

SPECIAL RURAL



This information should be read in conjunction with the Development Applications Information Sheet, Local Planning Scheme No. 3 Text and Scheme Maps. The information contained within this sheet is taken from the Scheme Text, Council Policy and general conditions of development. Council reserves the right to modify requirements. Should you have any queries contact Council's Planning Services for further clarification.

Purpose/Objectives

This zone provides land for rural/residential retreats, hobby farms, and rural pursuits. Typically lot areas are 1-2 hectares, depending on land capability and available services. In determining development applications in this zone, Council shall take into account relevant environmental issues such as use of fertilisers, tree preservation, flood and stream management. Any clearing of the land requires prior approval of Council.

Site Requirements

Setback from Main Street	15m
Setback from Minor Street	15m
Setback from Side Boundaries	10m
Setback from Rear Boundaries	10m

Some lots have building envelopes. Please check with the Shire's planning services. Uses that may be considered are in accordance with the Planning scheme zoning table.

Subdivision

Minimum lot size 1 hectare where scheme water supply is available.
Minimum lot size 2 hectare where scheme water is not available.

Please note that subdivision approval is at the discretion of the W.A. Planning commission.

Development Application Requirements

Council's Planning approval to commence development is required prior to the issuing of any building licences. Some land uses, such as the keeping of large animals, also require Planning consent.

To make a formal application to Council, you are required to:

- fill out a Development Application Form 1 (MRS Form 1)
- provide four (4) copies of site plans showing:
 - ❖ Boundaries and dimensions of lot,
 - ❖ existing and proposed buildings.
 - ❖ existing / proposed paddocks/orchards,
 - ❖ existing creeklines, dams, vegetation,
 - ❖ proposed tree removal and clearing,
 - ❖ type of fencing (*Refer By-laws Relating to Fencing*).

Should you have any queries on the issue raised, contact Council's Planning Services for further clarification.

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