



Scheme Provisions

Rural Small Holding Zone No.1—Blue Vista Estate

TOWN PLANNING SCHEME NO.5 SCHEDULE 10

APPLICATION OF THESE PROVISIONS

These Special Provisions apply to the Blue Vista, Hopetoun Rural Small Holding Zone area known as Blue Vista Estate (Rural Small Holding Zone No.1).

These provisions are extracts from Shire of Ravensthorpe Town Planning Scheme No.5 Schedule 10 'Rural Small Holding Zone Provisions' and relate to the development and use of land within the Zone. Additional provisions that related to the initial subdivision of the estate have been omitted, but can be found in Schedule 10 of the Scheme.

SPECIAL PROVISIONS

1. Service Requirements

- (a) No dwelling shall be constructed or approved for construction unless a minimum of 92000 litre water storage tank and an approved method of effluent disposal has been incorporated into the approved plans, and no dwelling shall be considered fit for human habitation unless such supply of water and method of effluent disposal has been installed and is operating.
- (b) The local government shall require that a prospective purchaser of a lot is aware of the responsibility to install and individual supply of water and method of effluent disposal.
- (c) Reference should be made to the Department of Agriculture Guidelines relating to water storage, tank size and area of roof catchment.

2. Stream Protection Area

Within the Stream Protection Area defined on the Subdivision Guide Plan, no vegetation may be felled, removed or damaged, unless with the approval of the local government and with the advice of the Department of Agriculture.

3. Vegetation Protection

Except for the specific provisions applying to the Stream Protection Area defined on the Subdivision Guide Plan, within Rural Small Holdings Zone No 1, no trees or shrubs shall be felled or removed except where:

- (i) in the opinion of the local government such trees and shrubs are dead, diseased or dangerous;
- (ii) the establishment of a firebreak is required under a regulation or by-law;
- (iii) it is necessary for road or fence construction;

- (iv) a building site and access to this site is required and approved by the local government;
- (v) subject to the approval of the local government, a cleared area up to one metre in width for the purpose of erecting and maintaining the fence line is required; the method of clearing should be by way of slashing to reduce the erosion risk; and
- (vi) required by the Fire and Emergency Services Authority or the local government pursuant to Clause 4.8.3 e).

4. Shelter Belts

Shelter belts as shown on the Subdivision Guide Plan are to be planted with appropriate vegetation by the landowner to the satisfaction of the local government. Advice on the appropriate vegetation should be obtained from the Department of Agriculture.

5. Land Degradation

- (a) With the intention of preventing soil erosion and any other land degradation, whether by overstocking, land management practices, or destruction of vegetation, the local government may, with the advice of the Department of Agriculture, take any soil conservation action considered necessary to reduce or eliminate the adverse effects on the environment, including the removal of animals, and any costs incurred by the local government in taking such action shall be recoverable by the local government from the landowner and/or occupier.
- (b) Prior to putting stock onto a lot landowners shall seek and comply with advice from the Department of Agriculture on suitable animal stocking rates.
- (c) Landowners are responsible for protecting remnant vegetation and vegetation in shelter belts by fencing such vegetation should stock be put on the lots.
- (d) Landowners are required to maintain to the satisfaction of the Department of Agriculture the erosion control grade banks.

6. Bush Fire Measures

- (a) For the purpose of providing alternate egress from a lot in the event of a bush fire, the landowners shall construct a gate on the perimeter boundary of each lot.
- (b) The local government may require firebreaks of a greater width than normal along the perimeter boundary of the lots.
- (c) If fire fighting facilities are installed for this subdivision then the subdivider, if required shall contribute to those facilities to the satisfaction of the local government and the Bush Fire Service of WA.

7. Setbacks

No building or structure shall be erected closer than:

- 25 m from a street frontage;
- 15 m from any other boundary.

ADDITIONAL PROVISIONS

The following provisions from Clause 4.8.3 of Shire of Ravensthorpe Town Planning Scheme No.5 also apply to the development of land in this zone:

- e) *In addition to building envelopes required in Schedules 9 and 10, development is to incorporate hazard separation zones to adequately separate habitable buildings from bush fire hazards in order to protect them from burning debris (spotting, airborne embers) radiant heat and direct flame contact. Subject to written confirmation by the Fire and Emergency Services Authority or their agent, all development in this Zone is to incorporate building protection zones to minimise fire intensity around buildings.*
- f) *Council, in considering development in these zones, will give regard to:*
 - i) *the quality of architectural design with the objective of achieving a level of integration and consistency with the surrounding built environment.*
 - ii) *the materials and colours used on the exterior surfaces of all buildings with the objective of buildings blending in with the surrounding landscape and environment.*

WHERE DO I FIND MORE INFORMATION?

Further information can be obtained from Council's Planning and Development Services on 9839 0000. Consult the 'Rural Small Holding Zone FAQ's' brochure for further information on approval requirements in this zone.

The information contained in this brochure is intended as a guide only. It is recommended that the advice and assistance of Council's Planning and Development Services be sought prior to lodgement of a planning application. The Shire of Ravensthorpe disclaims any liability for any damages sustained by a person acting on the basis of this information.

Shire of Ravensthorpe Planning and Development Services
65 Morgans Street (PO BOX 43) Ravensthorpe WA 6346
Phone: 9839 0000 Fax: 9838 1282 E-mail: shire@ravensthorpe.wa.gov.au
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