

Town Planning Information Sheet 10

JOSHUA BROOK ESTATE (STAGE 1)

The Joshua Brook Estate is within the Shire of Capel Town Planning Scheme No. 7 Residential Precinct No. 1 and Special Rural Zone Area No. 5 localities. This area is subject to specific land use, development and management controls. As a prospective purchaser in the Joshua Brook Estate you are provided with the following summary of these controls:

ESTATE OBJECTIVE

The purpose of the Estate is to create a large lot residential subdivision that retains as much bushland as possible.

ESTATE AMENITY

1. The design of the Estate has given specific regard to the retention of bushland, particularly mature trees. Lot owners are requested to manage their land in a manner that retains the bushland.
2. No clearing of vegetation shall occur within any Lot that has not been issued with a building licence and in the case of lots 2-7 inclusive, an approved building envelope location.
3. No trees or substantial vegetation shall be felled or removed from a Lot, except with the approval of the Shire of Capel, where it is required for approved development works, or for the establishment of a firebreak as required by regulation or bylaw, or where trees are dead, diseased or dangerous.

ZONING

4. Lots 1, 8 & 9 are zoned Special Rural.
5. Lots 2 to 7 are zoned Residential R2.5.

BUILDING ENVELOPES

6. Lots 1, 8 & 9
 - 6.1 Some of the land within these lots has been disturbed by mining operations. A building restriction line has been determined at approximately 40 metres from the western boundary of the lots and marked onsite for your reference. No buildings are permitted within the 40 metre restriction area. Buildings outside the restriction area are to comply with the 20 metre setback requirement from all other boundaries. All buildings should be contained within a building envelope having a maximum area of 2000m².

Lots 2 to 7

- 6.2 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 1000m² may be cleared of natural vegetation to accommodate a single house, associated outbuildings and effluent disposal systems. This area will be termed the 'Building Envelope'.
- 6.3 The 'Building Envelope' location requires the approval of the Shire of Capel. Landowners are to define their selected position of the envelope as part of any initial building licence application.

FENCING

7. Boundary fencing is to consist of post and five strand wire, ringlock, hinge joint or similar product. Asbestos, metal sheeting, wooden pickets or similar will not be permitted. Lot owners should consult with the Shire of Capel if there is any doubt.

ON-SITE EFFLUENT DISPOSAL SYSTEM

8. A reticulated sewer system is not available. All dwellings must be provided with an on-site effluent disposal system that is designed for long term usage and effective nutrient retention capacity. A two metre vertical separation is to be maintained from the base of the system and the highest known groundwater level or impermeable layer of bedrock, and a 100 metre horizontal separation from the nearest water body. In some lots, conventional septic systems may not be suitable and alternative systems may be required. Lot owners should seek the advice of the Shire of Capel.

FIRE MANAGEMENT

9. A low fuel zone to a distance of 20 metres is required around all buildings. A low fuel zone 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 the live standing trees.
10. It is recommended that building construction designs give consideration to the Standards Australia AS3959-191 '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'. Purchaser's are advised however that the subdivision has not been classified as a "Bush Fire Prone Area" and this recommendation is only an encouragement to consider the building bush fire building design guidelines given the wooded nature of the estate.
11. The estate has fire emergency access ways that are sign posted. In the case of fire these access ways are for the use of fire fighting units and for people seeking an emergency exit route from a fire. Lot owners are advised to familiarise themselves with the access ways. They are also advised to give way to fire fighting vehicles wherever necessary.

LAND USE

- 12. Activities associated with residential development that maybe considered include Home Occupations and Ancillary Accommodation. Any person contemplating these uses should seek the advice of the Shire of Capel as Council approval is required prior to these activities being carried out.
- 13. On Special Rural lots 1, 8 & 9, the conduct of rural pursuits, including the grazing of livestock, requires the approval of the Shire of Capel. Rural pursuits are not permitted on lots 2 to 7 inclusive.

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.