

Town Planning Information Sheet 05

SPECIAL RURAL ZONE AREA 1 - STRATHAM

As a prospective purchaser of a lot created by the subdivision _____ you are advised of the following provisions of the Greater Bunbury Regional Scheme, 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 Bussell Highway road reserve shall be 80m.
2. Setbacks from all other boundaries to be a minimum of 20 metres.
3. A building licence is required for all buildings. Limits apply to the size of outbuildings permitted on lots. (See Advisory Notice A3).
4. No second hand dwellings are permitted and the use of second hand building materials requires Council approval.
5. No access is permitted to Bussell Highway.
6. 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:

7. The following uses are permitted 'P' within the Special Rural Zone Area No. 1.
 - Single Dwelling – No more than one permitted per lot
8. The following common uses are not permitted unless Council gives approval in writing:
 - Rural Pursuit
 - Stables
 - Home Occupation
 - Ancillary Accommodation
9. 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. Generally no more than two horses or cattle, or eight sheep or goats or any combination of same not exceeding these figures will be permitted on a 2 hectare lot unless the applicant can demonstrate a clear capacity of the lot to sustain greater numbers. No horse training tracks or pigs will be permitted.

10. Livestock is not permitted within the vegetation buffer strip delineated on the Special Rural Zone Area No. 1. Plan modification No.1 (attached).
11. Special Rural Zone Area 1 – Plan of Modification No 6 (copy attached) requires the provision of a 20 metre wide tree planting buffer area adjacent to Bussell Highway to improve the amenity of future residents who will occupy the lots. Livestock is not permitted within the vegetation buffer area.
12. Bushfire management is to be undertaken in accordance with the Shire of Capel Bush Fire Order Notice available from the Shire office.

GREATER BUNBURY REGION SCHEME

Owners of lots which adjoin Bussell Highway are advised that the Greater Bunbury Region Scheme may require a future road widenings as indicated on Plan of Modifications No 6. Enquiries should be made to the Shire of Capel to determine if there is a proposed widening affecting highway frontage lots not depicted on Plan of Modification No 6.

SUBDIVISION CONTROLS

Generally not applicable to most lots as a minimum lot size of 2 hectares is to be maintained. 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 .

NOTE: THE PARTICULARS OF THIS BROCHURE ARE SUPPLIED FOR INFORMATION ONLY. VERIFICATION OF THE INFORMATION CONTAINED HEREIN IS RECOMMENDED.

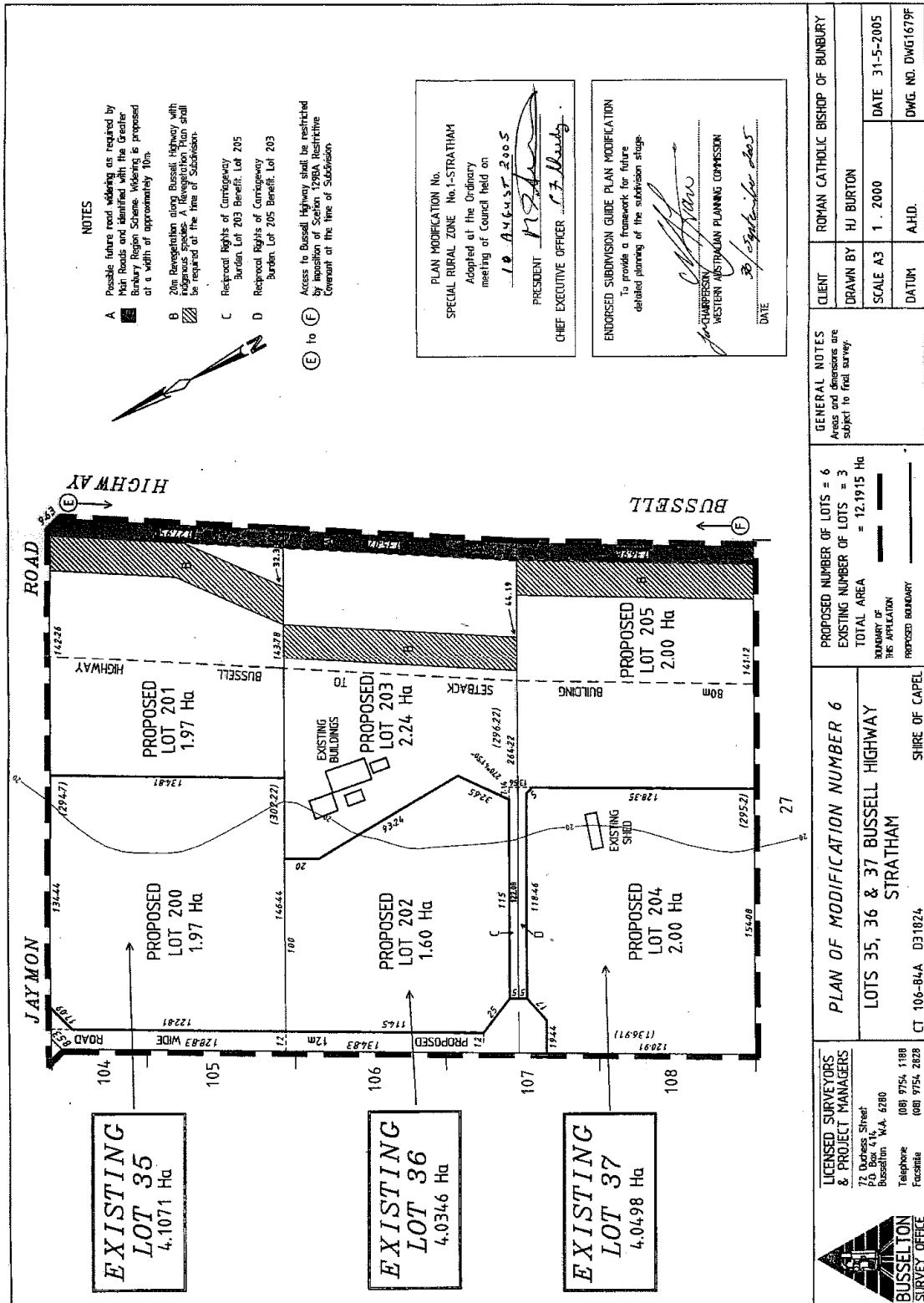
ACKNOWLEDGEMENT

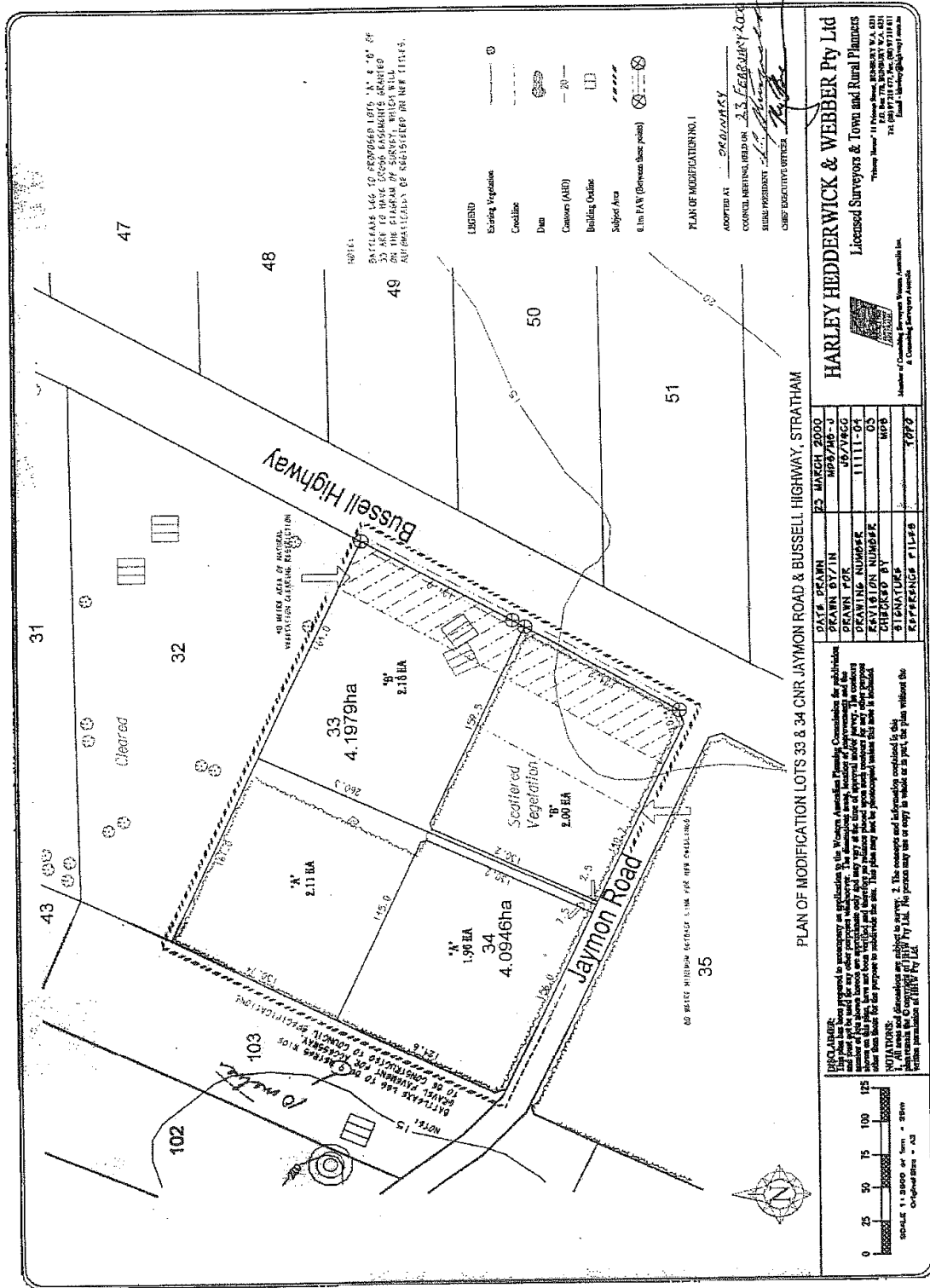
I / We _____ being Purchaser of Lot _____ within this subdivision, acknowledge that we have received a copy of the above advice and hereby agree to provide any successor in title with a copy of this advice and to seek their acknowledgment and undertaking to inform any further successors in title.

SIGNED: _____

DATE: _____

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





NOTES:
 1. BATTERS LEG TO CORNER OF LOTS 33 & 34 OF 8.00' OF
 2. BATTERS LEG TO CORNER OF LOTS 33 & 34 OF 8.00' OF
 3. ON THE PLANS OF SURVEY, WHICH WILL
 4. AUTOMATICALLY BE REGISTERED IN NEW TITLES.

- LEGEND
- Existing Vegetation
 - Cleared
 - Diagonal
 - Contours (MID)
 - Building Outline
 - Subject Area
 - 0.1m RAIN (Between these points)

PLAN OF MODIFICATION NO. 1

ADOPTED AT 30/01/2015
 COUNCIL MEETING HELD ON 23 FEBRUARY 2015
 SIMP PRESIDENT [Signature]
 CHIEF EXECUTIVE OFFICER [Signature]

PLAN OF MODIFICATION LOTS 33 & 34 CNR JAYMON ROAD & BUSSELL HIGHWAY, STRATHAM

HARLEY HEDDERWICK & WEBBER Pty Ltd
 Licensed Surveyors & Town and Rural Planners
 11 Prince Street, Stratham, Vic. 3109
 Tel: 09 9731 9731, Fax: 09 9731 9741
 Email: hhd@hwdw.com.au

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|-----------------|---------------|
| DATE DRAWN | 25 MARCH 2010 |
| DRAWN BY | MPS/MB - J |
| CHECKED BY | MB |
| DRAWING NUMBER | 11111-04 |
| REVISION NUMBER | 05 |
| CHECKED BY | MB |
| DATE CHECKED | 11/02 |
| REFERENCE | F1146 |

DISCLAIMER: This plan is prepared to comply with the requirements of the Victorian Planning Commission for the subdivision of land. It is not intended to be used for any other purpose. The boundaries, areas, and other information shown on this plan have been prepared and verified by a professional surveyor for the purpose of subdivision. This plan may not be photocopied or otherwise reproduced without the written permission of HARLEY HEDDERWICK & WEBBER Pty Ltd. No person may use or copy in whole or in part, this plan without the written permission of HARLEY HEDDERWICK & WEBBER Pty Ltd.

