



C.5.1.G.47

Town Planning Information Sheet 22

RESIDENTIAL ZONE R 2.5 LOTS 26 & 27 LORETTA AVENUE, GELORUP

As a prospective purchaser of a lot created by the subdivision of Lots 26 and 27 Loretta Avenue, Gelorup 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 endorsed Building Envelope Plan). This envelope shall contain the dwelling, outbuildings and associated residential infrastructure (water tanks, effluent disposal systems, swimming pools, etc.).
2. All building envelope locations are permanent and shifting of the envelopes is not permitted.
3. No clearing of vegetation shall occur within any lot that has not been issued with a building licence.
4. No clearing of the lot is permitted outside the building envelope other than for a driveway and firebreaks.
5. The vendor (estate developer) has undertaken tree planting throughout this subdivision to improve and enhance the visual amenity of the area and the habitat for native fauna (Western Ringtail Possum). Purchasers must allow the developer access to the new plantings for maintenance purposes for up to three years after the date of purchase. Purchasers must not undertake any activities which may have a detrimental effect on the new planting or existing native trees outside the building envelope.

Land Use

6. The land is zoned Residential with a coding R2.5. The following uses are permitted 'P' within the Residential Zone:
 - Single Dwelling
7. The following other uses are not permitted unless Council gives its approval in writing:
 - Home Occupation
 - Ancillary Accommodation

8. The following limits apply to the size and height of outbuildings (sheds) permitted in the Residential zone with a R2.5 coding:

Zone	Max. Floor Area (m²) Reflective Cladding	Max. Total Floor Area (m²) Non-Reflective Cladding	Max. Wall Height (m)	Boundary Setbacks (m)	Other Requirements
Residential R2.5	75	150	4.5	As for a Dwelling	Where a building envelope has been specified on a lot outbuildings shall be located therein.

Water Supply

9. Prior to the occupation of any dwelling within this zone it shall be connected to a rain water storage tank with a minimum capacity of 92,000 litres.
10. The property is situated within the Bunbury Groundwater Area proclaimed under the Rights in Water and Irrigation Act.
11. 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.

Onsite Effluent Disposal System

12. A reticulated sewer system is not available. All dwellings must be provided with an approved onsite effluent disposal system.
13. Any bores proposed onsite must be located at least 30 metres clear of all Septic Tanks and Leach Drains (including those on neighbouring properties).

Fire Control & Management

14. This subdivision area is the subject of an approved Fire Management Plan. All land owners shall comply with the requirements of the enclosed Fire Management Plan.
15. 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 from live standing trees. Established and well maintained gardens are considered to be a low fuel zone.

16. A 3m wide firebreak is required inside and along all external boundaries of the land. All other grass remaining on the property is to be slashed to a maximum height of 100mm.
17. It is recommended that all domestic water supply tanks be fitted with a gate valve with 100mm female thread and fitted with a 75mm Storz coupling to enable brigade appliances to draw water. The installation of these fittings should be positioned at the base of the water in the tank. Access is to be available for emergency fire fighting purposes.
18. It is recommended that all buildings comply with Standards Australia AS 3959-1991 "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".

Fencing

19. Boundary fencing is to consist of post and five strand wire. Fibrous cement, metal sheeting, wooden pickets or similar is not permitted.

Property Access

20. Property driveway access points are to be located to the satisfaction of the Shire of Capel. Land owners are advised to contact the Technical Services Department at the Shire for approval of their driveway location. The location of the driveway access point will need to give careful regard to sight distance visibility limitations.

Western Ringtail Possum Management Plan

21. This subdivision area is the subject of a Western Ringtail Possum Management Plan endorsed by the Department of Environment and Conservation (DEC). All land owners shall take note of their obligations with respect to this plan. Please contact the DEC or the Shire of Capel for further information.

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.



**BUILDING ENVELOPES FOR
LOTS 250 - 256, 258 & 259
ON PLAN DP66887
LORETTA AVE
GELORUP**



SCALE AT A3 1:1000
ALL DISTANCES ARE IN METRES

DRAWN BDR/CR/AMS 23/02/12
DRAWING No. 13469-02G

