

DETAILED AREA PLAN TEXT

PROVISIONS AND REQUIREMENTS

In addition to the Shire of Harvey District Planning Scheme, there is a number of other specific management plans/strategies applying to the land the subject of this Plan (the land). This Plan provides a consolidated set of provisions pertaining to the land, including the landowner requirements/recommendations contained in following documents:

- Fire Management Plan;
- Urban Water Management Plan;
- Mosquito Management Plan; and
- Landscape Strategy

The above documents should be provided to all initial purchasers when buying their property. Landowners are advised to read the following information, and are encouraged to familiarise themselves with the District Planning Scheme and the above documents, before undertaking any development on the land.

Further information on the scheme requirements can be obtained from the Shire of Harvey.

Land Use

1. Notwithstanding the zoning of the land, Council will only consider land uses in accordance with the Special Rural & Landscape Protection zone under the Shire of Harvey District Planning Scheme No 1.
2. The keeping of grazing animals, including horses, shall require the approval of Council and shall not exceed the stocking rates recommended for the land by the Department of Agriculture & Food.
3. If, in the opinion of Council, after receipt of advice from the Department of Agriculture, the land is being degraded by grazing animals, Council may require the removal of some, or all, such animals from the property.

Building Design and Layout

4. All habitable buildings shall have a minimum finished floor level (FFL) of 2.8 metres AHD.
5. Development shall be contained within the designated building envelopes. A building pad, 500m² in area, will be provided by the developer to a level suitable for construction. This pad may be extended, or relocated, within the building envelope to suit the preferred position for a dwelling or outbuilding, as well as access, parking and outdoor recreation areas. If a building is proposed to be located in a position that is not contiguous with the provided building pad, Council may require a Planning Application and may require, as a condition of approval, that part or all of the pad be removed, relocated or extended to be contiguous with the proposed dwelling location.
6. Any earth building pac shall be formed and suitably planted to blend with the existing landscape. Fill should be fully contained within the building envelope.
7. A maximum of three permanent structures (including the dwelling) will be permitted on each lot. Outbuildings should complement the main dwelling in architectural style, colours, materials and finishes. Council may approve additional minor structures such as gazebos or greenhouses, if it is satisfied that it will not increase the visual impact of built form.
8. The combined site coverage of all buildings shall be no more than 40% of the building envelope area, unless otherwise approved by Council.
9. Council will not permit development that is considered to be out of character with the area by way of height, bulk, colour, texture and materials.
10. Council will not permit second hand or relocated dwellings, or the building of any structure using secon hand materials unless it is satisfied that such development will not detract from the amenity of the locality.
11. Development shall be a maximum single storey, and should not exceed a height of 6.0 metres above the minimum FFL. In the case of pitched roof design, Council may approve a portion of the roof to exceed the height limit, provided the architectural quality of the design warrants special merit, and it is satisfied that it will have no adverse visual impact from Cathedral Ave or Buffalo Road.
12. Roofs shall be traditional pitched roofs, with a maximum pitch of 42 degrees, or skillion roofs.
13. Bright or obtrusive colours or finishes will not be permitted. To this end, the following materials, finishes and colours (or their equivalent by other name) are considered to be appropriate:

Roof: Colorbond corrugated sheet metal (in the following colours - windspray, pale eucalypt, wildemess, jasper, bushland, woodland grey, Evening haze, sandbank and paperbark Colorbond colours may be permitted in locations that are shaded by existing trees.

Walls: Colorbond as per roofing standards above. Painted or stained weatherboards. Painted or stained reconstituted timber or fibre cement sheet cladding. Rammed earth/mud bricks. Face brickwork in earthy tones.

14. The use of reflective materials should be minimised. The design of west facing facades should reduce reflectivity through shading, using structural solutions (awnings, verandahs, pergolas, etc) and landscaping.
15. Alternative finishes/materials will only be considered where it can be demonstrated by the applicant that there will be no adverse impact on the landscape amenity of the locality.
16. Driveways shall be located in accordance with this Plan (refer to Diagrams 1 and 2) and should be unobtrusive and rural in style (refer to Diagram 3). Sealec driveways will not be supported.
17. Fencing to side or front boundaries, if required, shall be of a rural standard, with a minimum four strands of wire on timber posts. Solid fencing will not be permitted.
18. A maximum of two vehicles may be kept outdoors, not including visitors. Additional vehicles must be stored within a shed or garage. Vehicles that are not in working order or are under repair must be stored within a shed or garage.
19. Dwellings should, as far as possible, be designed with their narrow dimension oriented towards Cathedral Avenue.

20. Dwelling design should seek to maximise climate responsiveness (solar and prevailing winds) by way of orientation, location of openings, materials, eaves and other design elements. In particular, indoor and outdoor living areas/habitable rooms should be designed to capture northern winter sun. Openings on the southern and western sides should be designed to capture south-westerly sea breezes for summer cooling. Openings on the eastern side of the dwelling should be minimised
21. Development considered to be of a major nature that Council considers may have an adverse impact on the environmental quality of the Leschenault Estuary and environs may be referred to the appropriate State Government agency for review and comment with respect to environmental and water management.

Urban Water Management

In accordance with the Urban Water Management Plan the following requirements and recommendations apply:

Effluent Treatment and Disposal

22. Each dwelling shall be connected to an aerobic treatment unit (ATU) for effluent treatment and disposal. The system shall include a minimum area surface irrigation area of 150m² which must have a minimum clearance of 600mm above the highest known groundwater level. The irrigation area should contain a minimum 450mm thickness of permeable amended soil with a Phosphorous Retention Index (PRI) >20. ATUs must be regularly maintained – refer to manufacturers specifications for details.
23. Shallow groundwater monitoring bores should be installed upstream and downstream of the effluent disposal area and monitored once per year in late summer/autumn for nutrient content.
24. If groundwater analysis shows high nutrients, possibly resulting from the ATU, soil analysis of amended soils at the base of irrigation areas should be undertaken.

Rainwater Storage

26. Rainwater tank storage shall be a minimum 90,000 litres for each dwelling.

Mosquito Management

The land is located near extensive natural mosquito breeding habitat and will experience substantial numbers of nuisance mosquitoes after certain environmental conditions. The main mosquito species in this region is known to carry Ross River virus and other mosquito borne viral diseases.

Owing to the high conservation values of the northern portion of the Leschenault Estuary and surrounding reserves, there is little or no prospect of undertaking effective mosquito management measures in these areas. Landowners are advised to refer to the Mosquito Management Plan for this area for advice on suitable on-site measures to manage the presence of mosquitoes. Particular measures include:

27. Wastewater Treatment - If the ATUs require breather vents to be installed these will have mosquito exclusion covers/filters. If surface irrigation is to be employed, the irrigation area must have enough capacity for all irrigated effluent to infiltrate and not pond on the surface.
28. Rainwater tanks – All tanks must incorporate the following measures:
 - Guttering and pipework will be self-draining or fitted with drainage points;
 - Tanks will be sealed tightly with the lids that prevent sunlight from reaching the water;
 - The inlet will have a mesh cover and strainer; and
 - The overflow will be covered with an insect proof cover. Insect mesh should be no coarser than 12 x 12 meshes per 25mm²

Rainwater tanks should be monitored regularly by the landowner to ensure the above features are functioning effectively and no mosquito larvae are observed in the tank.

29. Insect proof screens should be installed to alfresco areas, doors and windows with a mesh count of no greater than 12 x 12 meshes per 25mm². The insect screens should be constructed with an appropriate material to suit the aesthetics of the dwellings and withstand salt spray.
30. Self-closing screen doors should be installed on all dwellings.
31. Residents are encouraged to undertake physical modification of any previously disturbed areas in order to reduce or eliminate mosquito breeding sites.

Further information can be obtained from the Shire of Harvey or the Department of Health.

Fire Management

32. A Fire Management Plan (FMP) exists for the land. The design of all buildings, and the planting arrangement within the Planting Zone (refer Diagrams 1 and 4) shall comply with the Fire Management Plan and related Australian Standards, and the WAPC Planning for Bushfires Protection Guidelines, at all times.
33. In relation to the requirement to maintain fire breaks, a driveway may form part of a firebreak where it is located adjacent to a property boundary. Fire break alignments should avoid removal of, or damage to, existing trees. Fire breaks located under tree canopies should not be ploughed or scarified as this has the potential to damage the tree.



DIAGRAM 1 -BUILDING ENVELOPE / PLANTING ZONES

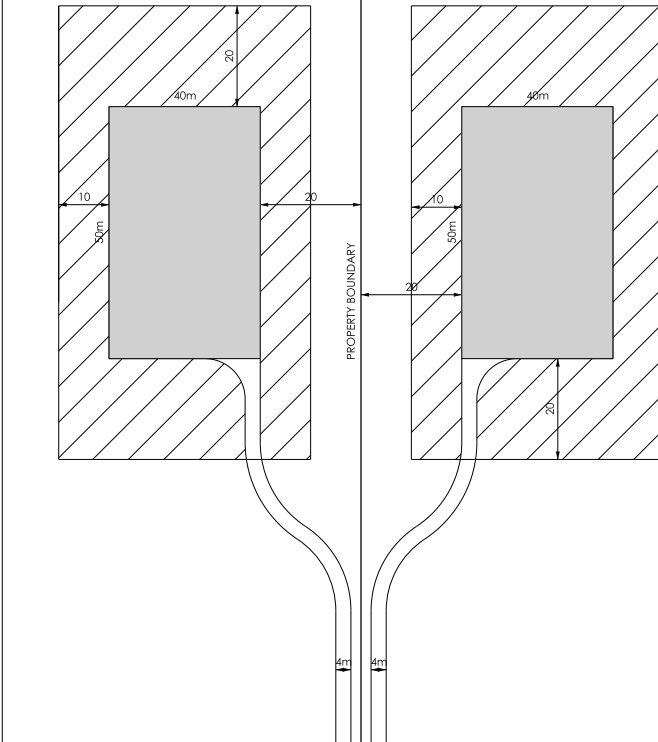
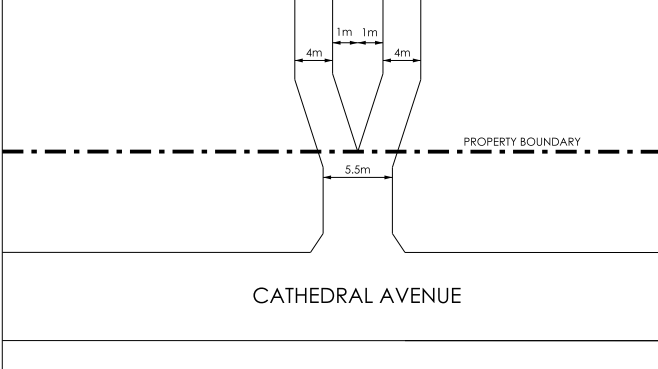


DIAGRAM 2 - SHARED CROSSOVER DESIGN



LEGEND

- TOTAL DAP SUBJECT AREA (29.6289ha)
- BUILDING ENVELOPE (2000m²)
- ▨ PLANTING ZONE

ENDORSEMENT TABLE

This Detailed Area Plan is endorsed by the Shire of Harvey

Manager Planning Implementation _____

Date _____

DETAILED AREA PLAN TEXT

- Landscaping**
34. Mature trees shall not be removed without the prior approval of Council and other remnant vegetation shall be retained wherever possible.
35. Planting shall be restricted to planting zones as shown in Diagram 1.
36. A landscape plan for each dwelling zone shall be prepared and implemented by each landowner, as a condition of Planning Consent for dwellings and outbuildings.
37. Landscaping and revegetation should be generally in accordance with Diagram 4 (native species preferred).
38. Turf areas should be minimised.
39. Irrigation of gardens should be limited to the building envelope and should be by sub-surface irrigation.
40. The following species list should be used for landscaping purposes in the dwelling zone. The aim of planting should be to screen buildings as viewed from Cathedral Avenue and to reduce their visual prominence as viewed from Buffalo Road, the Leschenault Conservation Park and the estuary.

Botanical Name	Common Name	Mature Height	Zone*
Trees			
<i>Agonis flexuosa</i>	WA Peppermint	10m	1,3,4
<i>Eucalyptus gomphocephala</i>	Tuart	10-40m	1,3
<i>Melaleuca preissiana</i>	Moonah	2 - 9m	1,3
<i>Melaleuca thaphiophylla</i>	Swamp Paperbark	2 - 10m	1,3
Shrubs			
<i>Acacia pulchella</i>	Prickly Moses	0.3 – 3m	1,2,4
<i>Dampiera linearis</i>	Common Dampiera	0.6m	1,2,4
<i>Gompholobium capitatum</i>	Yellow Pea	0.2 – 1m	1,2
<i>Gompholobium tomentosum</i>	Hairy Yellow Pea	0.3 – 1m	1,2,4
<i>Hibbertia cuneiformis</i>	Cutleaf Hibbertia	1-3m	1,2
<i>Hovea trisperma</i>			1,2,4
<i>Centella asiatica</i>		0.4m	1,2,4
<i>Melaleuca thymoides</i>	Sand Wattle-Myrtle	0.4-2m	1,4
<i>Melaleuca viminea</i>	Mohan	0.5-6m	1,3,4
<i>Kunzea ericifolia</i>	Spearwood	1-4m	1,3,4
<i>Jacksonia sternbergiana</i>	Stinkwood	1.5 – 5m	1,4
<i>Trymalium odoratissimum</i>		1-2m	1,4
<i>Hypocalymma angustifolium</i>	White Myrtle	1.5m	1,2
Rushes and Groundcovers			
<i>Baumea juncea</i>	Bare Twigrush	0.2 – 1m	1,2,4
<i>Conostylis aculeata</i>	Prickly Conostylis	0.5m	1,2,4
<i>Conostylis juncea</i>		0.4m	1,2,4
<i>Ficinia nodosa</i>	Knotted Club Rush	1m	1,2,4
<i>Hardenbergia comptoniana</i>	Native Wisteria	0.3m	1,4
<i>Juncus pallidus</i>	Pale rush	0.2 – 2m	1,2,4

41. * Planting Zones:
- Plants suitable for use anywhere throughout the planting zone.
 - Plants suitable for low screening on the west side of buildings such as the sides of sand pads or to screen retaining walls.
 - Trees to be utilized to reduce the visual prominence of buildings.
 - Plants appropriate for landscaping of the irrigated area associated with the ATUs.
42. In order to maintain view corridors from Cathedral Ave to the estuary, natural regrowth, other than Tuarts, shall be controlled within the areas shown as view corridors in Diagram 5. Landowners should ensure that any naturally occurring saplings, other than Tuarts, are removed from this area.
43. All serious environmental weed species shall be controlled using environmentally acceptable methods, such as a non-residual glyphosate herbicide in any of its registered formulae, at the recommended rate. All weeds, pruning's and grass clippings should be disposed of in an appropriate manner.

The species listed above need not be the only vegetation used, however they should be favoured wherever possible.

Advice Note

The Department of Environment and Conservation requires that, prior to commencing any site works that may involve disturbance of natural ground, an Acid Sulphate Soils Self-Assessment Form, and if required as a result of the self assessment, an Acid Sulphate Soils report and an Acid Sulphate Management Plan, are to be submitted and approved by the Department.

DIAGRAM 3 - TYPICAL DRIVEWAY

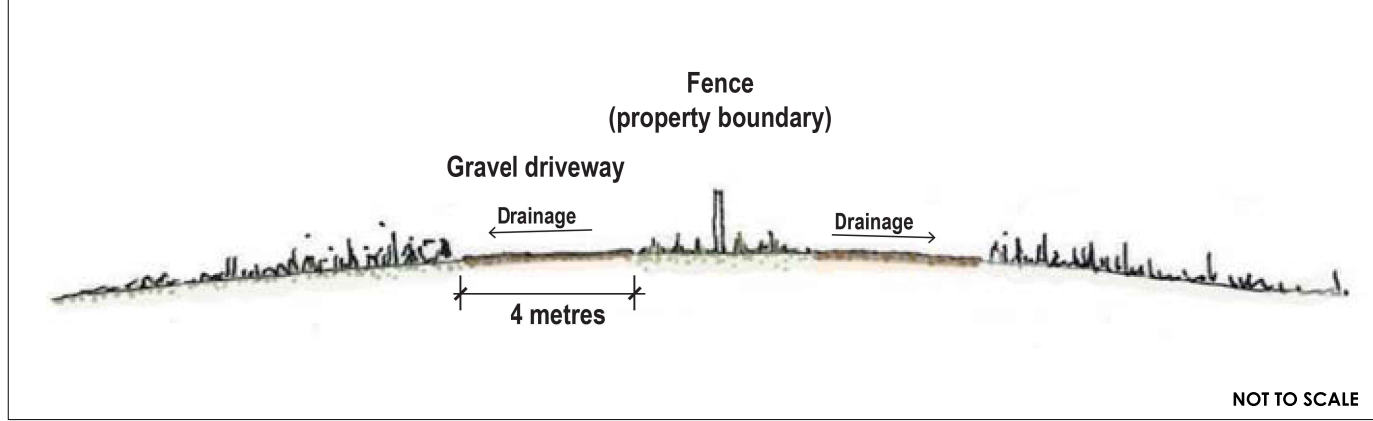
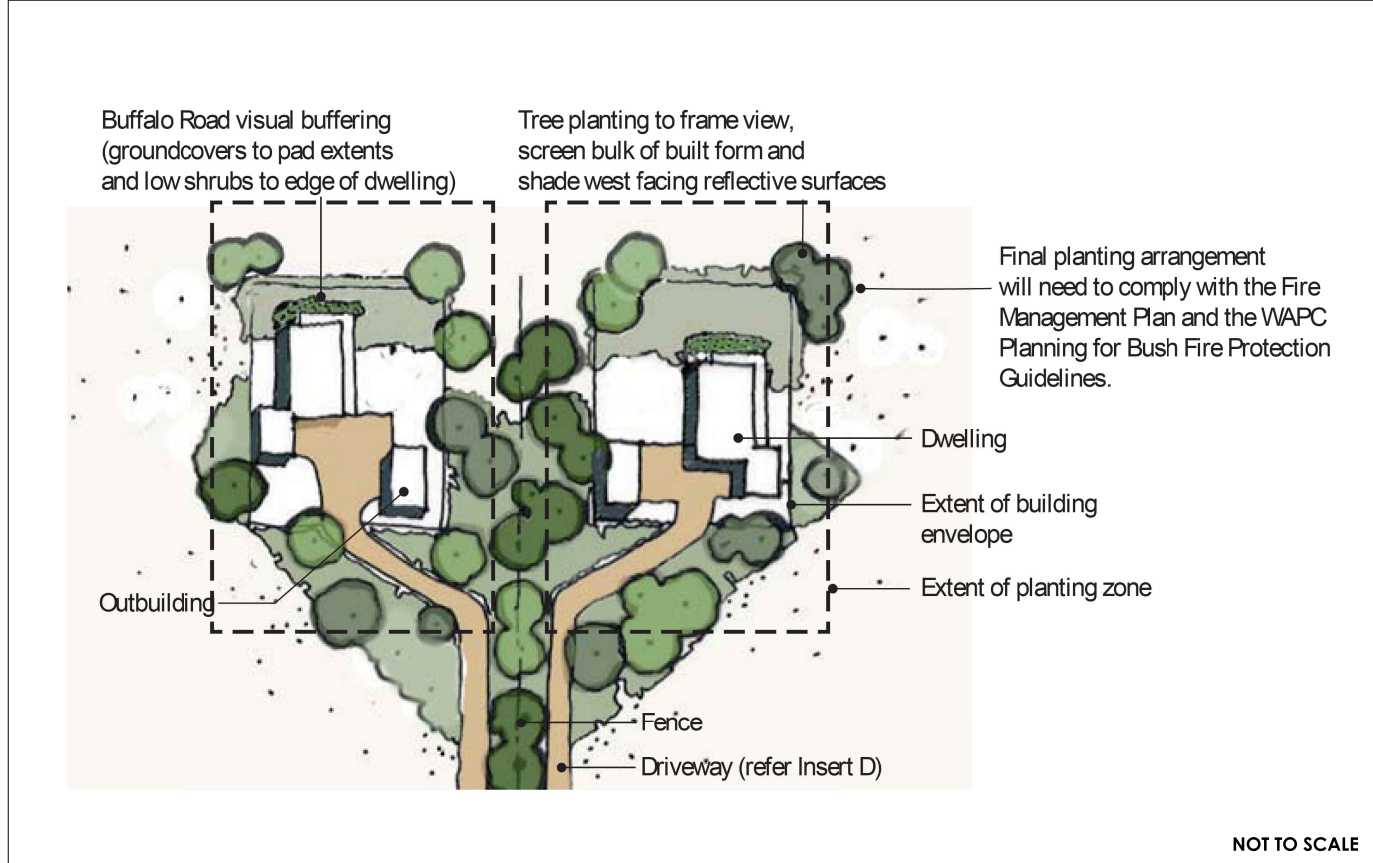


DIAGRAM 4 - CONCEPTUAL BUILDING ENVELOPE AND PLANTING ZONE



Final planting arrangement will need to comply with the Fire Management Plan and the WAPC Planning for Bush Fire Protection Guidelines.

Dwelling

Extent of building envelope

Extent of planting zone

LEGEND	
	BUILDING ENVELOPE
	PLANTING ZONE - REQUIRES LANDSCAPE PLAN FOR APPROVAL
	REGROWTH AREA - ANY REGROWTH PERMITTED
	VIEW CORRIDORS - * NO REVEGETATION PERMITTED * NATURAL REGROWTH TO BE CONTROLLED TO MAINTAIN VIEW CORRIDORS. ONLY TUART REGROWTH PERMITTED
	REVEGETATION AREA - PLANTING AT 2.0m CENTRES (BY SUBDIVIDER)

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DIAGRAM 5 - VEGETATION REGROWTH CONTROL ZONES

