

SCHEDULE 15 (CLAUSE 3.23) – RURAL COMMUNITY PROVISIONS

NO	DESCRIPTION OF LOCALITY	SPECIAL PROVISIONS
1	Lots 201 and 202 Breakwater Drive, Two Rocks	<p data-bbox="660 389 1078 418"><u>1.1 Special Provisions (General)</u></p> <p data-bbox="660 461 1414 640">1.1.1 Rural Community Zone No 1 provides for conventional subdivision. The special provisions which follow are in the first instance general, thereafter additional provisions apply to conventional subdivision.</p> <p data-bbox="660 683 1414 788">1.1.2 In addition to the matters contained in Schedule 7 of the Scheme, a Structure Plan for this land shall also include the following:</p> <ul style="list-style-type: none"> <li data-bbox="730 831 1414 1010">(a) Identification of the aboriginal, heritage, environmental and landscape features and significant vegetation to be retained, and management provisions to maintain these qualities. <li data-bbox="730 1052 1414 1263">(b) The management provisions prepared pursuant to (a) above shall include preparation of a Vegetation and Fauna Management Plan to the satisfaction of the Council on advice from the relevant State Government agencies and which addresses–

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- the identification and retention of “locally significant” areas of native vegetation, especially those areas of native vegetation that provide fauna habitat;
 - clear delineation and retention of all three significant stands of trees to avoid habitat loss for fauna, particularly threatened fauna;
 - details of maintenance arrangements for the onsite native vegetation;
 - allocation of management responsibilities relating to the onsite native vegetation and identification of timing for implementation as appropriate;
 - fire management;
 - control of off-road vehicle use and dumping of rubbish.
- (c) Detailed geotechnical assessment of the site to identify land unsuitable for development.
- (d) Preliminary assessment of the extent of UXO (unexploded ordnance) on the site.
- (e) Identification of areas to be ceded to the Crown free of cost as public open space and buffers for areas of environmental significance, landscape value, aboriginal and heritage sites.
- (f) Determination of the maximum development potential of the land as a result of the assessments carried out above, and having regard to the minimum permitted lot sizes and maximum lot yields referred to in special provisions for conventional subdivision.

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		<p>(g) Management provisions to address the interface with and maintain the environmental integrity of adjoining Parks and Recreation reserves and other conservation areas, and addressing the requirements of the relevant management agencies with respect to matters including delineation of boundaries, fencing, access, signage and fire management.</p> <p>(h) Appropriate treatment for lots abutting Breakwater Drive shall reinforce the rural character of the area. There is to be no direct lot access onto Breakwater Drive. Building setback to Breakwater Drive is to be 50 metres.</p> <p>(i) The location of building envelope areas is to be justified by geotechnical testing to be carried out by the developer to the satisfaction of the Council in order to minimise impacts on karstic structures. Building envelopes shall be located having due regard to existing stands of tuart and jarrah and rural landscape.</p>

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| | | <p>(j) The design of the drainage system should be based on water sensitive design principles to ensure water conservation and maximum recharge to the groundwater system and avoid impacting on karstic structures.</p> <p>(k) Council will only grant approval to the keeping of horses when it is satisfied that the site has been suitably fenced to protect trees and other vegetation requiring protection. Should a horse or horses be kept and damage is being caused to trees and other vegetation by the horse or horses, then Council may require that the horse or horses be removed from the lot until such time as improvements to the satisfaction of Council have been made to the fencing which is intended to protect the trees and other vegetation. The landowner will be required to rehabilitate, to the satisfaction of the Council, any trees and other vegetation damaged by the keeping of horses on the property.</p> <p>(l) Nutrient attenuating onsite effluent disposal systems shall be required within this zone to the satisfaction of the City of Wanneroo.</p> <p>(m) The identification of an area for local public open space and a 5000 sqm Community Purposes Site to be ceded to the Crown free of cost.</p> |
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1.1.3 The land the subject of this zone may be used for rural-residential purposes, and no more than one residence shall be permitted on each lot. Home Business – Categories 1, 2 & 3, Ancillary Accommodation, and a maximum of one appropriately located Corner Store (as designated on the Structure Plan) may be considered as “D” uses.

1.1.4 The developer will undertake planting a 15 metre wide landscape buffer (i) parallel with the eastern boundary of Lots 201 and 202 and (ii) along both sides of Breakwater Drive.

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1.2			<u>Special Provisions (Conventional Subdivision)</u>
1.2.1			The lot yield of Rural Community Zone No 1 shall be determined through a detailed site analysis to be undertaken to the satisfaction of the Council and the Commission as part of the preparation of a Structure Plan for the land. The size of the lots to be created in this zone shall also be determined through this detailed site analysis, but should not involve lot sizes less than 1 hectare.
1.2.2			A cleared building envelope measuring no greater than 2000m ² will be permitted on each lot in a position to be endorsed by the Council. The clearing of trees and native vegetation outside of the building envelope is prohibited other than for fences, fire breaks, access and servicing.
1.2.3			No more than one horse shall be permitted on any lot unless permitted by the Council in consultation with the relevant Government agencies.
1.2.4			The keeping of livestock and poultry for commercial purposes is prohibited.
1.2.5			The land is to be managed in such a manner as to avoid the land being laid bare of vegetation resulting in loose, wind erodible conditions. In particular, lots shall not be cleared of trees except where necessary to permit the construction of houses and outbuildings within the building envelope or where the Council agrees that trees are dead or pose a hazard to safety.

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			1.2.6 The interface with Crown land to the west, north and south must be perceived as being publicly accessible i.e. public open space area, road, bridle path, dual use path, walkway.
			1.2.7 Building envelopes being located on the western side of those lots adjacent to the Mitchell Freeway to minimise noise impacts.
			1.2.8 Building envelopes for the lots proposed under the conventional subdivision option being located to minimise development being viewed from the Mitchell Freeway.