

Town Planning Information Sheet 15

GELORUP RESIDENTIAL ZONE

PREAPPROVED BUILDING ENVELOPE

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. This lot has an approved building envelope location of maximum area 1000m². All landowners should obtain a copy of the approved building envelope plan from the Shire of Capel.
2. Clearing of natural vegetation may occur within the approved envelope to accommodate a single house, associated outbuildings, effluent disposal systems and rainwater tank.
3. No clearing of the lot is permitted outside the building envelope other than for a driveway and firebreak.

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 from live standing trees.
11. (a) 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; or
(b) The land is to be maintained as a low fuel zone to the whole of the land.
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.

Property Access

17. Property driveway access points are required to be located to the satisfaction of the Shire of Capel. Land owners are advised to contact the Technical Services Department at the Shire for approval of their driveway location. The location of the driveway access point will need to give careful regard to sight distance visibility limitations.

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.