



Shire *of* Dandaragan

'MARINE FIELDS / HILL RIVER HEIGHTS' DEVELOPMENT GUIDELINES

'MARINE FIELDS / HILL RIVER HEIGHTS' ARE 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 above mentioned requirements, the following additional specific provisions apply to 'Marine Fields' and 'Hill River Heights':

- (a) Subdivision shall generally be in accordance with the Plan Subdivision Hill River (Fatfields), endorsed by the Shire Clerk, the Plan of Subdivision shall be kept with the Scheme.
- (b) No building shall be permitted within 20 metres of the front of any allotment, 50 metres from the rear boundary of any allotment and 10 metres from the side boundaries of any allotment.
- (c) Where the Council is of the opinion that a proposed dwelling would detract from the visual amenity of the open Molah Hill landscape, it may require the applicant to submit alternative plans which specify the use of permanent

materials, and which merge buildings into the natural landscape in terms of building proportions and the colours and textures of materials.

- (d) The Hamersley homestead originally built on CG 681 in the 1890s shall not be modified in any way without the prior consent of the Council. The owner of the homestead allotment will be encouraged to restore and maintain the environs of the house including original exotic and indigenous trees to conserve early European settlement associations. The homestead may be used as an Ancillary Dwelling as defined in the Residential Design Codes or as a Cabin or Chalet for the purposes of short term accommodation in addition to the other permissible uses of the Rural Residential zone.
- (e) Development in close proximity to the Hill River and its` tributaries will incorporate provisions to ensure that the environmental and recreational values of the river are protected and enhanced.