



C.5.37.007

Town Planning Information Sheet 13

SPECIAL RURAL ZONE AREA 5 - BOYANUP

As a prospective purchaser of a lot created by the subdivision 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 setback for all buildings from boundaries is 20 metres.
2. A building licence is required for all buildings. Limits apply to the size of outbuildings permitted on lots. (See Advisory Notice A3).
3. No second hand dwellings are permitted and the use of second hand building materials requires Council approval.
4. 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:

5. The following uses are permitted 'P' within the Special Rural Zone Area No. 5.
 - Single Dwelling – No more than one permitted per lot
6. The following common uses are not permitted unless Council gives approval in writing:
 - Rural Pursuit
 - Stables
 - Home Occupation
 - Ancillary Accommodation
7. In approving a Rural Pursuit on any lot Council shall have regard to the "intensity" of the proposed use and any advice received from the Water and Rivers Commission on the availability of ground water resources. Consideration of Rural Pursuits shall also be limited to those involving minimal clearing and nutrient application. No horse training tracks or pigs will be permitted.
8. The minimum vertical clearance between the underside of any leach drain and the highest known water table shall be 2.0 metres and shall not be constructed within 100 metres of any water course.
9. Prior to occupation of any dwelling house within the zone, it shall be provided with a potable water supply by connection to either a public reticulated water system, an underground bore or a rainwater storage system with a minimum capacity of 92,000 litres, or a combination of either to the satisfaction of the Council.

Fencing:

- 10. Boundary fencing is to consist of post and wire. (see Shire of Capel Local Laws Relating to Fencing).
- 11. Asbestos, metal sheeting or wooden pickets or similar is not to be permitted.

SUBDIVISION CONTROLS

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 .

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 _____ 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.