

Town Planning Information Sheet 09

ALBURY FARM ESTATE

Special Provisions relating to the use and management of Lots subdivided from lot 2 South Western Highway, Boyanup, known as the Albury Farm Estate.

As a prospective purchaser of the abovementioned lot you are advised:

LAND USE

1. The lots within this estate are zoned **Residential** with the principal intent of allowing for the development of one house (and any associated shed) on each lot.
2. Rural Pursuits are not permitted. This means no grazing of livestock or intensive agricultural activities are allowed.
3. Any person intending to operate a home business activity from a premises in the estate should make inquiries to the Shire to determine whether the activity is permitted. An application for a Council decision may be required. This reference to business activities includes parking of commercial vehicles.

ESTATE AMENITY

4. The vendor (estate developer) has undertaken tree planting throughout the estate to improve and enhance the visual amenity of the area and the entrance to the Boyanup Town. The plantings will also assist with drainage of the area and the entrance to the Boyanup Town. The plantings will also assist with drainage of the area and the reduction of nutrients that may otherwise enter natural water sources. Lot owners are requested to assist with achieving the final enhancement of the area with maintenance of landscaping and undertaking of additional planting where appropriate.
5. A specific 15 metre wide dense tree planting buffer area has been established on those lots adjacent to the South Western Highway and a 20 metre wide buffer on those lots adjoining the northern boundary of the estate.
6. No trees are to be removed from the estate unless for:
 - Approved development;
 - The establishment of firebreaks; and
 - The trees are dead, diseased or dangerous (with Shire approval).
7. It is to be noted that there are properties adjoining the estate which are used for farming purposes and that the normal conducting of activities on these farms may cause some nuisances to residents in the area. The council of the Shire of Capel acknowledges the rights of those farming activities to continue.

8. No materials or waste is to be stored or deposited on crown reserves.
9. Vegetation within crown reserves is not to be pruned, mowed, removed or interfered with in any way or manner.
10. The Preston River foreshore reserve is for the enjoyment of pedestrians on foot and is to be accessed by the designated accessway.
11. No off road vehicles including motor cycles are permitted on crown reserves.

FENCING

12. The estate developer has undertaken a uniform standard of fencing for all lots to the satisfaction of the Shire. Any intentions to deviate from this standard is to be approved by the Shire.
13. Screen fencing may be considered adjacent to a house for the purpose of attaining privacy. This fencing requires the approval of the Shire. Fencing proposals are required to be lodged at the time of submitting a building licence application for a house. When considering a proposal due regard will be given to the visual impact of the fence on the amenity and character of adjoining lots and the estate in general.
14. No fencing is permitted across drainage channel areas and associated service tracks.
15. No additional gateways to adjoining roads and crown reserves are permitted.

ESTATE DRAINAGE REQUIREMENTS

16. Drainage channels and pipes which are contained within lots are protected by drainage easements which allow the Shire and its contractors to retain this infrastructure on your lot, to undertake maintenance and to have all necessary access rights with or without machinery. The drainage easements are registered on the title of affected lots.
17. A number of gates and vehicle crossovers have been provided from roads and between individual lots allowing Shire access to drainage channels and providing fire control access. These access points are not intended for use as private crossover points and gates are not to be locked.
18. No fencing, landscaping, buildings or other obstructions are permitted in drainage easement areas.

FIRE MANAGEMENT

19. Inquiries should be made to the Shire Ranger in respect to fire management requirements to be undertaken on lots. Early consideration of this matter prior to planning the use of a lot is recommended. As a guide, a three metre wide area, clear of trees (including over hanging trees), should be maintained inside and along all property boundaries or where applicable adjacent to the boundary of designated tree buffer strips and drainage easements. A 20 metre wide fuel free zone should also be maintained around buildings.

20. A strategic fire access track has been established along the Preston River crown reserve adjacent to the rear of abutting lots. This is not to be used by adjoining land owners or the general public for access or recreation pursuits.

EFFLUENT DISPOSAL REQUIREMENTS

21. A reticulated sewerage service is not available to lots in the estate.
22. All lots are required to utilise "Alternative Effluent Disposal Systems". This may include Aerobic Treatment Units or Nutrient removing Leach Drain Systems. Purchasers should investigate and be aware of the costs associated with these systems. An information sheet on possible options can be obtained from the Shire.
23. An application for approval of the use of the selected type of effluent system is required to be lodged with the building application for a house.

BUILDING REQUIREMENTS

24. Finished floor levels of buildings will need to be determined by the purchasers builder giving regard to the structural requirements of the building, any potential overland flow of storm water from rainfall and the type of effluent disposal system to be utilised for the dwelling. It should be noted that in submitting a building licence application a standard requirement is for a Structural Engineers Certification to be provided for the footing design. It is suggested that land owners also instruct the Engineer to determine the finished floor level of buildings in view of the matters mentioned above.
25. The Shire has a number of other information sheets available on building requirements.

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 2030. 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.

