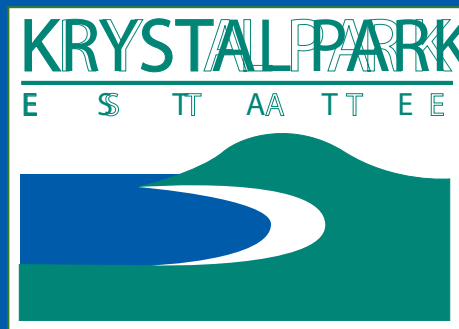


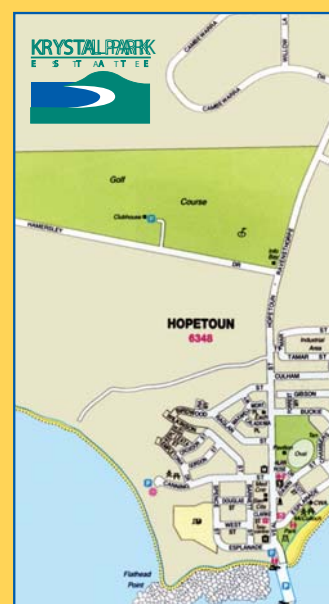
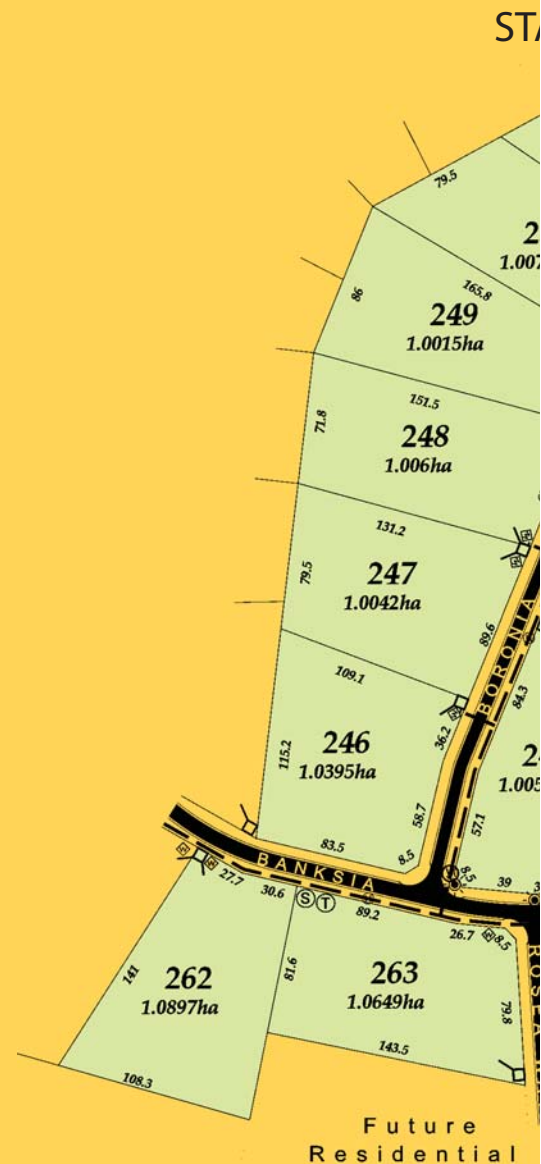
Next to nature and golf course



Stage 1 & 2

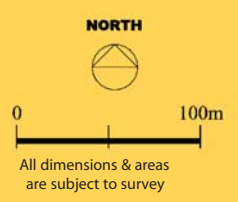
Room to move
with lot sizes
from 1 hectare

- sealed roads
- underground power
- scheme water
- telephone cabling
- only 2.5km to ocean
- special provisions of rural conservation zone apply



Next to nature and golf

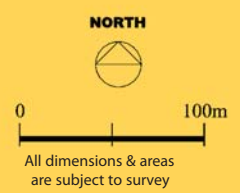
PAGE 1



STAGES 1-4 PLAN



STAGE 2



f course

Rural Conservation Zone

Subdivision of Rural Conservation Zone No. 5 shall be generally in accordance with the Subdivision Guide Plan as signed by the Chief Executive Officer.

No lot shall be less than 1 hectare in size.

Buildings, Location and Design

No buildings shall be located:

- within 20 metres of a road frontage;
- within 20 metres of the zone's northern boundary;
- west of the hazard separation setback as shown on the Subdivision Guide Plan;
- within 10 metres of another boundary where Building Protection Zones are shared or 20m elsewhere;

Unless the shape of the lot, the topography of the lot and/or the need to protect a Vegetation Conservation Area, in Council's opinion, warrants setback modification.

Buildings shall be located within a maximum 1500m² building envelope.

No boundary fencing is permitted. Fencing of up to a 4000 m² yard area may be permitted by Council where fencing location, materials, height and style do not compromise a Vegetation Conservation Area, a Strategic Fire Break or the landscape amenity of the zone.

Buildings shall be designed and constructed of materials which allow them to blend into the landscape of the site. Council shall refuse to approve walls and roofs constructed of reflected materials such as unpainted zincalume and off-white colours. Council will be supportive of walls and roofs with green, brown or red tonings in keeping with the amenity of the area.

Dwelling houses shall not exceed 7.5 metres in height which is measured vertically from the natural ground level unless otherwise approved by Council.

Any water tanks shall be coloured an appropriate natural shade of brown or green or suitably screened with vegetation in keeping with the amenity of the area to the satisfaction of Council.

Vegetation Conservation & Environment

With the exception of approved setback variations, access, service and bushfire safety requirements, no local native vegetation shall be removed/felled/killed from within Vegetation Conservation Areas as generally shown on the Subdivision Guide Plan.

The keeping of stock as well as intensive agriculture shall be prohibited.

Where, in the opinion of Council, dust nuisance, soil or land degradation is occurring or likely to occur, Council shall require the landowner to rehabilitate or stabilize the land to Council's satisfaction.

Tree and shrub planting using local native species shall be required by Council as a condition of development approval.

Infrastructure and Servicing

Lots shall be connected to a reticulated potable water supply to an appropriate standard as determined by the license holder.

Onsite effluent disposal shall be the responsibility of the individual landowner.

The disposal of liquid wastes shall be carried out with an effluent disposal system approved by Council and the Health Department of WA. Systems shall be designed and located to minimize nutrient export and/or release into groundwater. Effluent disposal areas for new dwellings shall be setback a minimum of 100 metres from the closest Department of Environment, Water & Catchment Protection bore and be a minimum of 2 metres above the highest known groundwater level.

No more than one effluent disposal system will be permitted per lot.

Council may request a condition at the time of subdivision requiring the construction of Banksia Road through the site.

Council may request a condition at the time of subdivision requiring the construction of battleaxe legs.

Stormwater management shall utilise low impact water sensitive measures.

Council may request a condition at the time of subdivision requiring the provision of underground electrical and telecommunications connections.

Fire Safety

Council may request the Commission to impose a condition at the time of subdivision for the construction of Strategic Fire Breaks as shown on the Subdivision Guide Plan. Strategic Fire Breaks shall be constructed to a standard suitable for all year access by heavy duty fire appliances and two wheel drive vehicles.

Where a Strategic Fire Break crosses individual lots, the landowner shall be responsible for ongoing maintenance.

A Building Protection zone not less than 20 metres wide shall be provided and maintained around all residential buildings. Landowners shall also be responsible for maintaining other cleared areas in a low fuel condition either by annual slashing or another approved method.

In cases where only part of the zone is developed, an interim firebreak system or strategic firebreak system shall be prepared and put in place, to the satisfaction of Council and FESA.

Fire hydrants shall be provided at intervals of 200 metres along subdivisional water mains.

The subdivider shall make arrangements to the satisfaction of Council to ensure prospective purchasers are aware of the fire management guidelines of the Fire Management Plan, Home Owners Bushfire Survival Manual and the Australian Standard 3959 'Construction of Buildings in Bushfire Prone Areas'.

Notification of Prospective Purchasers

Provision shall be made to Council's satisfaction to ensure prospective purchasers of land within Rural Conservation Zone No. 5 are given a copy of these provisions prior to entering into an agreement to acquire any property.

Application for Planning Consent shall require the submission of:

- i) a completed 'application for Planning Consent' form;
- ii) three copies of a Plan showing the precise location and size of all the buildings and fencing proposed and any clearing as well as fire protection measures to be adopted;
- iii) three scaled elevation plans showing the elevation of the buildings proposed and the materials and colours to be used.

ROY WESTON

PROJECT DEVELOPMENT

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