

Unless otherwise stated the following relates to all rural residential zoned land.

Objectives

The objective of rural residential zoned land is to allow areas where closer subdivision will be permitted to provide for such uses as hobby farms, horse breeding and rural-residential retreats whilst retaining the rural landscape and amenity. Such areas will be within 8km of the town of Wandering to facilitate the provision of services to residents and then only where the environmental impacts are manageable.

Rural residential zoned land will retain the rural landscape and amenity in a manner consistent with the orderly and proper planning of such areas.

Crossovers

Property entrances (crossovers) are to be constructed to each property to a design which avoids property access roads draining onto the Shire road. The location of any crossover requires Council's approval.

Water Supply

Where a reticulated potable water supply is not provided a minimum of 135,000 Litre drinking water tanks serviced by a minimum of 150m² roof catchment is required. (Note that this is greater than the standard 92,000 Litres) Auxiliary holding tanks shall not exceed 100,000 Litres. Water tanks are to be fitted with a check valve and 37mm (1½") female cam lock coupling providing access to 25% of the tanks capacity for bush fire fighting purposes.

Fencing

A minimum of 7 x 90mm x 45mm prefabricated fencing, with steel pickets at 6m intervals, strutted strainers on corners and 4m swung steel mesh gates was required to be installed by the subdivider. This standard is to be maintained for all other fencing required.

Building Envelopes

A 1,600m² building envelope (to separate neighbours, contain buildings, retain remnant vegetation etc.) had been adopted. This envelope may be relocated if all parties (owner, Shire, adjoining owners) agree. A fee of \$55 to process applications is required to be paid.

All development, including water tanks, is to be contained within the building envelope. However, it is acknowledged that due to the reliance on on-site water supplies (dam and roof catchment), some property owners may desire to locate water storage tanks outside the building envelope. As such, Council has developed a procedure for this:

- Applications for location of a water storage tank outside the building envelope are to be considered as a relocation of the building envelope and processed in the same manner as the relocation of a building envelope.
- As a general rule, water tanks the subject of an application under the Policy are to be no larger than 100,000 Litres unless otherwise specifically approved by Council.
- All water tanks and structures that are approved under this Policy are to be painted or finished externally in a colour that is in harmony with the setting. Shades of brown or green are preferred. Reflective materials will not be approved.
- As far as is practical, existing vegetation is not to be removed for the construction of the water tank or structure.
- In areas where the tank or structure will be highly visible, screening with tree planting may be imposed as a condition.

Setbacks (50m from Moramocking Road, 30m from the front boundary to other roads or the common boundary with the State Forest and any watercourse or drainage line and 10m for all other boundaries) is still required to be maintained. Septics and leach drains to be a minimum of 50m from any watercourse.

Outbuildings

Outbuildings (such as sheds) are not permitted on blocks of 5ha or less without a residence.

Fire Prevention

In *Blackboy Springs Estate* a 6m unfenced strategic fire break around the subdivision has been installed. Individual properties are still required to comply with the Fire Control Order adopted by Council each year and circulated to property owners.

Low fuel areas (areas clear of all flammable material with the exception of live trees) shall be maintained around all buildings for a minimum of 20m (or additional if deemed necessary due to the land slope or surrounding vegetation).

Natural Vegetation

In order to enhance the rural environment or features of natural beauty all trees shall be retained unless their removal is authorised by the Council. This will be considered in such instances to gain vehicle access to the building envelope.

Further, if Council considers an area deficient in tree cover it may require as a condition of any planning approval the planting of trees of a species specified and their maintenance for up to 2 years.

Animals & Livestock

Livestock may be kept on all lots subject to the remnant vegetation being protected by suitable fencing. The numbers of livestock shall not exceed the standards of good animal husbandry.

Any person who keeps animals or uses the land for the exercise or training of animals shall be responsible for appropriate measures to prevent noise, odour or dust pollution or soil erosion. Council may require animals to be removed from the property for a specified period to allow affected land to recover.

Permitted Uses

The following types of development are, subject to application, permitted in rural residential areas:

- Single houses
- Public recreation

Council may, at its discretion permit:

- Caretaker's dwelling
- Home occupation
- Home business
- Cottage industry
- Public utility
- Plant nursery
- Veterinary hospital
- Aquaculture
- Winery

Further, Council may, at its discretion, permit after public notice of the application has been given and any comment or objection considered:

- Intensive agriculture
- Rural pursuit

Planning Approval

Planning approval is required for all development in rural residential areas. To achieve a high standard of development and to minimise the visual impacts of development, consideration will be given to (amongst other things):

- the relationship of the proposal to development on adjoining land.
- whether adequate provision for landscaping has been made and whether trees or other vegetation should be preserved.
- whether the proposal is likely to cause soil erosion or land degradation.
- colour and texture of external building materials;
- building size, height, bulk, roof pitch.
- location.
- architectural style and design.
- any other characteristic considered relevant by Council.

See also the Shire of Wandering's "Notes On Building & Planning Control" pamphlet for guidance on:

- When to apply for building approval
- Building setbacks
- Access points
- Native vegetation
- Fencing and water tanks
- Water requirements
- Construction of dams
- Multiple houses per lot
- Seismic building requirements
- Sand pad
- Building license duration
- Relocate buildings
- Occupancy
- Living on site during construction
- Swimming pools
- Commercial purpose
- Building laws
- Effluent disposal systems



SHIRE OF WANDERING

Notes On Rural Residential Area Controls

Shire of Wandering

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At the time of preparation this information brochure was deemed to be correct. However, as Building Regulations, Residential Planning Codes, Town Planning Scheme and Council Policies are amended from time to time please ensure that you have the most up to date edition of this brochure.

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