SHIRE OF DALWALLINU
LOCAL PLANNING SCHEME No. 2
(District Scheme)

The Dalwallinu Shire under and by virtue of the provisions and powers conferred upon it in that behalf by Local Planning Scheme No 2, more particularly Clause 2.2, hereby adopts the following Policy.

LOCAL PLANNING SCHEME No.2 POLICY No.3

RURAL LAND – PITHARA EAST ROAD Pt Location 2611
Lots 51 - 55, KALANNIE

DATE ADVERTISED: 29 April 2014   DATE FINALLY ADOPTED: 03 June 2014

DEFINITION

For the purposes of this policy rural land includes all that land within Pithara East Road, Kalannie, as shown within the Local Planning Scheme Map No. 2 Kalannie as Rural Land. The land is bounded by the Town Boundary west to Jones Road and includes that portion specifically mentioned as Lots 51 – 55 Part Location 2611 Pithara East Road

BACKGROUND

In most developed areas there is a desire to ensure that small rural and hobby farm areas are maintained to a standard which compliments the general tidiness of the community and instils a sense of pride in the manner the Town is presented to the community and the travelling public. Additionally well maintained rural and hobby farm areas can present less of an aesthetic concern and require less inspectorial control.

Hobby farm areas must be maintained to minimise storage areas for disused machinery and materials, harbourage for vermin and pests and should present as a well managed operation with a sense of pride in the community.

The Policy addresses the development of a small rural and Hobby farm sites, particularly setbacks, waste disposal and general maintenance of the site.

OBJECTIVES

The objectives of the policy are:

a) To protect the hobby farm style development and residential amenity from uses that are incompatible with the rural lifestyle of the community and the visual amenity of an area which represents the main approach to the Town of Kalannie.
b) To provide for proper development of Ninghan Location 2611 Lots 51 – 55 in keeping with the Hobby Farm and Semi Rural Pursuits originally approved by Council in keeping with the objectives of the defined rural zone
c) To ensure the objectives of the defined rural use are maintained and to ensure that future residential development is in keeping with Hobby Farms and Semi rural pursuits and are uniform in size.

d) To protect the visual amenity of areas that may have a direct view of the Hobby Farm and Semi Rural area or frequent the area for personal or business purposes.

e) To control the type of development within the defined rural area to ensure a degree of integration to minimise the creation of nuisance factors such as visual pollution, disused material accumulation, offensive odours and operations, and noise.

f) To provide developers with a minimum acceptable standard of operation within the defined rural area which complements the rural lifestyle of the community and enhances the visual amenity of the area.

POLICY

PLANNING REQUIREMENTS

a) All applications for development shall submit a planning application detailing building envelope area, landscaping, off street delineated parking, disused materials and waste storage areas, and proposed industry to be established.

b) The front setback area (minimum setback *to be determined*) may be used only for the purposes of landscaping, access and visitors parking. Natural vegetation existing within the setback area is to be maintained. Proposed landscaping is to include local flora.

c) Natural vegetation within 3 metres of the rear boundary is to be maintained and supplemented with local flora where required. Natural vegetation within 1 metre of the side boundaries shall be maintained and supplemented with landscaping.

d) Side and rear setback distances are as determined by Council dependent on wall heights of structure, modes of access and the requirements of Table II Development Table, of the Local Planning Scheme No. 2.

e) No material or products may be stored or displayed within the front setback area.

f) A minimum of 10% of the lot shall be landscaped and areas within 1 metre of side boundaries shall be landscaped.

g) A second dwelling may be constructed on the Lot within the Building Envelope for the purposes of Staff accommodation or other purpose approved by Council.

h) Lot sizes are to be maintained at 2.9Ha or larger.

BUILDING CONSTRUCTION

a) Maximum plot ratios are to be determined by Council upon receipt of each application. As a guide development is limited to 0.5. Applications for development in excess of this ration should provide supporting documentation to assist Council's determination.

b) The use of second hand materials in construction of the buildings is not permitted. Second hand dwellings may be erected on the site with the written permission of Council. All applications are to provide supporting documentation regarding improvements to the second hand dwelling such as repainting, waste disposal and shall include two recent photographs and a floor plan.

c) Where developments propose to display or onsell goods, shop fronts and offices shall not encroach into the front setback area.

d) Materials to be used shall be new. Where steel framed construction and cladding is to be utilised, the wall cladding shall be coloured and roof cladding may be galvanised.

e) Waste disposal systems shall be constructed to the requirements of the Health Act 1911 (as amended) and leach drains shall be trafficable.

f) Fencing requirements shall be in accordance with Policy No. 7 - Fencing. All boundary lines are to be fenced during the construction phase of the building. Plastic coated

mesh is to be utilised for front setbacks or alternatively decorative fencing may be installed with the written approval of Council.

The Council may require a bond or bank guarantee from a developer to ensure landscaping, second hand dwellings and/or other development works are designed and carried out to the satisfaction of the Council.

Where Council considers a particular development or use to be incompatible with the predominant uses within that zone, additional requirements may be necessary.