

Town Planning Information Sheet 06

SPECIAL RURAL ZONE AREA 1A - STRATHAM BULLERSWOOD ESTATE

The Bullerswood Estate is within the Shire of Capel Special Rural Zone No. 1A – Stratham. This area is subject to specific land use, development and management controls. A summary of these controls is provided within the following advice.

Estate Objective

1. The purpose of the Estate is to create a range of lot sizes which will accommodate the sensitive development of rural residential retreats in a tuart woodland environment with limited grazing activities in the existing cleared areas.

Estate Amenity

2. The design of the Estate has given specific regard to the protection of the Tuart Woodland and in particular mature specimen trees. All the road alignments and property boundaries have been carefully selected. Lot owners are requested to acknowledge the environment of the Estate.
3. No trees are to be removed from the Estate unless for:
 - Approved development;
 - The establishment of firebreaks; and
 - The trees are dead, diseased or dangerous (with Council approval.)
4. Trees within the road reserves are not to be pruned, removed or interfered with in any way, except with the approval of Council.

Land Use and Management

5. As a more specific guide in assisting land owners to manage their land holdings in accordance with the Town Planning Scheme and other accepted land management practices, a Land Use Management Plan has been prepared. Land owners will be required to comply with this Management Plan.
6. The principle intent of the zoning is to allow for the development of a single dwelling (private residence) on each lot, with associated outbuildings.
7. Activities associated with residential development that may be considered include Ancillary Accommodation and Home Occupations. Any person contemplating these uses should make inquiries to the Shire of Capel to determine the guidelines for these uses and if the activity will be permitted.
8. The grazing of livestock (including horses) on any lot requires the approval of Council. The objective of this requirement is to ensure that residential amenity is maintained, that vegetation is protected and that a water supply is available to the use.
9. The Management Plan for the Estate contains a weed strategy. This identifies the main weeds that have been identified on the Estate and the measures that have been undertaken to control them. Further advice regarding weed management can be obtained from the Agriculture Western Australia.

Building Envelopes

10. All lots are subject to a defined building envelope. This envelope must contain all buildings including outbuildings. The Building Envelope Plan is contained within the Management Plan.
11. On the Tuart Woodland lots Council will require the siting of any house within the envelope to have regard to the location of any mature specimen Tuart trees.

Water Supply

12. All dwellings must be provided with a potable water supply by either an underground bore or a rainwater storage system with a minimum capacity of 92,000 litres, or a combination of either to the satisfaction of Council.
13. Any proposed underground bore requires the approval of the Water and Rivers Commission, which may impose conditions of approval.
14. Any application for rural uses, including grazing must include a water usage strategy for the property. This Strategy will be required to include advice from the Waters and Rivers Commission and Agriculture WA.

Fire Management

15. A separate Fire Management Plan has been prepared for the Estate. It is the responsibility of each landowner to comply with the requirements of this Plan in respect of their lot. Some properties include gates that have been installed along strategic firebreaks. These are to remain accessible during the fire season. Inquiries should be made to the Shire Ranger in respect of fire management requirements to be undertaken on lots.

Other Matters to Note

National Park

16. Located adjacent to the Estate is the Minninup Forest Block which forms part of the Tuart National Park. This land is managed by the Department of Conservation and Land Management (CALM). Until a Management Plan is prepared there are general controls and policies over activities that are permitted in the Park. Further details regarding these can be obtained from the local CALM office.
17. The management of the National Park may include activities that landowners should be aware of including the baiting for wildlife predator control and prescribed burning.

Covenants

18. Development within the Estate is subject to specific covenants that are designed to protect the residential amenity of all lots. Land use activities are controlled by the Town Planning Scheme.

PAWs

19. A pedestrian access way exists along the boundaries of Minninup and Fishermans Roads. Lots within the Estate do not have any frontage to either Minninup or Fishermans Roads and are not permitted to create any direct access to these roads.

ENQUIRIES

Further details on the above matters and other development requirements may be obtained from the Shire of Capel Planning and Development Services Division by phoning 97272030. Email inquiries maybe made to info@capel.wa.gov.au

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