



C.5.11

Town Planning Information Sheet 07

SPECIAL RURAL ZONE AREA 2 - GELORUP

As a prospective purchaser of a lot created by the subdivision of _____ you are advised of the following provisions of the Shire of Capel Town Planning Scheme, Local Laws, Regulations and Orders which relate to the use and management of the land:

PROVISIONS APPLICABLE TO ALL LOTS

Development Standards:

1. The minimum set back for all buildings from Bussell Highway road reserve shall be 80m.
2. Setbacks from all other boundaries to be a minimum of 20 metres.
3. A building licence is required for all buildings.
4. No second hand dwellings are permitted.
5. No access is permitted to Bussell Highway.
6. No person shall clear natural vegetation on 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.

Land Use

7. The following uses are permitted 'P' within the Special Rural Zone Area No. 2:
 - Single Dwelling
8. The following common uses are not permitted unless Council gives its approval in writing:
 - Rural Pursuit
 - Stables
 - Home Occupation
 - Ancillary Accommodation
9. In approving a Rural Pursuit on any lot Council shall have regard to the "intensity" of the proposed use and shall limit such uses to those involving minimal clearing and nutrient and water application. 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 2 hectare lot unless the applicant can demonstrate a clear capacity of the lot to sustain greater numbers. No horse training tracks or pigs will be permitted.

10. With the intention of preventing land degradation Council may, with the advice of the Department of Agriculture, require removal of, or reduction in, the number of stock on any lot within the zone.
11. 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.

Water Supply & Effluent Disposal

12. Prior to the occupation of any dwelling within this zone it shall be connected to a water storage tank with a minimum capacity of 92,000 litres unless the Council is satisfied that an adequate suitable alternative water supply is available to that dwelling.
13. All bores proposed on-site must be located at least 30 metres clear of all Septic Tanks and Leach Drains. Bores and wells require a licence from the Waters and Rivers Commission.
14. The minimum vertical clearance between the underside of any leach drain and the highest known water table on any lot shall be 2.0 metres.

Fire Control & Management

15. 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 and trash and the removal of dead branches to a height of 1.5 metres.
16. 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 5 metre wide Strategic Fire Break requirement exists.
17. 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 in the tank. Access is to be available for emergency fire fighting purposes.
18. 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".

PROVISIONS ONLY APPLICABLE TO LOTS ADJOINING FIVE MILE BROOK

19. No person shall clear any natural vegetation or allow any livestock within the vegetation buffer strip delineated on the Subdivision Guide Plan No. 2a and where Council deems it necessary, the vegetation buffer strip shall be replanted with local species to the satisfaction of the Council.
20. If, in the opinion of the Council, the activities of livestock on any lot is believed to be contributing to the erosion, pollution of the stream or the degradation of

vegetation, the landowner may be required to erect and maintain a fence of satisfactory standard in order to protect the area and exclude livestock there from.

21. No installation for the disposal of waste water or effluent shall be located closer than 100 metres to the centre line of the definable water course or creek except that for Lot 70 (as depicted on the Subdivision Guide Plan No. 2a) where this distance may be reduced to 60 metres.

SUBDIVISION CONTROLS

Generally not applicable to most lots as a minimum lot size of 2 hectares is to be maintained. Information can be obtained from the Shire Offices on this matter.

ENQUIRIES

Enquiries to the Planning Officers are invited to be made concerning the use and development of your land, either in person or by phone on 9727 0222. Email enquiries may be directed to info@capel.wa.gov.au.

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

ACKNOWLEDGEMENT

I / We _____ being Purchaser of Lot _____ within this subdivision, acknowledge that we have received a copy of the above advice and hereby agree to provide any successor in title with a copy of this advice and to seek their acknowledgment and undertaking to inform any further successors in title.

SIGNED: _____

DATE: _____

Please sign the above acknowledgment and return a copy to the vendor.