be permitted on all boundaries and, where the specified areas permit the keeping of stock, all areas of remnant vegetation or replanted areas shall be fenced and access by stock shall not be permitted;
  12. Stocking Restrictions  
The Development Plan shall depict areas for grazing. Stocking rates for those lots specified for grazing in part or in whole shall be determined by Agriculture WA and the Council.  
The prior approval of Council is required for the keeping of any grazing animal on a lot.  
The keeping of any grazing animals shall not exceed six sheep per dry hectare or its equivalent.  
If, in the opinion of the 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
  13. Roofing Materials  
All buildings shall be constructed with non-reflective material;
  14. 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 land as specified in the Development and Fire Management plans for the land concerned



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 JANUARY 2007 Date 24/01

President  
 Chief Executive Officer

COMMON SEAL

DEVELOPMENT PLAN (WAPC 119216) - LOT 9 POLINELLI ROAD, EAST MUCHEA - SHIRE OF CHITTERING

**LEGEND**

- STRATEGIC FIREBREAK
- EXISTING VEGETATION
- 6m WIDE EASEMENT FOR EMERGENCY FIRE ACCESS/ STRATEGIC FIREBREAK (within lot)
- SUBDIVISION BOUNDARY
- FIRE FIGHTING WATER STORAGE TANK
- COUNCIL DRAINAGE EASEMENT
- TREE PRESERVATION AREA (REFER TO NOTE 2)
- GRAZING AREAS (REFER TO NOTE 12)
- AREA OF REVEGETATION
- BUILDING ENVELOPE

**NOTES**  
 Contained data supplied by Department of Land Information.  
 Areas and dimensions are subject to final survey.  
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PEACEFIELD HOLDINGS PTY LTD : CLIENT  
 1:2000@A1 / 1:4000@A3 : SCALE  
 15 FEBRUARY 2007 : DATE  
 dw-10295-4-001a : PLAN No  
 : REVISION  
 G.K. : PLANNER

PERTH  
 141 Buswood Road BURSWOOD  
 P.O.Box 127 BURSWOOD  
 Western Australia 6100  
 Tel. (08) 9486 2222  
 Fax. (08) 9486 2233

**koltasz smith**  
 TOWN PLANNING · PROJECT MANAGEMENT  
 URBAN DESIGN · DEVELOPMENT CONSULTING