

## Town Planning Information Sheet 12

### GELORUP RESIDENTIAL ZONE

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. Within the building area defined by the minimum setbacks of 15 metres front, 7.5 metres rear and 6 metres sides, a maximum area of 1000m<sup>2</sup> may be cleared of natural vegetation to accommodate a single house, associated outbuildings and effluent disposal systems. This area will be termed the 'Building Envelope'.
2. The 'Building Envelope' location shall be subject to the approval of council, with landowners defining the envelope as part of any initial building licence application to develop the lot.

In some instances the Building Envelope Location may have been determined and approved at the time of subdivision. Prospective purchasers should inquire with Shire staff as to whether any envelope approvals exist.

3. No clearing of vegetation shall occur within any lot that has not been issued with a building licence and an approved envelope location.

##### Land Use:

4. The following uses are permitted 'P' within the Residential Zone:
  - Single Dwelling
5. The following other uses are not permitted unless Council gives its approval in writing:
  - Home Occupation
  - Ancillary Accommodation
6. The conduct of rural uses is not permitted.

##### Water Supply:

7. Prior to the occupation of any dwelling within this zone it shall be connected to a rain water storage tank with a minimum capacity of 92,000 litres.

##### Onsite Effluent Disposal System:

8. A reticulated sewer system is not available. All dwellings must be provided with an approved onsite effluent disposal system.
9. All bores proposed onsite must be located at least 30 metres clear of all Septic Tanks and Leach Drains.

## **Fire Control & Management:**

Specific information can be obtained from the Shire of Capel Bushfire Protection Order however the following is provided as a guide:

10. 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.
11. 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.
12. 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.

13. 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".

## **Fencing:**

14. Boundary fencing is to consist of post and five strand wire, ringlock, hinge joint or similar product.

Asbestos, metal sheeting, wooden pickets or similar is not permitted.

## **Water & Rivers Commission Advice:**

15. The property is situated within the Bunbury Groundwater Area proclaimed under the Rights in Water and Irrigation Act.
16. A licence must be obtained prior to commencing a bore or well. As this process may take some time, you are advised to apply three months before the licence is required. A licence when issued, would contain conditions including, but not limited to the following:
  - The amount of groundwater that can be pumped annually;
  - The pump rate;
  - The purpose for which the groundwater may be used; and
  - The construction of the bore.

The issuing of well licences is not automatic, but subject to groundwater availability.

## **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](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.**

## **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.**