



C.5.11

## **Town Planning Information Sheet 16**

### **CAPEL TOWN RESIDENTIAL R2.5 ZONE McTAGGART ESTATE**

As a prospective purchaser of a lot created by the subdivision of Lot 38 Jamieson Road, Capel 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 swimming pools 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 Council 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. Lots within the McTaggart Estate are zoned Residential R2.5 under the Shire of Capel Town Planning Scheme No. 7.
5. The following uses are permitted 'P' within the Residential Zone:
  - Single Dwelling
6. The following other uses are not permitted unless Council gives its approval in writing:
  - Home Occupation
  - Ancillary Accommodation

7. The conduct of rural pursuits (eg. Grazing of livestock, growing of produce) are not permitted.

### **Buildings**

8. Information explaining how to make a building licence can be obtained from a list of information sheets on the Shire Website:  
<http://www.capel.wa.gov.au/services/building.htm#info>.
9. There are limits on the size and height of outbuildings (sheds) permitted in the Residential R2.5 zone. Reference should be made to the information sheet "Outbuildings Floor Area and Height Restrictions" on the Shire Website.

### **Onsite Effluent Disposal System**

10. A reticulated sewer system is not available. All dwellings must be provided with an approved onsite effluent disposal system.
11. 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:

12. 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. Established and well maintained grassed and garden areas are considered to be a low fuel zone.
13. (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 on the vertical plane above the firebreak, the trees are to be pruned to a minimum height of 5 metres; or  
  
(b) The land is to be maintained as a low fuel zone to the whole of the land.

### **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.

### **ENQUIRIES**

Enquiries to the Town Planning, Building Services 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.**