

Shire *of* Dandaragan

'ALTA MARE' DEVELOPMENT GUIDELINES

'ALTA MARE' IS WITHIN THE 'RURAL RESIDENTIAL' ZONE AS PRESCRIBED UNDER THE SHIRE OF DANDARAGAN TOWN PLANNING SCHEME No 7

Development in a 'Rural Residential' Zone shall comply with the following general requirements:

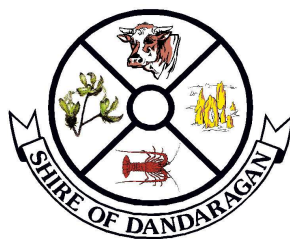
- (i) In addition to a building licence, the Council's prior approval to commence development is required for all development including a single dwelling house and such application shall be made in writing to the Council.
- (ii) Not more than one single dwelling house per lot shall be erected.
- (iii) In addition to the provisions of the scheme and what may be shown in the plan of subdivision the WA Planning Commission may approve a minor variation to the subdivisional design but further breakdown of the lots so created shall be deemed to be contrary to the provisions of the Scheme.
- (iv) When an application is made to Council for a Planning Approval, a landscape plan shall be submitted identifying the location and species of trees and shrubs to be planted as part of site development. Issue of a building licence will be conditional on the implementation and maintenance of the landscape plan.
- (v) All trees shall be retained unless their removal is authorised by Council except in the cases of trees which are proposed to be removed to make way for house construction, fences and constructed accessways. Where in the Council's opinion there is a deficiency of tree cover on any particular allotment, the Council may require the planting and subsequent maintenance of an adequate number of trees of a specified type as a condition of development approval.
- (vi) A proven potable water supply by means of either a 92,000 litre roof water tank, bore or main reticulation system connection shall be provided to each new allotment to the satisfaction of Council and other relevant authorities. In this instance of roof water tanks, the Council may permit the provision of such tanks as a condition of the subsequent building permit provided that in such cases, the subdivider shall enter into an agreement with the Council, whereby any subsequent owner of the land is to be advised of his responsibilities to comply with such a condition.
- (vii) The siting and erection of any building, outbuilding or fence shall not be approved by Council unless or until it is satisfied that the design construction, materials and position will be in harmony with the rural character of the land within the zone and locality generally.

- (viii) On site effluent disposal systems servicing development on the lots should be to the specifications of the local authority. The use of non-standard effluent disposal systems may be required and in any event the following requirements shall be satisfied:
 - (a) Adequate separation achieved between the base of the leach drains and the highest recorded groundwater level.
 - (b) Adequate horizontal separations achieved between the disposal system and existing drains, water courses or water bodies.
 - (c) The area around each effluent disposal system shall be planted with indigenous trees and shrubs by the land owner and be maintained to the satisfaction of the local authority.
 - (d) Prevention of direct movement of wastewater and nutrients from the locality of each disposal area.
- (ix) The subdivider shall advise all purchasers of subdivided lots that if the lots are located within a Groundwater Area and that water extraction requires licensing.
- (x) The keeping of livestock for commercial purposes shall not be permitted. The keeping of livestock for domestic purposes will only be permitted to manage areas of cleared pasture and then only to maximum stocking rates permitted under Department of Agriculture guidelines given the soil and vegetation types in the locality. Given Council's preferred aim to revegetate cleared pasture areas, the keeping of livestock for domestic purposes is to be discouraged except on lots identified as equestrian lots.
- (xi) All residences, outbuildings, carports and the like shall be constructed of materials sympathetic to the character of the locality, as may be approved or required by Council. The scale of outbuildings shall be of a domestic nature such that the Rural Residential amenity of the locality is not prejudiced. Large industrial type buildings will not be permitted.

Further to the abovementioned requirements, the following additional specific provisions apply to 'Alta Mare':

- (a) Subdivision shall be generally in accordance with the Plan of Subdivision Plan No 1, which forms part of the Scheme. Plan of Subdivision No 1 may be varied by Council to avoid areas of limestone outcropping for effluent disposal.
- (b) The subdivider shall ensure that each prospective purchaser of the subdivided lot acknowledges in writing, at the time of purchase of a lot, that they have been made aware of the provisions of the Shire's Local Planning Scheme pertaining to the subdivision and development within the Rural Residential Zone.
- (c) Notwithstanding the provisions of the Scheme and what may be shown on the Plan of Subdivision, the Western Australian Planning Commission after consultation with the Local Authority may approve a minor variation to the subdivisional design.
- (d) No building shall be permitted within 20 metres of the front of any allotments, 30 metres from the rear boundary of any allotment and 10 metres from the side boundaries of any allotment.

- (e) No second-hand or relocated dwellings will be permitted on any lots in the subdivision.
- (f) Tree planting inside the landscape buffer fronting Jurien Road shall be undertaken by the subdivider in accordance with the Plan No 1 as forming part of this Scheme.
- (g) All development shall comply with the following development guidelines:
 - (i) buildings on land steeper than gradients of 1:10 shall be of split level or pier construction to minimize the amount of cut and fill;
 - (ii) non-reflective building materials only will be permitted. Non-reflective roofing material shall be of a colour consistent with the vegetation and/or predominant colours of the individual building sites;
 - (iii) buildings shall form a unified group with the main building and should be of a similar form, colour and materials;
 - (iv) clearing of existing native vegetation within building envelopes should be limited to 30 metres around buildings and should be an absolute minimum necessary for the installation of services;
 - (v) a minimum of 160mm topsoil should be stripped from earthworks areas and replaced immediately after construction onto disturbed areas; and
 - (vi) landscaping should be with materials that are sympathetic with the surrounding natural landscape;
- (h) No direct road access shall be permitted for lots abutting Jurien Road and Canover Road. Access to those roads will be denied by the establishment of a 0.1 metre pedestrian access way along the common boundary between adjoining lots and the road.



Alta Mare Special Rural Subdivision

Plant Listing

Shallow limestone ridge tops. The following list includes species, which offer the tallest practice options for the shallow soils concerned.

Species	Height
Melaleuca huegelii (Chenile honey myrtle)	2-4m
Melaleuca cardiophylla	2 -4m
Grevillea olivacea	2-3m
Grevillea argyrophylla	2-3 m
Templetonia retusa (Cockies tongues)	1-2m
Melaleuca lanceolata (Rottnest Island Tea tree)	4 –7 metres
Eucalyptus oraria (Abrolhos Island mallee)	4 –7 metres
Eucalyptus erythrocorys (Illyarrie)	4 –7 metres
Banksia prionotes (Acorn banksia)	3-4m

Deeper sand swales. Tree establishment will be easier here and a combination of Tuarts and Coastal Moorts offering an excellent screen.

Species	height
Eucalyptus gomphocephala (Tuart)	10m
Eucalyptus platypus var. heterophylla (Coastal moort)	6m
Banksia prionotes (Acorn banksia)	4m
Grevillea olivacea	3m
Melaleuca cardiophylla	4m
Melaleuca huegelii (Chenile honey myrtle)	4m

Plant listing compiled by

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