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**SUBDIVISION GUIDE PLAN
THE DUNES - WESTBANK ESTATE, GREENOUGH**
The Western Australian Planning Commission resolved on 16 April 2013 to endorse the Subdivision Guide Plan as a guide for subdivision and development within the locality.

Signed for and on behalf of the Western Australian Planning Commission

an Officer of the Commission duly authorised by the Commission pursuant to section 24 of the Planning and Development Act 2005 for that purpose in the presence of

R. Swanwick
24-4-13 Date
Witness

NOTES

1. Minimum lot size shall be 1ha for lots zoned "Rural Residential".
2. No buildings are permitted in the area identified as Landscape Protection Area delineated for the lot.
3. Not more than one dwelling house may be constructed on any lot, other than for Ancillary Accommodation as provided under the Residential Planning Codes, and all dwellings and other buildings so constructed shall comply with the following:
 - a). All building development on a lot shall be contained within a 20 metre radius as measured from the centre of the main dwelling provided further that where the dwelling is situated within bushland, the gross area cleared for buildings shall not exceed 1000 sqm;
 - b). Except as otherwise provided for, all buildings shall be setback a minimum of 20 metres from the front and 10 metres for the rear and side boundaries;
 - c). The combined floor area of all the buildings on a lot shall not exceed 10% of the area of that lot; and
 - d). Effluent disposal on lots of less than 2ha in area, shall be by means of an ATU system approved by Council.
4. Where no building envelope is shown, buildings may be located outside of the "Landscape Protection Area".
5. No clearing of vegetation shall occur in an area designated as Landscape Protection Area and Restricted Use Area, except for the following:
 - a). Clearing to comply with the Bush Fire Act 1954 (amended);

- b). Clearing within a 20 metre radius of the centre of the main dwelling as may be reasonably required to construct an approved building and curtilage thereto; and
 - c). Clearing to gain vehicular access to the curtilage of an approved dwelling or any other clearing which may be approved by Council.
6. Stock may be permitted on lots providing that this does not require removal of vegetation and stock numbers are maintained at sustainable levels. The following restrictions shall apply to the keeping of grazing animals:
- a). The keeping of horses is prohibited on all lots on the Subdivision Guide Plan;
 - b). The keeping of any other grazing stock is prohibited on areas marked on the Subdivision Guide Plan as "Landscape Protection Area" unless such vegetation is fenced off to the satisfaction of Council; and
 - c). The keeping of grazing stock where permitted shall not exceed the equivalent of two dry sheep (2dse) per hectare of cleared lot area.
7. No person shall erect a fence in areas identified as "Landscape Protection Area" on the Subdivision Guide Plan. Fencing that is permitted for the purpose of management of pasture areas other than a fence which may be required by Council to be erected around a swimming pool, shall comprise non-electrified stock-proof wire fencing to a minimum height of 1.2 metres above the natural surfaces of the land.
8. Radio masts, TV antenna, satellite dishes and wind turbines shall be located as such that they do not detract from the local visual amenity.



THE DUNES - WESTBANK ESTATE
Subdivision Guide Plan

Operator:	RJT
Department:	Town Planning
Drawing No:	
Date:	10/12/12
Scale:	1:12,000 (A3)