



C.5.11

Town Planning Information Sheet 14

RURAL ZONE (Lots less than 15ha)

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, which relate to the use and management of the land.

1. In the Rural Zone the following shall apply to buildings:
 - (a) No more than one single dwelling house per lot shall be erected; and
 - (b) The minimum setback from lot boundaries for a building is 20 metres.
2. In the Rural Zone the following applies to lots with an area of less than 15ha:
 - (a) Notwithstanding that in table no. 1 of the Scheme a number of uses of land are designated as uses that are permitted ("P") in the Rural Zone, all such uses of land, other than a single dwelling, shall not be permitted unless approval is granted by the Council.
 - (b) The Council shall have regard to the following in considering an application for its approval required by 2(a) above:
 - (i) The suitability of the land for the proposed use and without limiting the generality of the foregoing the potential for environmental degradation.
 - (ii) The likelihood of any adverse impacts on the amenity of the locality.
 - (iii) The likelihood of any adverse impacts on established Rural Uses in the locality.
 - (iv) The standard of road access to the lot and the extent of any contribution to the upgrading of the road that it may require.

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 .

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 acknowledgement and undertaking to inform any further successors in title.

SIGNED: _____

DATE: _____

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