



Scheme Provisions

Rural Conservation Zone No.1—West Beach and Whale Bay Estate

TOWN PLANNING SCHEME NO.5 SCHEDULE 9

APPLICATION OF THESE PROVISIONS

These Special Provisions apply to the Rural Conservation Zone areas on Hamersley Drive, Whale Bay Drive and Seaview Way, Hopetoun (Rural Conservation Zone No.1).

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 have been omitted, but can be found in Schedule 9 of the Scheme.

SPECIAL PROVISIONS

Building Setbacks

1. No building or structure shall be erected closer than:
 - i) 50m to the Hamersley Drive Reserve;
 - ii) 15m to any other street frontage;
 - iii) 7.5m to any other boundary.

Building Envelopes

2. Clearing of each lot, other than the area required by the Fire and Emergency Services Authority or the local government, pursuant to Clause 4.8.3 e) or for firebreaks and access, shall be limited to a 1000m² Building Envelope approved by the Shire of Ravensthorpe, which shall include any dwelling or other outbuilding.
3. Buildings shall not be erected otherwise than within the Building Envelope prescribed for each lot. Notwithstanding this requirement, the Shire of Ravensthorpe may permit a variation to the Building Envelope 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.

Fencing

4. 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.

Visual Amenity

5. No owner shall use or permit his land to be used in such a manner as will adversely affect visual and rural/residential amenities or the preservation of natural vegetation in the locality.

Environmental Management

6. Should it appear to the Shire of Ravensthorpe that, by virtue of its use, any land is in, or is approaching a condition where wind or water erosion may occur, or where the conservation of local vegetation is at risk or where weed control poses a problem, it may, pursuant to the provisions of this Scheme, serve notice upon the owners and/or occupiers of the land specifying the action which must be taken at the owner or occupier's expense to remedy the condition of the land to the Shire of Ravensthorpe's satisfaction.
7. On land currently cleared of vegetation the Shire of Ravensthorpe will require the owners of new lots to undertake a programme of revegetation and landscaping in accordance with the approved subdivisional guide plan. Details of the revegetation and landscaping require the prior approval of the Shire of Ravensthorpe. Such a programme shall also include details of the manner in which that landscaping and revegetation is to be maintained.

Water Supply

8. No dwelling shall be constructed unless it is connected to a minimum of a 92,000 litre water storage tank, or has an alternative potable water supply that is acceptable to the Shire of Ravensthorpe. No dwelling shall be considered fit for human habitation unless such a supply has been installed and is operating.
9. Reference should be made to Department of Agriculture guidelines relating to water storage, tank size and area of roof catchment.

Effluent Disposal

10. Effluent disposal shall be the responsibility of the individual land holder and shall be effected by septic waste disposal systems installed to the specifications of the Shire of Ravensthorpe.

Fire Breaks

2. The system proposed for strategic firebreaks, firefighting access shall be agreed to by the Bush Fires Service of WA and 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.