



C5.1.C.70

Town Planning Information Sheet 19

RESIDENTIAL ZONE R 2.5 - LAYMAN ROAD, CAPEL

PREAPPROVED BUILDING ENVELOPE

As a prospective purchaser of a lot created by the subdivision of Lot 63 Layman 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. All lots are provided with a defined building envelope location of 1000m² (see attached). This envelope shall contain the dwelling, outbuildings and associated residential infrastructure (water tanks, effluent disposal systems, swimming pools, etc.).
2. In respect to Lots 2, 3 and 6, a single dwelling or habitable building shall not be located closer than 25 metres from the southern boundary of each lot. When and if the Blue Gum Plantation on the adjoining land has been removed a lesser setback within the building envelope maybe considered.
3. These building envelope locations are permanent and shifting of the envelopes is not permitted.
4. The vendor (estate developer) will undertake tree planting throughout this subdivision to improve and enhance the visual amenity of the area, to also assist with drainage of the area and the reduction of nutrients from effluent disposal systems and lawns and gardens that may otherwise enter natural water sources.

Land Use

5. All lots are zoned Residential R2.5
6. The principle intent of the zoning in this estate is to allow for the development of a single dwelling (private residence) on each lot, with associated outbuilding.
7. The following uses are permitted 'P' within the Residential Zone:
 - Single Dwelling

8. The following other uses are not permitted unless Council gives its approval in writing:
 - Home Occupation
 - Ancillary Accommodation
9. Rural Pursuits (which includes grazing of livestock) and other land uses, such as (but not necessarily limited to) intensive agriculture, plant nursery, public recreation and private recreation are not permitted.
10. 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/DEVELOPMENT/Building/Buildinginformationsheets.aspx>
11. 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's Website.

Water Supply

12. Prior to the occupation of any dwelling within this zone it shall be connected to scheme water.
13. A licence must be obtained from the Department of Water prior to commencing a bore or well. 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/well.

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

14. All bores, wells and drainage channels proposed onsite must be located at least 30 metres clear of all Septic Tanks and Leach Drains.

Estate Amenity

15. No clearing of the lot is permitted outside the building envelope other than for a driveway and firebreak.
16. The subdivider / developer is required to undertake a revegetation planting programme on all lots. The subdivider is required to undertake maintenance of these plantings for a minimum term of two (2) years to ensure establishment. Land owners will need to allow access by the developer and or his contractors for this maintenance action. After satisfactory establishment of plants it will be the responsibility of individual lot owners to ensure the vegetation buffer is maintained. The removal of vegetation from this buffer area is not permitted.
17. It is to be noted that there are properties north of this subdivision which are used for farming purposes and that the normal conducting of activities on these farms may cause some nuisances to residents in the area. The council of the Shire of Capel acknowledges the rights of those farming activities to continue.

Onsite Effluent Disposal System

18. A reticulated sewer system is not available. All dwellings must be provided with an approved onsite effluent disposal system. A fully inverted system will be required.
19. The minimum vertical clearance between the underside of any leach drain provided for a dwelling and the highest known water table on any lot shall be 2.0 metres. Where assessment determines necessary, an on-site effluent disposal system having nutrient retention capacities will be required to be provided to the specification of the Health Department of Western Australia.
20. An application for approval of the use of the selected type of effluent system is required to be lodged with the building application for a house.

Fire Control & Management

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

21. 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.
22. (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.
23. Planting of additional trees is not permitted along the southern boundary of lots 2, 3 and 6 between the building envelope and boundary whilst the blue gum plantation exists on neighbouring lots.
24. It is recommended that housing design, and home maintenance shall comply with Standards Australia AS 3959-2009 and the Building Code of Australia in relation to "Construction of Buildings in Bushfire Prone Areas" due to the closeness of the adjacent blue gum plantation.

Fencing

25. 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 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.

