

**SCHEDULE 13 (CLAUSE 3.18) – SPECIAL RURAL PROVISIONS**

NO	DESCRIPTION OF LOCALITY	SPECIAL PROVISIONS
1	Swan Location 1757 and 618 Flynn Drive and Wanneroo Road, Wanneroo	<ol style="list-style-type: none"> <li>1) The minimum lot size shall be not less than 2ha. The maximum number of Special Rural lots to be created in the Amendment area shall be 154. Subdivision shall generally be in accordance with the Development Guide Plan.</li> <li>2) The land the subject of this zone may be used for residential, equestrian, horticultural and/or agricultural purposes only. Notwithstanding this, the use of lots of less than 4 ha in area for commercial purposes is prohibited.</li> <li>3) The existing vegetation on lots which are to be used for approved equestrian, horticultural and/or agricultural purposes may be cleared to the extent approved for those purposes.</li> <li>4) The keeping of livestock and poultry for commercial purposes is prohibited.</li> </ol>
2	Pt Swan Location 1942 and Pt 1669 and Lot 16 Swan Location 1791 Trichet Road, Wanneroo.	<ol style="list-style-type: none"> <li>1) The minimum lot size shall be not less than 1.0 hectare and the average lot size shall be not less than 1.85ha and subdivision shall be carried out in accordance with the “Development Guide Map”.</li> <li>2) The land east of Franklin Road/Lenore Road may be used for equestrian, residential and/or horticultural purposes only.</li> <li>3) Subject to the provisions of Special Provision No 4 the land west of Franklin Road/Lenore Road may be used for rural/residential purposes.</li> <li>4) The keeping of livestock (with the exception of horses) and poultry for commercial purposes is prohibited.</li> <li>5) The existing vegetation on lots which are to be used for approved equestrian or horticultural purposes may be cleared to the extent approved for those purposes.</li> </ol>

NO	DESCRIPTION OF LOCALITY	SPECIAL PROVISIONS
3	Swan Location 1805 corner Franklin and Caporn Roads, Wanneroo	<ol style="list-style-type: none"> <li>1) The minimum lot size shall be not less than 1.0 hectare and the average lot size not less than 1.5ha and subdivision shall generally be in accordance with the “Development Guide Map”.</li> <li>2) The land the subject of this Zone may be used for residential and/or horticultural purposes only.</li> <li>3) The existing vegetation on lots which are to be used for horticultural purposes may be cleared to the extent approved for that purpose.</li> <li>4) The keeping of livestock and poultry for commercial purposes is prohibited.</li> </ol>
4	Swan Location 1948 and 1540 Corner Pinjar Road and Neaves Road, Wanneroo.	<ol style="list-style-type: none"> <li>1) The minimum lot size shall be 1.0 hectare with the average lot size being not less than 1.5ha and all subdivision shall be carried out in accordance with the “Development Guide Map”.</li> <li>2) The land the subject of this Zone may be used for equestrian, residential and/or horticultural purposes only.</li> <li>3) The existing vegetation on lots which are to be used for approved equestrian or horticultural purposes may be cleared to the extent approved for those purposes.</li> <li>4) The keeping of livestock (with the exception of horses) and poultry for commercial purposes is prohibited.</li> <li>5) All fencing must be carried out to the satisfaction of the Local Authority.</li> </ol>

NO	DESCRIPTION OF LOCALITY	SPECIAL PROVISIONS
5	Lot Numbers 3, 4, 5 Sydney Road, Swan Location 2488 Part Swan Location 887 Sydney Road, Perth Shire Location 104 (C/T 1048 Sydney Road; Lots 18 and 19 Lorian Road, Swan Location 1882; Part Swan Location 1494 Lorian Road and Lot 20 Knight Street, Swan Location 1882 (A113 and 287).	<ol style="list-style-type: none"> <li>1) The minimum lot size shall be not less than 1.0 hectare and subdivision shall generally be in accordance with the "Development Guide Plan adopted 23 September 1987".</li> <li>2) The land the subject of this Zone may be used for equestrian, residential and/or horticultural purposes only.</li> <li>3) The existing vegetation on lots which are to be used for approved equestrian or horticultural purposes may be cleared to the extent approved for those purposes.</li> <li>4) The keeping of livestock (with the exception of horses) and poultry for commercial purposes is prohibited.</li> <li>5) Each lot is to have included within it an area of at least 1000m<sup>2</sup> which for the land west of Sydney Road, lies above the 47 metre (AHD) contour; for the land east of Sydney Road, lies above the 48 metre (AHD) contour; all residential development must be undertaken above that level.</li> <li>6) No Road surface is to be constructed below the 46.75 metre (AHD) contour.</li> </ol>
6	Part Swan Location 1942 and Part 1669 and Lot 16 Swan Location 1791 Trichet Road, Wanneroo.	<ol style="list-style-type: none"> <li>1) The minimum lot size shall be not less than 1.0 hectare and the average lot size shall be not less than 1.85ha and subdivision shall be carried out in accordance with the "Development Guide Map".</li> <li>2) The land the subject of this Zone may be used for residential, equestrian and/or horticultural purposes only.</li> <li>3) The existing vegetation on lots which are to be used for approved equestrian or horticultural purposes may be cleared to the extent approved for those purposes.</li> <li>4) The keeping of livestock (with the exception of horses) and poultry for commercial purposes is prohibited.</li> </ol>

NO	DESCRIPTION OF LOCALITY	SPECIAL PROVISIONS
7  (formerly SRZ No.13 under TPS1)	Swan Locations 672, 774, 1687, 1688, 2385, 2384, 2451 and Pt Swan Location 740.	<ol style="list-style-type: none"> <li>1) The minimum lot size shall be 1.0 hectare and all subdivision shall be carried out in accordance with the Development Guide Map.</li> <li>2) The land the subject of this Zone may be used for residential and equestrian purposes only.</li> <li>3) The existing vegetation on lots which are to be used for approved equestrian purposes may be cleared to the extent approved for that purpose.</li> <li>4) The keeping of livestock and poultry for commercial purposes is prohibited.</li> </ol>
8  (formerly SRZ No.15 under TPS1)	Lots 1584, 1866, 2311 and 2314 Neaves Road, Mariginiup.	<ol style="list-style-type: none"> <li>1) The minimum lot size shall not be less than 2.0 hectares and the subdivisions and development shall be carried out in accordance with the "Development Guide Map".</li> <li>2) As parts of the land are subject to periodic inundation, no dwelling shall be constructed unless it is on at least a 1000m<sup>2</sup> portion of the lot, located behind the building setback, which will result in:               <ol style="list-style-type: none"> <li>(i) the finished floor level of dwellings being:                   <ol style="list-style-type: none"> <li>a. within areas determined by the City of Wanneroo to be subject to periodic inundation - a minimum of thirteen hundred (1300) millimetres above the Reduced Level to which flooding may occur (as determined from time to time by the City of Wanneroo);</li> <li>b. within areas determined by the City of Wanneroo to not be subject to periodic inundation - a minimum of four hundred (400) millimetres above natural ground level;</li> </ol> </li> <li>(ii) the underside of effluent disposal chambers of conventional effluent disposal systems servicing dwellings being a minimum of two (2) metres above the estimated maximum water table level as determined from time to time by the Water and Rivers Commission or equivalent State Government agency;</li> </ol> </li> </ol>

NO	DESCRIPTION OF LOCALITY	SPECIAL PROVISIONS
8	Cont'd	<ul style="list-style-type: none"> <li>(iii) the underside effluent disposal chambers or effluent disposal pads of modified, nutrient attenuating on-site sewage disposal systems servicing dwellings being a minimum of five hundred (500) millimetres above the estimated maximum water table level as determined from time to time by the Water and Rivers Commission or equivalent State Government agency;</li> <li>(iv) the effluent disposal chambers of conventional on-site sewage disposal systems servicing dwellings being a minimum horizontal distance of one hundred (100) metres from areas determined from time to time by the City of Wanneroo to be subject to periodic inundation;</li> <li>(v) the effluent disposal chambers or effluent disposal pads of modified, nutrient attenuating on-site sewage disposal systems servicing dwellings being a minimum horizontal distance of fifty (50) metres from areas determined from time to time by the City of Wanneroo to be subject to periodic inundation.</li> </ul> <ol style="list-style-type: none"> <li>3) The land the subject of this Zone may be used for residential and equestrian purposes only.</li> <li>4) The existing vegetation on lots which are to be used for approved equestrian purposes may be cleared to the extent approved for that purpose.</li> <li>5) The keeping of livestock (with the exception of horses) and/or poultry for commercial purposes is prohibited.</li> </ol>

NO	DESCRIPTION OF LOCALITY	SPECIAL PROVISIONS
9	Portions of Swan Locations 1811, 1826, Lot 1 Swan Location 1827 and Lot 13 Swan Location 1676 Badgerup Road, Gnangara.	1) The minimum lot size shall be not less than 1ha and subdivision shall generally be in accordance with the "Development Guide Plan". 2) The land the subject of this Zone may be used for residential, equestrian and/or non-commercial horticultural purposes only. 3) The keeping of livestock and poultry for commercial purposes is prohibited. 4) Council may permit an area of not more than 2000 m <sup>2</sup> , in a central location on each lot, to be cleared for the establishment of a residence and a non-commercial garden/produce/pasture area, this cleared area shall be no closer than 15 metres to any side boundary. 5) Development of this Zone shall have regard to protection of landscape qualities including topography and vegetation cover, as well as replanting where appropriate, in order to minimise the potential for soil erosion.

NO	DESCRIPTION OF LOCALITY	SPECIAL PROVISIONS
10	Portion Swan Location 934 and Swan Locations 2383, 2483 and 2829 and Badgerup Road, Wanneroo.  <small>(formerly SRZ No.19 under TPS1)</small>	<ol style="list-style-type: none"> <li>1) The minimum lot size shall be 1ha and all subdivision shall be carried out in accordance with the “Development Guide Plan”.</li> <li>2) The land the subject of this Zone may be used for rural/residential purposes and ancillary uses.</li> <li>3) The keeping of livestock for commercial purposes is prohibited. Livestock shall be precluded from the transition zone shown on the Development Guide Plan by means of a stock-proof fence.</li> <li>4) No more than one horse shall be permitted on any lot.</li> <li>5) A cleared building envelope measuring no greater than 2000 m<sup>2</sup> and sited outside the transition zone will be permitted on each lot in a position to be endorsed by the Council. The clearing of trees and native vegetation outside of the building envelope is prohibited other than for fences, fire breaks, access and servicing.</li> <li>6) Ancillary land uses may be permitted on the condition that they do not generate further significant nutrient application, or involve the clearing of land (other than for building envelopes, fences, firebreaks, access and servicing).</li> <li>7) An on-site stormwater drainage system shall be constructed which is capable of retaining for three to four days a one-in-ten year flood event, and this system is to be designed in accordance with Council specifications.</li> <li>8) Septic systems are to be located at least 100m from Lake Badgerup with a minimum of 2m vertical separation between the base of the leach drains or soakwell and the highest known groundwater level or bedrock. Where separation cannot be achieved other Health Department of Western Australia approved domestic waste water treatment system with adequate phosphorus retention capacity may be installed provided that the base of the system or modified irrigation area are above the highest known water table or are installed to the satisfaction of the Health Department.</li> </ol>

NO	DESCRIPTION OF LOCALITY	OF	SPECIAL PROVISIONS
11	Swan Location Neaves Mariginiup.	1739 Road,	<ol style="list-style-type: none"> <li>1) The minimum lot size shall not be less than 2.0 hectares and the subdivisions and development shall be carried out in accordance with the "Development Guide Map".</li> <li>2) The land the subject of this Zone may be used for residential/equestrian purposes only.</li> <li>3) The keeping of livestock and/or poultry for commercial purposes is prohibited.</li> <li>4) A building envelope no greater than 10 per cent of the lot size is to be endorsed by the Council for each lot.</li> <li>5) Lots shall not be cleared of vegetation (new or existing remnant) outside of the endorsed building envelopes. Fertiliser application is to be restricted to the building envelope.</li> <li>6) No reticulated water can be provided by the Water Corporation.</li> <li>7) As part of the land is subject to periodic flooding, no dwelling shall be constructed unless it is on a portion of the lot at least 1000m<sup>2</sup> in area located behind the building setback, which will result in the dwelling and on-site effluent disposal system being located such that there is a two metre vertical separation between the base of the leach drain and the highest recorded groundwater level or bedrock, and at least a 100 metre horizontal separation between the disposal system and the nearest water body.</li> </ol> <p>Alternative disposal systems can be considered if approved by the Council subject to advice from the Environmental Protection Authority and an appropriate amendment to these provisions.</p>

NO	DESCRIPTION OF LOCALITY	SPECIAL PROVISIONS
12	Pt Lot 22 Swan Locations 1794 and 2731 Badgerup Road, Wanneroo.	<ol style="list-style-type: none"> <li>1) The minimum lot size shall be 1 hectare and all subdivision shall be carried out in accordance with the "Development Guide Plan".</li> <li>2) The land the subject of this Zone may be used for residential, equestrian and/or non-commercial horticultural purposes only.</li> <li>3) The keeping of livestock and poultry for commercial purposes is prohibited.</li> <li>4) Council may permit the clearing of 2000 m<sup>2</sup> in a central location on a lot for the establishment of a non-commercial private product/pasture area. This cleared area shall be no closer than 10m to a side boundary.</li> <li>5) All effluent disposal systems are to be located above the 47.5m AHD contour.</li> </ol>
(formerly SRZ No.21 under TPS1)		
13	Lots 5, 7, 53 and Portion Location 3144 Adams Road, Mariginiup	<ol style="list-style-type: none"> <li>1) The minimum lot size should be 1.0 hectare and subdivision should generally be in accordance with the Development Guide Plan.</li> <li>2) The land the subject of this Zone may be used for residential purposes only.</li> <li>3) The keeping of livestock is prohibited.</li> <li>4) The keeping of poultry for commercial purposes is prohibited.</li> <li>5) No dwelling shall be approved by the Council unless it is connected to an alternative domestic wastewater treatment system as approved by the Health Department of Western Australia with an adequate phosphorus retention capacity, as determined by the Department of Environmental Protection and with the base of the system or the modified irrigation area being 0.5 metres above the estimated maximum water table level as determined from time to time by the Water and Rivers Commission or equivalent State Government agency.</li> <li>6) No dwelling shall be constructed unless it has a vertical separation of at least 1.5 metres between the top of the building pad and the estimated maximum water table level as determined from time to time by the Water and Rivers Commission or equivalent State Government agency or is constructed at the minimum level indicated on the Development Guide Plan.</li> </ol>
(formerly SRZ No. 24 under TPS1)		

NO	DESCRIPTION OF LOCALITY	SPECIAL PROVISIONS
13	Cont'd	<p>7) All lots 2 hectares or below being provided with a reticulated water supply.</p> <p>8) All dwellings and buildings should be aesthetically compatible with the site in terms of height and construction.</p> <p>9) The subdivider shall plant indigenous trees and shrubs of a species and at a density and distribution to the satisfaction of the Council prior to the transfer of lot(s) to a new owner.</p> <p>10) The subdivider shall maintain the trees and shrubs planted until the land is sold, or shall plant sufficient numbers of trees and shrubs to allow for natural loss. Thereafter, the owners of the subdivided lots shall be responsible for the maintenance and replacement (if and where necessary) of those trees and shrubs planted by the subdivider to the satisfaction of the Council.</p>
14	Part Swan Location 887 Sydney Road, Gnangara <small>(formerly SRZ No.25 under TPS1)</small>	<p>1) The minimum lot size shall not be less than 1.0 hectare and subdivision shall generally be in accordance with the Development Guide Plan.</p> <p>2) The land the subject of this Zone may be used for rural/residential living purposes only.</p> <p>3) The keeping of livestock is prohibited.</p> <p>4) A cleared building envelope area measuring at least 1000m<sup>2</sup> and sited above 48 metres (AHD) will be permitted on each lot in a position to be endorsed by the Council generally as depicted on the Development Guide Plan. The clearing of trees and native vegetation outside of this designated building envelope area is prohibited.</p> <p>5) Ancillary land uses may be permitted but only within the designated building envelope area and on the condition that they do not generate further significant nutrient application, or involve the clearing (other than for building envelopes, fences, firebreaks, access and servicing).</p> <p>6) An adequate buffer of native vegetation shall be provided in the form of a public open space reservation along land which abuts Lake Gnangara. The size and configuration of the public open space reservation shall be as shown on the Development Guide Plan.</p>

NO	DESCRIPTION OF LOCALITY	SPECIAL PROVISIONS
14	Cont'd	<p>7) Septic systems are to be located at least 100m from Lake Gnangara with a minimum of 2m vertical separation between the base of the leach drains or soakwell and the highest known groundwater level or bedrock. As an alternative, other Health Department of Western Australia approved domestic wastewater treatment systems with adequate phosphorus retention capacity may be installed provided that the base of the system or modified irrigation area are above the highest known water table or are installed to the satisfaction of the Environmental Protection Authority.</p> <p>8) Where native vegetation is absent or degraded within the public open space reservation, the developer of the estate shall rehabilitate the area with appropriate indigenous trees and shrubs as required.</p> <p>9) Where other cleared areas of native vegetation exist, these shall be rehabilitated with indigenous species.</p> <p>10) An on-site stormwater drainage system shall be constructed by the developer of the estate which is capable of retaining for three to four days a one-in-ten year flood event, and this system is to be designed in accordance with Council specifications.</p>

NO	DESCRIPTION OF LOCALITY	OF	SPECIAL PROVISIONS
15	Pt Location Gnangara Gnangara.	883 Road,	<ol style="list-style-type: none"> <li>1) The minimum lot size should not be less than 1.0 hectares whereby subdivision should generally be in accordance with the Development Guide Plan.</li> <li>2) The land the subject of this Zone may be used for rural/residential living purposes only.</li> <li>3) The keeping of livestock is prohibited.</li> <li>4) A cleared building envelope area measuring not more than 1000m<sup>2</sup> and sited above 48 metres (AHD) will be permitted on each lot in a position to be endorsed by the Council generally as depicted on the Development Guide Plan. The clearing of trees and native vegetation outside of this designated building envelope area is prohibited.</li> <li>5) Ancillary land uses may be permitted but only within the designated building envelope area and on the condition that they do not generate further significant nutrient application, pose an increased risk to groundwater quality, or involve the clearing of land (other than for building envelopes, fences, firebreaks, access and servicing). Ancillary land uses shall be in accordance with the Water and Rivers Commission's guidelines for 'Acceptability of Land Uses within Public Drinking Water Source Areas'.</li> <li>6) An adequate buffer of native vegetation shall be provided in the form of a public open space reserve along land which abuts Lake Gnangara. The size and configuration of the public open space reservation shall be as shown on the Development Guide Plan.</li> <li>7) Septic systems shall be situated within the designated building envelope area and in the case of Lot 4, shall be situated only in the portion of the building envelope outside the groundwater capture zone as noted on the Development Guide Plan. Septic systems are to be located at least 100m from Lake Gnangara with a minimum of 2m vertical separation between the base of the leach drains or soakwell and the highest predicted groundwater level or bedrock. As an alternative, other Health Department of Western Australia approved domestic wastewater treatment systems with adequate phosphorus retention capacity may be installed provided that the base of the system or modified irrigation area are above the highest predicted water table or are installed to the satisfaction of the Environmental Protection Authority</li> </ol>

NO	DESCRIPTION OF LOCALITY	OF	SPECIAL PROVISIONS
15	Cont'd		8) Where native vegetation is absent or degraded within the public open space reservation, the developer of the estate shall rehabilitate the area with appropriate indigenous trees and shrubs as required. 9) Where other areas cleared of native vegetation exist, these shall be rehabilitated with indigenous species. 10) An on-site stormwater drainage system shall be constructed by the developer of the estate which is capable of retaining for three to four days a one-in-ten year flood event, and this system is to be designed in accordance with Council specifications. 11) Each lot shall be serviced by a reticulated water supply.
16	Lot 21 Badgerup Road, Gnangara		1) The minimum lot size shall be 1.0 hectare and all subdivision shall be carried out in accordance with the Development Guide Map. 2) The land the subject of this Zone may be used for residential purposes only. 3) The keeping of livestock and poultry for commercial purposes is prohibited. 4) A cleared building envelope will be permitted on each lot in a position to be endorsed by the Council. All building envelopes are to be located below 65m AHD. 5) All lots are to be serviced with a reticulated water supply. 6) Ownership of horses on each lot is restricted to a maximum of 2.

(formerly  
SRZ No.27  
under  
TPS1)

- 17      Lots 23, 24, 25, 26, 27 and 28 Badgerup Road, Gnangara  
(formerly SRZ No.28 under TPS1)
- 1) The minimum lot size should be not less than one hectare and subdivision should generally be in accordance with the “Development Guide Plan”.
  - 2) The land the subject of this zone may be used for residential and equestrian purposes only. Ancillary land uses may be permitted on the condition that they do not generate further significant nutrient application, or involve the clearing of land (other than for building envelopes, fences, fire breaks, access and servicing).
  - 3) The keeping of livestock for commercial purposes is prohibited.
  - 4) No more than one horse shall be permitted on any lot.
  - 5) A cleared building envelope measuring no greater than 1,600 m<sup>2</sup> will be permitted on each lot as shown on the Development Guide Plan. The clearing of trees and native vegetation outside of the building envelope is prohibited other than for fences, fire breaks, access and servicing. The position of the building envelope shown on each lot may be varied subject to Council approval.
  - 6) Where re-vegetation is indicated on the Development Guide Plan, the subdivider of the estate shall re-vegetate the area in accordance with the recommendations contained in Appendix D1 of the ‘Special Rural Rezoning Proposal Report for Lots 24, 25, 26, 27 and 28 Badgerup Road, Gnangara’ prepared by Greg Rowe and Associates and dated November 1996 and such re-vegetation shall be undertaken by the subdivider prior to any lots being created.
  - 7) The subdivider shall provide a reticulated water supply to all proposed lots within this zone.
  - 8) The 2.5 metre widening of Badgerup Road shown on the Development Guide Plan shall be ceded free of cost to the Crown at the time of subdivision of the land within this zone.
  - 9) Prior to the final approval of a plan or diagram of survey, the subdivider shall undertake to the satisfaction of the Department of Environmental Protection a site investigation of building envelopes shown on the Development Guide Plan which have previously been used for market gardening purposes to determine the presence or otherwise of contamination through past use of fertiliser, pesticides, or herbicides.

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Should such contamination be determined as present, the subdivider shall undertake such actions as deemed necessary by the Department of Environmental Protection to achieve an acceptable building envelope.

- 10) Proposed Lot Nos 19 and 20 shown on the Development Guide Plan are to be the subject of Service Agreements between the owners of those lots and the Water Corporation, ensuring that the owners of those lots are aware that these lots will not receive a normal standard of water supply from the Water Corporation's reticulated supply due to the height of these lots, and the difficulty this presents for normal gravity supply.
- 11) On-site effluent disposal system requirements:
  - a) the underside of effluent disposal chambers of conventional effluent disposal systems servicing dwellings shall be a minimum of two (2) metres above the estimated maximum water table level as determined from time to time by the Water and Rivers Commission or equivalent State Government agency;
  - b) the underside of effluent disposal chambers or effluent disposal pads of modified nutrient attenuating on-site sewage disposal systems servicing dwellings shall be a minimum of five hundred (500) millimetres above the estimated maximum water table level as determined from time to time by the Water and Rivers Commission or equivalent State Government agency;
  - c) the effluent disposal chambers of conventional on-site sewage disposal systems servicing dwellings shall be a minimum horizontal distance of one hundred (100) metres from areas determined from time to time by the City of Wanneroo to be subject to periodic inundation;
  - d) the effluent disposal chambers or effluent disposal pads of modified, nutrient attenuating on-site sewage disposal systems servicing dwellings shall be a minimum horizontal distance of fifty (50) metres from areas determined from time to time by the City of Wanneroo to be subject to periodic inundation.
- 12) The following additional provisions apply to Lot 23 Badgerup Road:

- a) Prior to applying for subdivision approval, the subdivider shall prepare and implement to the satisfaction of the Council a Revegetation Plan for Lot 23. Subsequent owners of the subdivided lots shall maintain the vegetation planted to the satisfaction of the Council.
- b) The subdivider shall establish all firebreaks required around all proposed lots to be created to the satisfaction of the Council.

- 18 Description of Locality  
Lot 50 and Loc 3288  
Bailey Road, Carabooda  
(formerly  
SRZ  
No.29  
under  
TPS1)
1. Special Provisions which Mainly Affect the Subdivision.

Subdivision and development shall generally be in accordance with the Development Guide Plan dated 17 August 1999 on the understanding that the alignment of Alkimos Drive and the final configuration of the “Kiln settlement lot” and the public open space in the north west corner will be resolved during the subdivision approval process, however, such departure from the Development Guide Plan shall be made so as to comply with the requirements arising from the following:

    - a) the Caves and Other Karstic Features Management Plan to be prepared pursuant to Special Provision 4;
    - b) the survey of significant trees to be prepared pursuant to Special Provision 5.

A modified Development Guide Plan shall be prepared which incorporates the resolution of the various matters requiring such resolution referred to in this Special Provision, and compliance with a) and b) above, and such plan, upon approval by the Council and the Western Australian Planning Commission, shall be regarded as the Modified Development Guide Plan.
  2. Building Envelopes:
    - a) In the interest of landscape preservation, indicative building envelopes (to a maximum size of 2000 m<sup>2</sup>) shall be shown on the lots in the Modified Development Guide Plan.
    - b) Prior to the final approval of a plan or diagram of subdivision, the subdivider shall produce certificates from a registered engineer that the area within the indicative building envelope is geologically suitable for the construction of a dwelling house.
  3. Bushfire Management:

Prior to the issue of clearances for diagrams of surveys, Council shall require the subdivider to prepare a Bush Fire Management Plan to the satisfaction of the Council and the Bush Fires Board. Such a plan will be used as the basis for ongoing bush fire management over the property.

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4. Prior to subdivision of the land for rural-residential purposes, the subdivider shall prepare to the satisfaction of the Council, a Caves and Other Karstic Features Management Plan on which the Council will seek and have regard to advice from relevant State Government agencies, such plan to address the following matters:
  - a) the identification and protection of caves and other karstic features on the subject land;
  - b) the stability of all lands proposed for development including buildings, roads and driveways;
  - c) the location of bores and on-site effluent disposal systems so as to avoid any detrimental impact on the water balance and water quality affecting caves;
  - d) control of access, particularly by children, and including access to caves on Reserve 24637;
  - e) inclusion of advisory records on the title of proposed lots affected by caves.
5. Prior to subdivision of the land for rural-residential purposes, the subdivider shall undertake a survey to the satisfaction of the Council, of significant trees worthy of protection.
6. The subdivider shall make arrangements satisfactory to the Water and Rivers Commission to ensure that the prospective purchasers in the initial transfer of lots acknowledge in writing that they are aware that the lots are located within the Wanneroo Groundwater Area where there is a need to obtain a licence before a well/bore can be constructed. The licence will contain a number of conditions including the quantity of water that can be pumped each year.
7. The land subject of this zone shall only be used for residential and controlled non-commercial keeping of livestock. In reference to the portion of the subject land shown bounded by the stippled boundary on the Modified Development Guide Plan, land use permissibility for this land shall be determined in accordance with the 'Rural Resource Zone'.

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8. Building Envelopes:

Buildings shall not be constructed outside of the geologically verified envelopes except where approved by Council.
9. Dwellings of more than a single-storey shall not be permitted on those lots shown with an asterisk (\*) on the Modified Development Guide Plan, unless otherwise approved by Council.
10. The following guidelines for building shall apply (these guidelines being of an advisory rather than a mandatory nature) –
  - a) Guidelines for Colour
    - i) The following colours are suitable for blending into the environment –

Cinnamon, rusts, brown, fawn, buff colours, greys, black, blood red to darker red, greens from yellow-green to dark green, blue-greens, all shades of blue from sky blue to darker, all purples from lavender to darker.
    - ii) The following colours would be obtrusive for this area -

White and cream, all shades of yellow and orange, pinks and bright reds, pale blues and mauves, silver, gold and pale greys.
  - b) Guidelines for materials
    - i) The following materials are suitable for blending into the environment –

Brick, mud brick and timber
    - ii) The following materials would be obtrusive for this area –

Raw galvanised iron, pale colour-bond materials, glass or plastic roof panels and white stucco.
11. Except with the approval of the Council, no fencing outside of the building envelope shall be constructed within the land the subject of this zone with the exception of a post and wire boundary fence.

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12. With the intention of preventing over-stocking or other practices detrimental to the amenity of the zone, the breeding or keeping of animals, other than domestic pets, shall not be permitted without the approval in writing of Council. If approved, the keeping or breeding of animals shall be restricted, by the erection of fencing, to the fixed building envelope area. Trees within the building envelope shall also be fenced to protect them from damage by livestock. In considering any applications for breeding or keeping of stock, Council will be guided by advice from the Department of Agriculture. Notwithstanding the above, in cases where stocking approval has been given but where environmental problems develop, Council may, after consultation with the Department of Agriculture, take appropriate action to ban or reduce the stocking of animals. Individual land owners shall be responsible for organising and meeting all costs associated with obtaining advice from the Department of Agriculture where the keeping of any stock is proposed.
13. No vegetation on any part of the proposed lots may be cleared for any purpose other than the construction of buildings, driveways, strategic fire breaks, selective clearing to lower fuel areas around buildings and for road construction associated with the subdivision development of the property. The land is to be managed in such a manner to avoid the land being laid bare of vegetation resulting in loose, wind erodible conditions. All improvements within building envelopes shall be sited and located such that the removal of vegetation within the building envelope is minimised. The Council may also, at its discretion, vary the position of any required fire break or building envelope to avoid destruction of vegetation or other ways to take account of the physical features of the land, subject to the land owner concerned providing a certificate from a registered engineer that the area within the proposed new building envelope is geologically suitable for construction of a dwelling house.
14. Outside of an approved building envelope, only endemic vegetation may be planted. (Endemic vegetation in this case being vegetation of the Cottesloe North Complex).

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## 15. Bushfire Management:

- a) Individual land owners shall be responsible for the maintenance of strategic fire breaks where they cross the land owners lot as depicted on the Bush Fire Management Plan.
- b) The clearing of firebreaks, other than for strategic fire break purposes, will not be permitted unless for safety reasons to comply with Council and Bush Fire Board requirements. Selective clearing of low fuel areas to a minimum of 20m around each building shall be required by Council. Such low fuel zones should be kept free of debris and shrubs and maintained to a standard approved by Council in accordance with the Bush Fire Management Plan.
- c) All fire breaks shall be provided to the specification and satisfaction of the Local Authority and the Bush Fires Board.

## 16. On Site Effluent Disposal System Requirements:

- a) The underside of effluent disposal chambers of conventional effluent disposal systems servicing dwellings shall be a minimum of two (2) metres above the estimated maximum water table level as determined from time to time by the Water and Rivers Commission or equivalent State Government agency;
- b) The underside of effluent disposal chambers of effluent disposal pads of modified nutrient attenuating on-site sewage disposal systems servicing dwellings shall be a minimum of five hundred (500) millimetres above the estimated maximum water table level as determined from time to time by the Water and Rivers Commission or equivalent State Government agency;
- c) The effluent disposal chambers of conventional on-site sewage disposal systems servicing dwellings shall be a minimum horizontal distance of one hundred (100) metres from areas determined from time to time by the City of Wanneroo to be subject to periodic inundation;

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- d) The effluent disposal chambers or effluent disposal pads of modified, nutrient attenuating on-site sewerage disposal systems servicing dwellings shall be a minimum horizontal distance of fifty (50) metres from areas determined from time to time by the City of Wanneroo to be subject to periodic inundation.
17. All caves and other karstic landform features shall not be damaged in any way unless the prior written approval of the Council has first been obtained.