

SCHEDULE 4 - SPECIAL RURAL ZONE - (Continued)

(A) SPECIFIED LAND		(B) SPECIAL PROVISIONS RELATING TO (A)
		<p>23. A Wetland Management Plan shall be prepared and implemented by the subdivider for the Conservation Category Wetland and its buffer.</p> <p>24. A Revegetation Management Plan is to be prepared and implemented by the subdivider, which is to include but not be limited to, planting located between the road pavement and proposed building envelopes and a vegetation buffer abutting the Kwinana Freeway.</p> <p>25. The subdividing landowner at the subdivision stage is to provide a plan of the highest known ground water levels across the subject land.</p> <p>26. At subdivision stage the subdividing landowner is to provide a drainage solution aimed to substantially reduce the level of inundation for proposed lots affected by inundation as shown on Figure 6 in the Water Management Plan.</p> <p>27. The subdivider is to make arrangements with the Council for upgrading the unmade portion of Fiegert Road to Lakelands Road for emergency access.</p> <p>28. Satisfactory emergency vehicular access via Fiegert Road to Lakelands Road must be demonstrated prior to subdivision of the site.</p>
SR38	<p>Lots 13, 14, 801 Greenlands Road and Lots 803 and 805 corner of Greenlands Road and Marsh Road and Lots 215 and 216 Greenlands Road, West Pinjarra (Cont.)</p> <p><i>AMD 275 GG 23/09/16</i></p>	<p>1. Subdivision and development of the land should be generally in accordance with a local structure plan approved the Western Australian Planning Commission.</p> <p>2. Each lot shall be not less than 1 hectare in area.</p> <p>3. Each lot shall contain a building envelope which shall not exceed 2,000 square metres in area.</p> <p>4. All building envelopes are to be setback a minimum of 20m from primary and secondary street boundaries and 10m from other lot boundaries. The Council may approve lesser distances if it is satisfied that:</p> <ul style="list-style-type: none"> (a) the topography or shape of the lot or natural flora on it makes it desirable to alter this provision; (b) the location of buildings will not detract from the environmental quality of the area or the amenity of existing or future residence on adjoining lots; (c) noise impacts will remain within acceptable limits; (d) any fire protection zones identified in the Fire Management Plan will not be compromised. <p>5. Each lot shall have a consolidated area of not less than 5,000m², together with practical access to the nearest road carriageway that is free from inundation, as determined by the Council.</p> <p>6. All dwellings, outbuildings and effluent disposal systems shall be located within the approved building envelope unless prior written approval of the Council is granted.</p> <p>7. No dwelling shall be approved by the Council unless it is connected to an alternative domestic waste water treatment system with an adequate nutrient retention capacity, as approved by the Health Department of Western Australia, with the base of the system or modified irrigation area being a minimum of 600mm above the highest known water table to the satisfaction of the Council.</p> <p>8. Each lot shall be connected to a reticulated water supply.</p>

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<p>SR38 Lots 13, 14, 801 Greenlands Road and Lots 803 and 805 corner of Greenlands Road and Marsh Road and Lots 215 and 216 Greenlands Road, West Pinjarra</p> <p><i>AMD 275 GG 23/09/16</i></p>	<p>9. Land Use Permissibility.</p> <p>(a) The following are permitted uses ('P'):</p> <p style="padding-left: 40px;">Single House Outbuilding Home Office Public Utility</p> <p>(b) The following uses may be permitted at the discretion of the Council ('AA'):</p> <p style="padding-left: 40px;">Home Occupation Home Business Stables Family Day Care Cottage Industry Ancillary Dwelling Bed and Breakfast</p> <p>(c) All other uses not permitted.</p> <p>10. Fencing shall be of open post and rail or post and wire construction and shall be maintained to the satisfaction of the Council.</p> <p>11. In order to conserve the landscape, trees and other indigenous vegetation shall not be felled or cleared without the prior written approval of the Council, except where required for the erection of a single house, outbuilding, stables effluent disposal systems, access ways, fences, drains and firebreaks.</p> <p>12. With the intention of preventing overstocking or other practices detrimental to the amenity of the zone, the breeding and keeping of animals shall not be permitted without the written approval of Council. In considering any application that involves the breeding or keeping of stock, the Council will be guided by advice from the Department of Agriculture and Food.</p> <p>Notwithstanding the above, in cases where stocking approval has been given but where environmental problems develop, Council after consultation with the Department of Agriculture and Food may take appropriate action to ban or reduce the stocking of animals. Individual landowners shall be responsible for organizing and meeting all costs associated with obtaining advice from the Department of Agriculture and Food where the keeping of any stock is proposed.</p> <p>13. No well or dam shall be constructed on a lot without the written approval of the Council.</p> <p>14. No bore shall be constructed prior to a licence being issued by the Department of Water and no bore shall be located within 30 metres of an onsite effluent disposal system.</p> <p>15. Water management and drainage shall be in accordance with the Local Water Management Strategy (LWMS) prepared by the proponent to the satisfaction of the Council and Department of Water.</p> <p>16. Fire management shall be in accordance with the Fire Management Plan prepared by the proponent to the satisfaction of the Council.</p> <p>17. All buildings shall be constructed in accordance with AS3959 - Construction of buildings within bush fire prone areas.</p> <p>18. Noise amelioration measures shall be in accordance with the Road Traffic Noise Assessment prepared on behalf of the proponent to the satisfaction of the Western Australian Planning Commission.</p> <p>(a) All dwellings located within the Noise Impact Area shown on</p>

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SR39	<p>Lot 1 Lakes Road and Lot 2 Shanns Road, North Dandalup</p> <p><i>AMD 289 GG 13/1/17</i></p>	<p>1. Subdivision and development of the land should be generally in accordance with the local structure plan approved by the West Australian Planning Commission.</p> <p>2. Each lot shall not be less than 1 hectare in area.</p> <p>3. Prior to the subdivision of the land, a detailed plan shall be prepared indicating the dimensions and suitable position of a building envelope for each proposed lot. Each building envelope shall have a maximum area of 2000m².</p> <p>4. All buildings and effluent disposal systems are to be located within the approved building envelope unless prior written approval of the Council is granted.</p> <p>5. All buildings envelopes are to be setback a minimum of 20m from primary and secondary street boundaries and 10m from other boundaries.</p> <p>6. Council may vary the location of the building envelope (except minimum setbacks) if it is satisfied that:</p> <p>(a) The topography or shape of the lot or natural flora on it makes it desirable to alter this location;</p> <p>(b) The location of the building envelope will not detract from the environmental quality of the area or the amenity of existing or future residents on adjoining lots;</p>