



# Scheme Provisions

## Rural Conservation Zone No.3—Lakes Entrance Estate

TOWN PLANNING SCHEME NO.5 SCHEDULE 9

### APPLICATION OF THESE PROVISIONS

These Special Provisions apply to the Springdale Road, Daniels Road, West Bank Close, Long Pool Road and Orchid Road Rural Conservation Zone area known as Lakes Entrance Estate (Rural Conservation Zone No.3).

These provisions are extracts from Shire of Ravensthorpe Town Planning Scheme No.5 Schedule 9 'Rural Conservation 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, including the preparation and implementation of a Foreshore Management Plan, have been omitted, but can be found in Schedule 9 of the Scheme.

### SPECIAL PROVISIONS

#### 1. Service Requirements

- (a) No dwelling shall be constructed or approved for construction unless a supply of water (either from an underground bore or well, or a minimum of 92,000 litre storage tank), 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 operating.
- (b) The Shire of Ravensthorpe shall require that a prospective purchaser of a lot is aware of the responsibility to install an individual supply of water and method of effluent disposal.
- (c) Reference should be made to Department of Agriculture guidelines relating to water storage, tank size and area of roof catchment.
- (d) No vehicular access will be permitted to/from lots directly onto Springdale Road.

#### 2. Building Requirements

- (a) A Building Envelope with an area not exceeding 4000 square metres shall be defined in a position to be agreed by the Shire of Ravensthorpe before any building is constructed on a lot.
- (b) Building Envelopes shall be setback at least 20 metres from any lot boundary, and 40 metres from a lot boundary with the Jerdacuttup River Foreshore Reserve. No building shall be constructed on a lot other than within the defined Building Envelope.
- (c) Notwithstanding (a) above, the Shire of Ravensthorpe may permit a variation to the 'Building Envelope', prior to the construction of any building, if it is shown to the satisfaction of the Shire of

Ravensthorpe that the proposed location of the 'Building Envelope' will not be detrimental to the landscape of the environment.

- (d) No effluent disposal system will be permitted within 100 metres of the Jerdacuttup River or any future Water Corporation production well.
- (e) The materials and colours used on the exterior surfaces of all buildings shall be designed to blend in with the landscape to the satisfaction of the Shire of Ravensthorpe. Zincalume roofs shall not be permitted.

### **3. Vegetation Protection and Enhancement**

- (a) No trees or shrubs shall be felled or removed from a lot other than within an agreed Building Envelope except where in the opinion of the Shire of Ravensthorpe:
  - (i) 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;
- b) Clearing for the purpose of creating firebreaks or for creating and maintaining a fence line shall be carried out by way of slashing to reduce any erosion risk.
- (c) In order to enhance the rural amenity of the land in areas the Shire of Ravensthorpe considers to be deficient in tree cover it may require the owner of any lot to plant trees and/or groups of trees of such species as may be specified by the Shire of Ravensthorpe.
- (d) In order to limit the destruction of natural vegetation, and allow ease of access for fauna and emergency vehicles, fencing is to be restricted to around the 'Building Envelope' only. The materials used in fencing shall be to the satisfaction of the Shire of Ravensthorpe and appropriate for an area where the keeping of stock is not permitted.
- (e) To avoid land degradation or degradation of the Jerdacuttup River and the River Foreshore Reserve the local government shall require marking by 1.2 metre bollards of a lot boundary with the Foreshore Reserve.

### **4. Bush Fire Measures**

Clearing of each lot, other than the area required by the Fire and Emergency Services Authority or the Shire of Ravensthorpe, pursuant to Clause 4.8.3 e) (see Additional Provisions section of this brochure) or for firebreaks and access, shall be limited to a Building Envelope approved by the Shire of Ravensthorpe

## **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 Conservation 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.