

## Town Planning Information Sheet 04

### SPECIAL RURAL ZONE CONTROLS - GENERAL

#### INTRODUCTION

The following list of information has been compiled to give a **general overview** of the Land Use, Building, and Health Controls that apply to lots zoned Special Rural in the Shire.

#### 1. USE OF LAND

##### 1.1 Special Rural Zone Areas: 3 (Lillydale Road) and 4 (Roseclif Park)

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|--|--|
| (a) Permitted Use  | - Single Dwelling  |
| (b) Uses not permitted unless Council approval is given in writing   | - Rural Pursuit<br>- Stables<br>- Home Occupation<br>- Ancillary Accommodation |
| (c) All other uses not listed above are subject to the provisions of Clauses 3.2 and 5.6 and the associated appendices No. 2 and 6 of Town Planning Scheme No. 7 |  |

##### 1.2 Special Rural Zone Area 1 (Stratham)

Refer to Information Sheet No. 5 (or 6 for Bullerswood Estate).

##### 1.3 Special Rural Zone Area 2 (Gelorup)

Refer to Information Sheet No. 7.

##### 1.4 Requirements Applicable to Stables and Rural Pursuits in all Special Rural Zones

Where a Rural Pursuit or Stables are approved by Council, such approval may be conditional on the type, number and housing location of any animals. In making this decision, Council will be mindful of:

- The need to ensure minimal clearing of natural vegetation.
- The need to protect the amenity of adjoining landowners. Comment will be requested from adjoining lot owners.
- The need to protect areas of natural drainage and ground water aquifers.

- The need to encourage the replanting of vegetation where overclearing has taken place in the past.
- Generally no more than two horses or cattle, or eight sheep or goats or any combination of same not exceeding these figures, will be permitted on a two hectare lot unless the applicant can demonstrate a clear capacity of the lot to sustain greater numbers.
- No horse training tracks will be permitted.
- No pigs will be permitted.

No person shall clear natural vegetation or any part of a lot, except for the purpose of establishing fire breaks, driveways and areas for buildings, without the written approval of the Council.

## **1.5 Bush Fire Control and Management in all Special Rural Zones**

Owners are advised to obtain a copy of Council's Bush Fire Order Notice to determine what fire management works are required to be undertaken and maintained on the land. As a guide the following information is provided:

- (a) A 20 metre wide low fuel zone is required to be maintained around all buildings. Low fuel means the removal of dead grass, dead trees, leaf litter, trash and the removal of dead branches to a height of 1.5 metres.
- (b) Owners must maintain clear of all flammable material a firebreak not less than three (3) metres wide immediately inside and along all external boundaries so as to form a continuous break around the lot. An exception occurs to this requirement with portion of the Gelorup Special Rural Zone where a five (5) metre wide Strategic Fire Break requirement exists.
- (c) It is recommended that all domestic water supply tanks be fitted with a gate valve with 100mm female thread and fitted with a 75mm storz coupling to enable brigade appliances to draw water. The installation of these fittings should be positioned at the base of the water tank. Access is to be available for emergency fire fighting purposes.
- (d) It is recommended that all buildings comply with Standards Australia AS 3959-1991 "Construction in Bush Fire Prone Areas" and guidelines contained in CSIRO/Standards of Australia information and advice booklet SAA HB 36-1993 - "Building in Bush Fire Prone Areas".

## **2. BUILDING**

### **2.1 Building Setbacks from Boundaries:**

- (a) Special Rural Zone Area 1 (Stratham)

80m required to all buildings from the Bussell Highway reservation and 20m from all other lot boundaries on all other lots.

- (b) Special Rural Zone Area 2 (Gelorup)

80m required to all buildings from the Bussell Highway reservation and 20m from all other lot boundaries on all other lots.

(c) Special Rural Zone Area 3 (Lillydale Road)

100m required to all buildings from the South Western Highway reservation and 20m from all other boundaries on all other lots.

(d) Special Rural Zone Area 4 (Roseclif Park)

20m required to all buildings from all lot boundaries.

**2.2** A Building Licence is required for all buildings.

**2.3** No second hand dwellings are permitted.

**2.4** The use of second hand building materials will require the special approval of Council.

**2.5** Council's Local Laws regarding fencing must be complied with.

**2.6** Limits apply to the size of outbuildings permitted on lots. **(see Advisory Notice A3)**

### **3. HEALTH**

**3.1** Prior to the occupation of any dwelling, it shall be connected to a 92,000 litre water storage tank, unless Council is satisfied that an alternative water supply is available from a well, bore, etc.

**3.2** All bores proposed on-site must be located at least 30m clear of all Septic Tanks and Leach Drains. Bores and wells require a licence from the Waters and Rivers Commission.

**3.3** The provisions of the Shire's Health Local Laws relating to Stables and the keeping of horses and Council's Local Laws relating to the keeping of Dogs must be complied with.

### **ENQUIRIES**

Should clarification of any of the points or additional information be required, please contact the Town Planning, Health/Building or Ranger service areas on 9727 0222 during normal office hours. Email enquiries maybe forwarded to [info@capel.wa.gov.au](mailto:info@capel.wa.gov.au).

**NOTE: THE PARTICULARS OF THIS BROCHURE ARE SUPPLIED FOR INFORMATION ONLY. VERIFICATION OF THE INFORMATION CONTAINED HEREIN IS RECOMMENDED.**