

**Special rural subdivision and development —  
Swan Loc 887, Sydney Road, Gnangara**

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**Midland Brick Company Pty Ltd**

**Report and recommendations  
of the Environmental Protection Authority**

**Environmental Protection Authority  
Perth, Western Australia  
Bulletin 626  
May 1992**

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## THE PURPOSE OF THIS REPORT

This report contains the Environmental Protection Authority's environmental assessment and recommendations to the Minister for the Environment on the environmental acceptability of the proposal.

Immediately following the release of the report there is a 14-day period when anyone may appeal to the Minister against the Environmental Protection Authority's recommendations.

After the appeal period, and determination of any appeals, the Minister consults with the other relevant ministers and agencies and then issues his decision about whether the proposal may or may not proceed. The Minister also announces the legally binding environmental conditions which might apply to any approval.

## APPEALS

If you disagree with any of the assessment report recommendations you may appeal in writing to the Minister for the Environment outlining the environmental reasons for your concern and enclosing the appeal fee of \$10.

It is important that you clearly indicate the part of the report you disagree with and the reasons for your concern so that the grounds of your appeal can be properly considered by the Minister for the Environment.

## ADDRESS

Hon Minister for the Environment  
18th Floor, Allendale Square  
77 St George's Terrace  
PERTH WA 6000

## CLOSING DATE

Your appeal (with the \$10 fee) must reach the Minister's office no later than 5.00 p.m. on 22 May, 1992.

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## 1. Location and background

Swan Location 887, the land which is the subject of this report, is located on Sydney Road, Gnangara and abuts the south west corner of Lake Gnangara (refer to Figure 1). This site and Lake Gnangara form part of System 6 recommendation M8.

Loc 887 is owned by Midland Brick Company Pty Ltd, whereas most of the remainder of the M8 Lake Gnangara land is contained within three C class reserves for recreation vested in the City of Wanneroo. Loc 883 is also privately owned.

The 1983 System 6 report, or "Red Book", of the Environmental Protection Authority identified areas which are desirable for National Parks, Nature Reserves and major associated recreational areas. The System 6 region extends from Moore River to the north, to Blackwood River to the south, and east from the coast approximately 80 kilometres.

The M8 area includes many of the wetlands east of Wanneroo Road and west of the State Forests, and from Lake Pinjar in the north to Snake Swamp to the south. M8 no longer has most of the environmental wetland characteristics it was supposed to protect. In most instances only the wetland proper was identified in the Red Book, but for Lake Gnangara the surrounding upland areas were also identified, including Loc 887.

The subdivision proposal was referred to the Authority in August 1990 (Bulletin 515), and, due to its implications for the System 6 area and Lake Gnangara, it was assessed under Part IV of the Environmental Protection Act 1986. The level of assessment was set at Consultative Environmental Review.

The Authority released its Report and Recommendations in April 1991, recommending that the development not proceed until the Department of Planning and Urban Development completes a study identifying which land it would require to be set aside for public open space in the area (here after called "the Study").

In August 1991 the Minister for Planning notified the Minister for the Environment that the Department's Study had been completed, and that the proposed development was consistent with that Study. It was considered to be consistent because the land to be given up as Public open space by the developer was in accordance with that being proposed to be set aside for open space in the Department's Study.

Based on this advice, and the recommendation contained in the Environmental Protection Authority's original Report and Recommendations, the Minister for the Environment in December 1991 referred the proposed development back to the Authority to re-assess this proposal under Section 43 of the Environmental Protection Act.

This Bulletin contains the Authority's recommendations regarding the environmental acceptability of the proposed development.

## 2. The proposal

The land, Swan Loc 887, is 16.59ha, and is owned by Midland Brick Company Pty Ltd. The proposal is to subdivide and develop the land to create:

- seven "special rural" lots ranging in size from 1.02ha to 5.64ha, and
- a 2.16ha lake foreshore area to be given up as public open space.

Figure 2 shows how the land is proposed to be developed.

The site is currently zoned "Special Rural" under the City of Wanneroo's Town Planning Scheme No 1, Zone Number 7. These zones are managed by the local authority through special provisions to its Town Planning Scheme. A copy of these provisions is included in the Appendix.

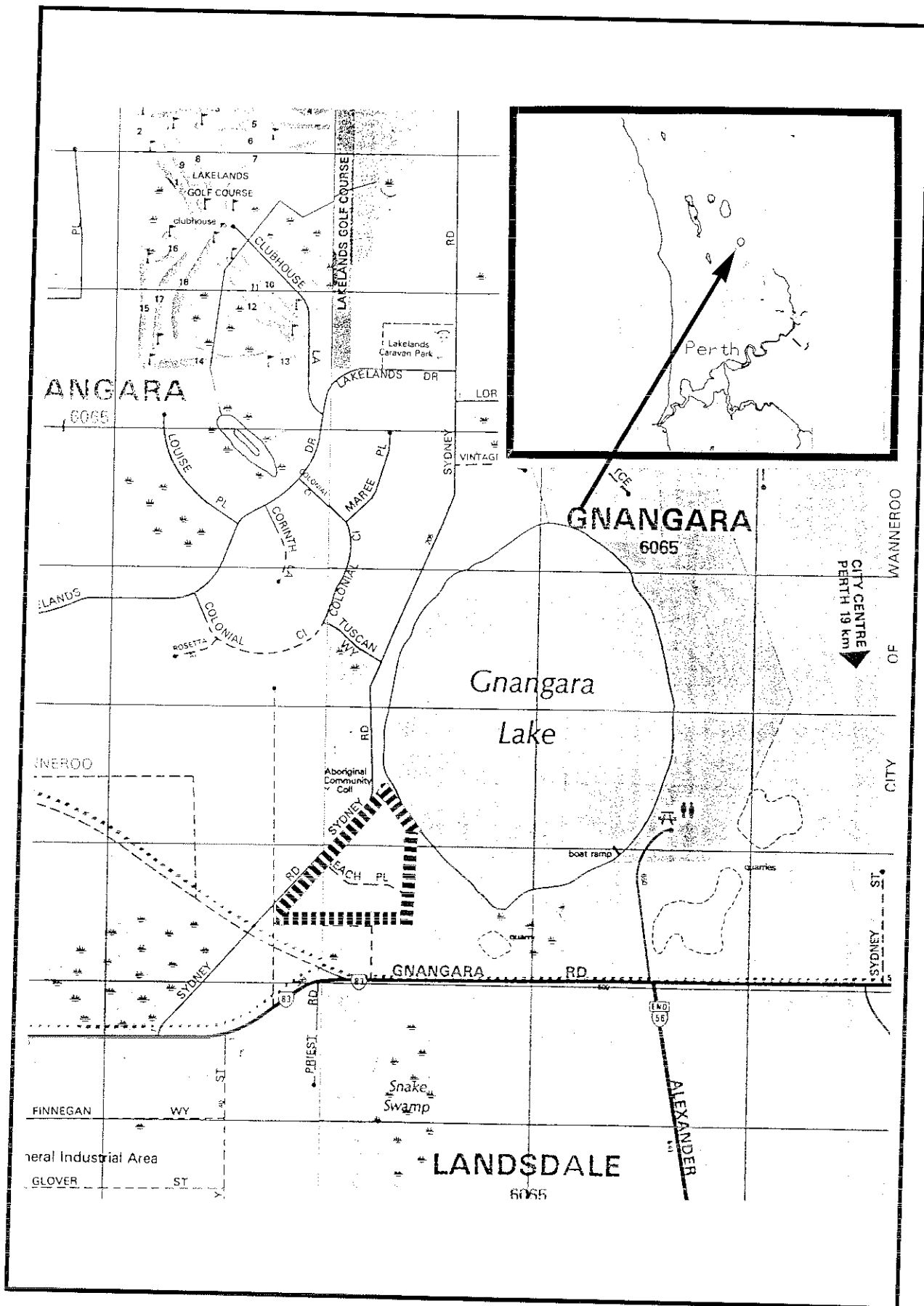


Figure 1: Location of the proposed development.

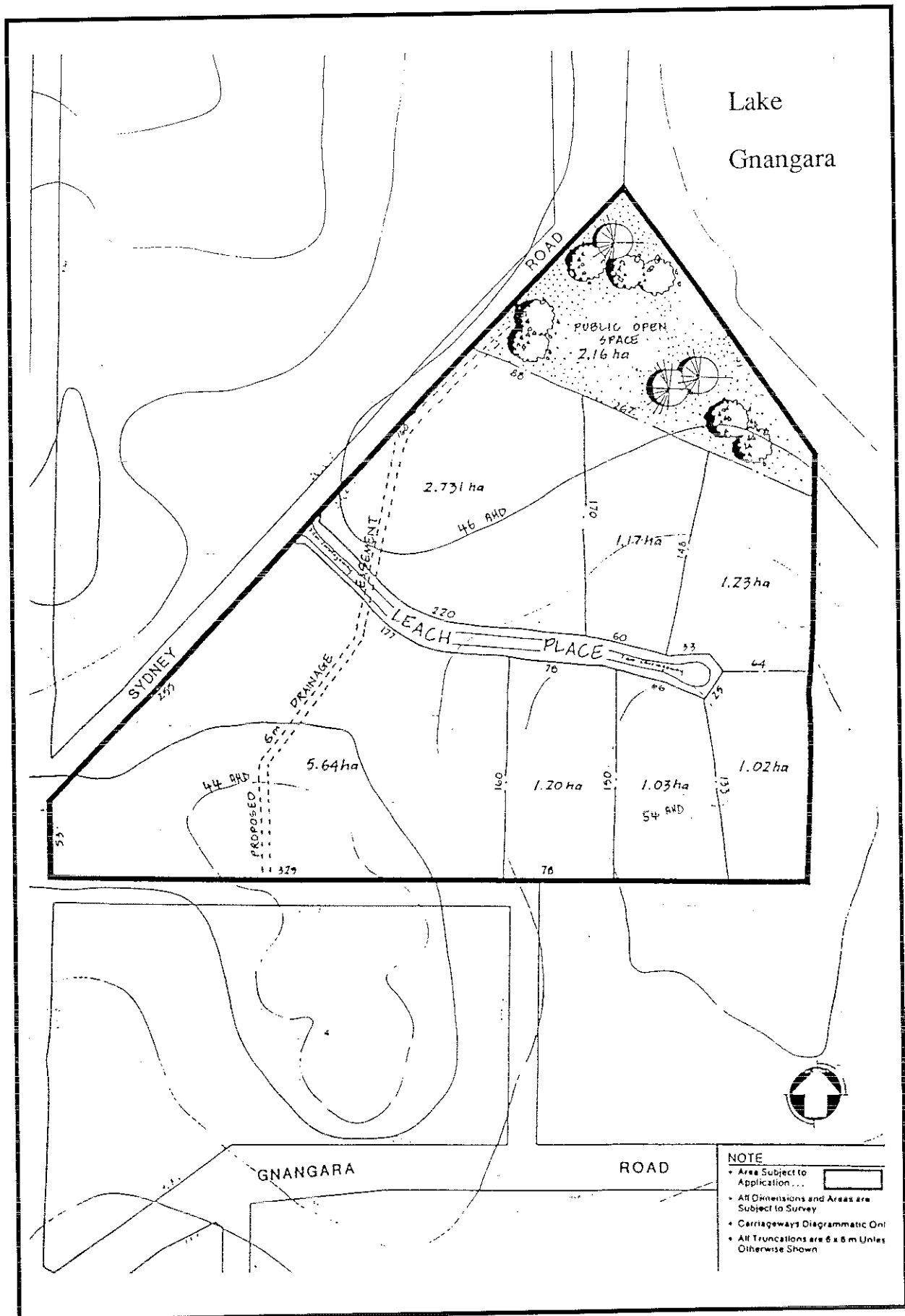


Figure 2: Plan showing the proposed development.

### **3. Planning issues — the North-West Corridor Structure Plan**

The Department of Planning and Urban Development recently released for public comment a report called "The Draft North-West Corridor Structure Plan". This report gives a broad description of how that region will develop in the future. The land described in this Bulletin is included in that structure plan.

All of the land abutting Lake Gngangara, including Loc 887, has been included in a special Landscape Protection Zone. Land uses and developments within this zone will be controlled so as to protect the environmental values of the area, in particular, the important wetlands.

### **4. System 6 recommendations and the Department of Planning and Urban Development's study**

As mentioned in Section 1, the Authority's original assessment of this proposal recommended that it not proceed until the Department of Planning and Urban Development completes its Study identifying which land should be set aside for open space in the area. This approach is consistent with Red Book Recommendation M8.2, where it was recommended that:

*"the Metropolitan Region Planning Authority consider "reserving" those portions of the area not already "reserved" for Parks and Recreation under the Metropolitan Region Scheme".*

The aim of the Study was to define the open space boundary around four important wetlands in the East Wanneroo region, being lakes Gngangara, Jandabup, Mariginiup and Little Mariginiup.

This Study was preceded by the declaration of Planning Control Area Number 16 on 22 June 1990 by the Department. That area included land within and immediately next to these four important Wanneroo wetlands, and is shown in Figure 3.

The Department's Study is now completed, and the recommendations for acquisition is shown in Figure 4. Figure 5 shows the System 6 boundaries for those wetlands. It is important to note that not all of the System 6 recommended area for Lake Gngangara has been identified for open space.

The completion of this Study has meant that the issues relating to development of this land can now be addressed on their merits. The remainder of this report addresses the key environmental issues of this proposed development.

## **5. Environmental issues**

### **5.1 Overview**

The two main environmental concerns regarding this proposal are:

- the protection of Lake Gngangara, and
- ensuring that the proposal is consistent with the System 6 recommendations.

This report addressed these issues as far as they relate to the development proposed for Loc 887.

Lake Gngangara is both a System 6 wetland (part of the M8 suite), and included for protection in the draft Swan Coastal Plain Wetland Environmental Protection Policy released in March 1991. Regulations were published at the same time to ensure the wetlands in the Policy area were protected during the submission period. As a generality, any area which holds water at the



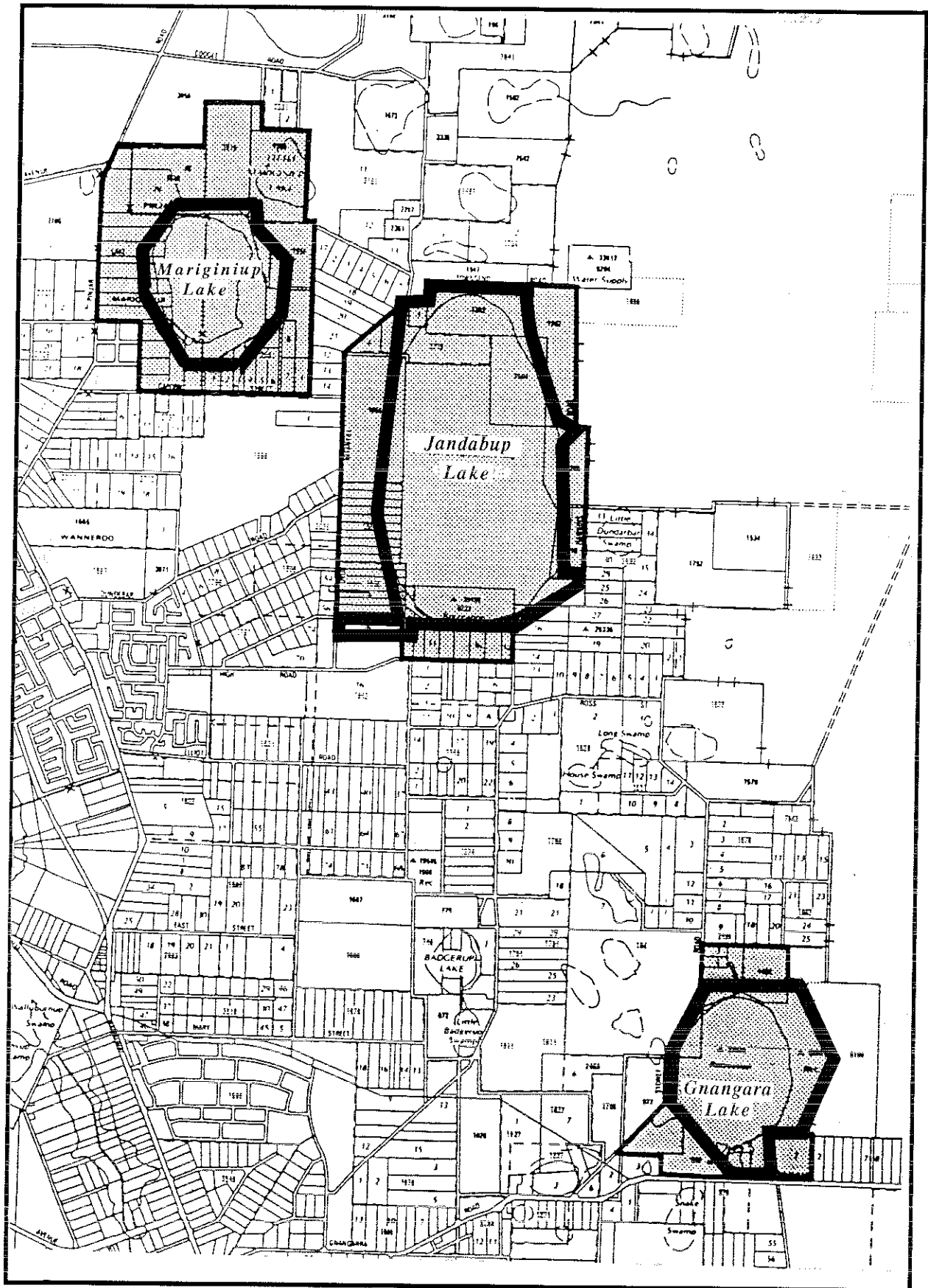


Figure 4: The Department of Planning and Urban Development's proposals for open space around and including lakes Jandabup, Mariginiup, Little Mariginiup and Gngangara.

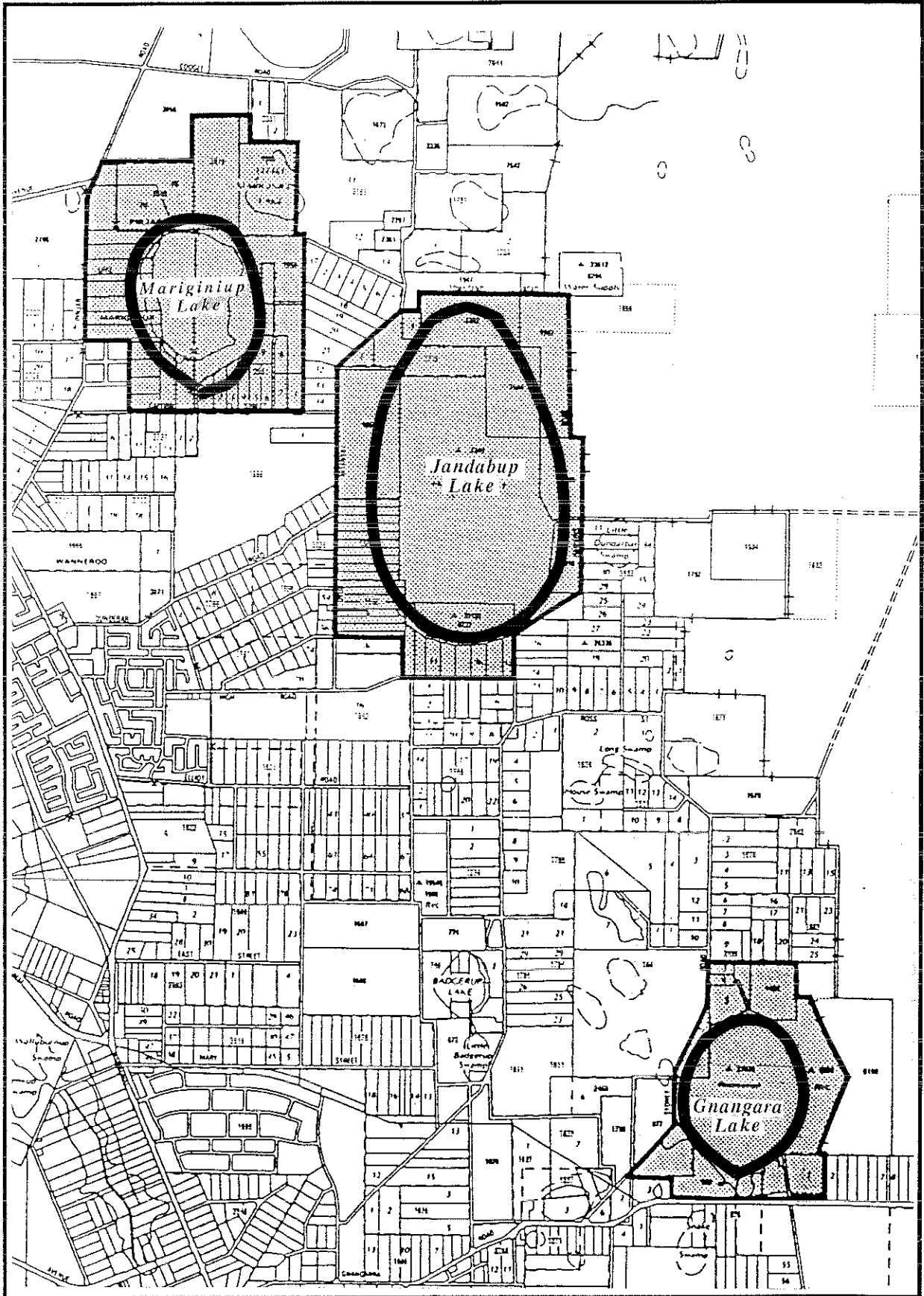


Figure 5: System 6 boundaries for lakes Jandabup, Mariginiup, Little Mariginiup and Gnangara

beginning of summer (December 1) is classified as a lake and thereby given protection; it must not be drained, filled or polluted. This policy does not attempt to control the activities on the adjacent land.

The main other issues related to the protection Lake Gngangara are:

- identifying and protecting its environmental value;
- providing an adequate buffer of native vegetation; and
- controlling land use on the lots to avoid nutrient run-off into the wetlands and to ensure that the water levels in the wetlands are not significantly altered.

The M8 recommendations relate to wetland protection, protection of some remnant bushland areas, and inclusion of this land as part of a Regional Park.

## 5.2 Protecting Lake Gngangara

### 5.2.1 The environmental value of Lake Gngangara

The "environmental value" of a wetland has two components. It relates to how a wetland is important as a wildlife habitat, and how it is important to people.

Lake Gngangara has been used for water-based recreation, mainly boating and related activities. However, falling water levels in recent years have limited its importance for these activities. The most likely cause of this fall in water levels is the increased draw-down of the local water table because of the nearby pine plantation. The below average rainfall for the last 15 years has also contributed to this fall.

There are picnic and other public facilities on the south eastern-shore, but the amount of usage has not been quantified.

There is also a known Aboriginal site associated with the lake.

The lake is also significant in that the lake bed has abundant quantities of diatomaceous earth. This sediment is the remains of microscopic organisms which grow in the water, die and build up on the lake bed. The diatomaceous earth could be used to produce a soil additive that helps retain moisture.

The Red Book recognised the importance of these mineral deposits, and in June 1990, the Authority recommended that mining could proceed on a portion of the lake bed subject to certain conditions (Environmental Protection Authority, Bulletin 438).

The Environmental Protection Authority's Bulletin 374, published in 1990, presented a method to determine the environmental value of wetlands in the Perth region.

The first step in this method is to complete a simple field sheet that records the physical and biological details of each wetland. The details from these sheets are then used to score the wetland on two scales — a "natural attributes" score and a "human-use attributes" score. The higher the score, the more that wetland is valued for that attribute.

These scores are then used to place wetlands into one of five management categories as follows:

- wetlands scoring highly on both attributes are called High Conservation wetlands - category H;
- wetlands scoring highly on natural attributes scale only are called Conservation wetlands - category C;
- wetlands scoring highly on human-use attributes scale are called Conservation and Recreation wetlands - category O;
- wetlands with moderate scores on both attributes are called Resource Enhancement wetlands - category R; and
- wetlands scoring poorly on both attributes are called Multiple use wetlands - category M.

Lake Gnangara has been categorised as a category C wetland because:

- (a) it has a good buffer of native vegetation;
- (b) it is not affected by direct drainage; and
- (c) the wetland vegetation is largely intact.

The Environmental Protection Authority recommends that developments around a category C wetland should be managed so as not to degrade its value to wildlife.

The recommendations contained in this Bulletin are aimed at maintaining and improving the environmental values of Lake Gnangara.

### **5.2.2 Buffer of native vegetation**

An adequate buffer of native vegetation is needed to protect Lake Gnangara. This buffer will have two functions. Firstly, it would separate the water habitat of the Lake from the variety of human activities on the surrounding land. Secondly, it would provide a complementary habitat for the wildlife using the lake.

This buffer has two components. Firstly, there should be the "active" buffer that is part of the open space and managed in conjunction with the wetland proper. Secondly, there should be a "transition zone" on the lots that abut the open space area. This land could remain in private ownership, but there should be restrictions on the land use activities permitted within that zone. The building envelopes and access for stock should be kept out of this zone.

The exact width of the active buffer should be determined in consultation with the Environmental Protection Authority when the detailed documentation for the sub-division, if approved, is drawn up. As a guide, however, the following objectives should be met:

- the existing paperbarks and other wetland's species of trees and shrubs that fringe the lake should be included in the buffer;
- the buffer should be wide enough to provide a barrier between the wetland and the land used for human activities;
- the shape and form of the basin containing the wetland should be used to define the edge of the buffer area;
- where there are no native trees within this buffer area, rehabilitation should be carried out prior to the lots being sold; and
- the buffer should be included as part of the public open space.

The width of the transition zone should be based, in part, on the shape of the proposed lots. The exact width of this zone should be determined by the City of Wanneroo on advice from the Environmental Protection Authority.

### **5.2.3 Controlling land uses on the lots**

The measures described above go a long way to addressing the issues regarding the protection of the wetland vegetation, and the protection of the wildlife value of Lake Gnangara. However, the quality and quantity of the water in the wetlands is also important, and the nature of the surrounding land uses are likely to have some impact on both these parameters.

Most of the wetlands on the Swan Coastal Plain are formed because the land is low enough to expose the underground aquifer. Lake Gnangara is one such wetland.

The sandy soils of the Coastal Plain have poor nutrient holding capacity, and any excess nutrients applied to the soils in the form of fertilizers or from septic tanks will end up in the aquifer carried by the water as it permeates down through the soil. Should a wetland be "down stream" of a nutrient source then the levels of those nutrients in the wetland will likely rise.

High nutrient levels in wetlands can cause rapid growth of algae. This usually occurs during the spring and summer months when the water temperature rises. These algal blooms upset the normal ecological functions of the wetland by causing deaths in other flora and fauna.

Another problem associated with high nutrient levels is that such conditions can promote rapid growth in the population of non-stinging mosquito-type insects called midge. These often swarm out of the wetland to invade the surrounding land causing discomfort for nearby residents.

On a regional scale, the groundwater moves in a generally east to west direction, meaning that the subject land is down stream of the lake. However, the proximity of this land to lake Gngangara will likely mean that there will be some local movement of the groundwater from this land to the Lake depending on the pattern of rainfall.

The vegetation cover on the land has an important effect on the level of the local watertable. Trees and shrubs, in particular, constantly use water from the aquifer as part of a process called evapo-transpiration. When these larger plants are cleared less water is used for this process and the watertable rises in response. If there is a wetland near this clearing activity, its water levels will also rise. Such a rapid change in water levels can cause deaths in the wetland vegetation, and can allow weeds to invade. Direct drainage of stormwater into a wetland will have a similar affect.

To avoid these problems, and to protect the environmental values of these wetlands, the land uses within the local and regional catchment of the lake should be controlled so that nutrient loss to the groundwater is minimised or eliminated. Further, clearing of remnant vegetation within close proximity of the lake should not be permitted.

The key aspect of nutrient management for this subdivision are:

- restricting high fertilizer using activities;
- controls on the number of animals kept on the lots; and
- controlling the discharge of nutrients from the effluent systems.

To avoid the high nutrient using activities like vegetable growing, these lots should be zoned for residential purposes rather than commercial. Should owners want to keep stock on these lots, for example horses, then their numbers should be controlled so as to minimise and prevent nutrient loss to the ground water, and to prevent any degradation of the vegetation.

To control the nutrient loss from the septic systems, the density of such systems should be minimised, and they should be located well away from the wetlands. To achieve minimum density of on site effluent systems lot sizes should be maximised.

## **5.3 Ensuring that the proposal is consistent with the System 6 recommendations**

### **5.3.1 Introduction**

The key M8 recommendation is that the M8 wetlands and some of the associated upland areas be made part of a Regional Park. The nature of these parks is discussed in detail in chapter 5 of the Red Book. In summary, they are meant to be areas of open space of regional importance that are managed for a combination of conservation, landscape protection and recreation.

Ownership of the land contained within a Regional Park can be either public or private provided that the management objectives are consistent with protection of the important natural and human-made elements of the landscape.

The values identified in the Red Book for the M8 area were:

- the value of the wetlands for wildlife;
- the importance of Lake Gngangara for recreation and mining;
- the protection of some upland areas of native vegetation, particularly around Lake Gngangara.

The issues related to the protection of Lake Gngangara as far as this development is concerned have been addressed in the above sections. The issues of the protection of the remaining upland native vegetation is addressed in the next section in relation to Regional Parks.

### **5.3.2 Regional Park issues related to Loc 887**

The Department of Planning and Urban Development have indicated, through its Study, which areas of land associated with the four wetlands should be included within open space. This land would form the core of the Regional Park. The majority of Loc 887 has not been identified for reservation but would be part of the Landscape Protection Zone as proposed as part of the draft North-West Corridor Structure Plan. (Section 3).

The Authority would support of the exclusion of most of the land from open space reserves provide that:

- the measures detailed in this report to protect Lake Gngangara are implemented; and
- the remainder of the Loc 887 is developed and managed to protect the remnant bushland.

Such measures shall include:

- minimum lot sizes being 1 hectare;
- clearing of vegetation to be carried out only within the building envelopes and firebreaks;
- the Developers to carry out rehabilitation of degraded areas with indigenous species of flora prior to the selling of the lots
- the purpose for each new lot be for residential purposes only;
- no ancillary land uses be allowed that would occur outside the building envelope or would likely lead to an increase in nutrient loss to the groundwater; and
- no stock to be allowed.

Subject to these constraints, the development of this land would be consistent with the land being part of a Regional Park. This would also make the development consistent with the System 6 recommendations for Lake Gngangara.

## **6. Summary of public submissions**

The original Authority bulletin summarised the public submissions related to the proposed development and is reproduced below.

Six submissions on the proposal were received by the Authority, including three individual submissions, two government department submission and one local authority submission.

Of the six submissions, three were opposed to the proposal, one gave conditional support, one had no comments to offer and one was awaiting the outcome of the environmental assessment before making a decision on the proposal.

The information in the submissions has been divided into issue groups as follows;

**Table 1. Issues raised in the public submissions**

Issue	Number of submissions raising the issue
Environmental issues:	
Possibility of groundwater pollution (primarily from nutrients)	2
The site is a System 6 area (M8)	2
Concerns for indigenous flora	1
Climatic change	1
Planning issues:	
Large proportion of population dependant on water supplies from the Perth area	1
Concerns over land use planning generally	1
Within Planning Control Area No 16	1
Other:	
Public submission period too short	1
Better co-operation is needed in government	1

Several planning issues were also raised and these can be addressed by the appropriate planning agency.

The key environmental issues raised related to the possible impact of the development on the groundwater and the System 6 status of the site. These issues have been discussed in previous sections of this report, and been considered as part of the process in preparing the Authority's recommendations.

## 7. Conclusions and recommendations

### 7.1 Introduction

The Environmental Protection Authority is aware that a number of authorities must provide approvals for a development such as this one to proceed. These other authorities, including the Department of Planning and Urban Development and the local authority, must provide planning and other approvals.

**Recommendations by the Environmental Protection Authority, and ultimately the decision of the Minister for the Environment, primarily address the potential environmental impacts of land uses associated with special rural subdivisions near wetlands and developments within System 6 upland areas identified for inclusion within Regional Parks.**

Notwithstanding the Environmental Protection Authority's advice and the Minister for the Environment's decision, the proposal may or may not be approved by other authorities.

## **7.2 Recommendations**

The Environmental Protection Authority advises that any environmental approval granted through this process does not imply that planning approval will automatically follow. A number of planning issues, which may include environmental aspects, may need further consideration.

### **Recommendation 1**

The Environmental Protection Authority has concluded that the proposal to sub-divide the land Loc 887, Sydney Road, Gngangara, as modified during the process of interaction between the proponent, the Environmental Protection Authority, the public and the government agencies that were consulted is environmentally acceptable.

In reaching its conclusion, the Environmental Protection Authority identified the main environmental factors requiring detailed consideration as:

- protection of Lake Gngangara and provision of an adequate buffer of native vegetation;
- management of effluent disposal;
- water balance considerations; and
- controls on land use on the sub-divided lots to enable their ongoing management is consistent with the Regional Park concept.

Accordingly, the Environmental Protection Authority recommends that the proposal could proceed subject to the Environmental Protection Authority's recommendations.

### **Pre-development requirements**

#### **Recommendation 2**

The Environmental Protection Authority recommends that the developer be required to undertake the following prior to development proceeding:

- 2.1 That portion of Lake Gngangara located on this land and an adequate buffer of native vegetation be included as part of the public open space. The extent of the lake and the buffer that surrounds it should be defined to include the wetland proper and all the remaining fringing wetland vegetation. The width of this buffer should be sufficient to provide adequate protection of the lake from the surrounding land uses. The width of that buffer should be determined to the satisfaction of the Environmental Protection Authority, using the following objectives:
  - the existing paperbarks and other wetlands species of trees and shrubs that fringe the lake should be included in the buffer;
  - the buffer should be wide enough to provide a barrier between the wetland and the land used for human activities;
  - the shape and form of the basin containing the wetland should be used to define the edge of the buffer area;
  - where there are no native trees within this buffer area, rehabilitation should be carried out prior to the lots being sold; and
  - the buffer should be included as part of the public open space.
- 2.2 If a portion of the area referred to in Recommendation 2.1 contains no stands of native vegetation or only degraded stands of native vegetation, the proponent shall rehabilitate the area with appropriate indigenous trees and shrubs to the satisfaction of the Environmental Protection Authority.



- 2.3 A storm water drainage system is constructed capable of retaining on site for three to four days a one in 10 year flood event to the satisfaction of the City of Wanneroo. Further, this drainage system should be design so that no direct drainage enters Lake Gnangara.

### On-going management requirements

#### Recommendation 3

The Environmental Protection Authority recommends that the proponent develops a strategy to address the implementation and on-going management of the following, to the satisfaction of the State Planning Commission:

- 3.1 Lot sizes to be no less than 1 hectare.
- 3.2 Septic systems be located at least 100m from Lake Gnangara with a minimum of 2m vertical separation between the base of the leach drain or soakwell and the highest known groundwater level or bedrock. Health Department of Western Australia approved alternative domestic wastewater treatment system with adequate phosphorus retention capacity could be installed provided that the base of the system or modified irrigation area are above the highest known water table or are installed to the satisfaction of the Environmental Protection Authority;
- 3.3 The only permissible land use is for residential purposes, and no more than one residence shall be permitted on each lot.
- 3.4 Livestock not be allowed.
- 3.5 Remnant native vegetation should be protected.
- 3.6 Areas cleared of native vegetation to be rehabilitated with indigenous species.
- 3.7 Ancillary land uses may be permitted provided that they do not involve any further significant nutrient application or any additional clearing of land, and are restricted to the building envelope.
- 3.8 All lots abutting the wetland should have a wetland buffer transition zone where land use activities are restricted. This area should not contain the building envelopes or any additional buildings.

The Authority's experience is that it is common for details of the proposal to alter through the detailed design and construction phase. In many cases alterations are not environmentally significant or have positive effects on the environmental performance of the project. The Authority believes that such non-substantial changes, and especially those which improve environmental performance and protection, should be provided for.

The Authority believes that any approval for the proposal based on this assessment should be limited to five years. Accordingly, if the proposal has not been substantially commenced within five years of the date of this report, then such approval should lapse. After that time, further consideration of the proposal should occur only following a new referral to the Authority.

## **Appendix 1**

**The City of Wanneroo's Town Planning Scheme No 1 —  
general provisions for special rural zones.**

SCHEDULE 4

SPECIAL RURAL ZONES

Amendment  
60  
29.9.1978

PART 1

General Provisions

Amendment  
260  
9.11.1984

- (1) If it is established to the satisfaction of the Council that a particular requirement or standard other than permitted uses or lot size specified in this Schedule is unreasonable or undesirable in the particular circumstances of the case, the Council may modify that requirement or standard. Before modifying any requirement or standard the Council may require that the owner or developer enter into an agreement to use or develop the building or land in particular manner, and in case of a breach of the agreement the Council shall enforce the requirements of the Scheme

Where a use is proposed that is not listed in the Special Provisions contained in Part 11 of this Schedule, that use is not permitted unless Council gives its approval in writing after giving consideration to the possible effect that such a use would have on the amenity, public health, convenience and economy of the existing or planned uses nearby; Council shall before considering each application:

Amendment  
260  
9.11.1984

- (i) place in a conspicuous position on the site proposed for such a use and in the office of the Council, a notice explaining the proposed uses
- (ii) advertise the proposed use, once a week for three consecutive weeks in a daily newspaper having a circulation in the District; the cost of the advertisements shall be borne by the applicant
- (iii) give notice of the proposed use to the owners and occupiers of all land nearby that in the opinion of the Council may be affected by the proposed use. All costs resulting from this action shall be borne by the applicant

This provision does not prevent any residents or ratepayers of the District from objecting to or supporting the proposed use

- (iv) consider any objection to and support for the proposed use, which are delivered to the Council in writing within 35 days of the date shown on the notice

- (2) Except where a reticulated water supply is provided, a person shall not construct a dwelling house unless a concrete water tank of not less than 90,000 litres or other type of domestic water supply approved by the Council is incorporated in the plans and specifications thereof and constructed at the same time as the dwelling house. If with the approval of the Council ground water is used the approval of the Metropolitan Water Authority is also required
- Amendment  
260  
9.11.1984
- (3) No dwelling house or outbuilding shall be constructed closer than twenty five metres to a street alignment, unless the topography or flora of the site or the shape of the lot dictate otherwise. Where the topography, flora of a site, or the shape of the lot make the construction of dwelling houses or outbuildings difficult, the Council may approve an alternative set back
- Amendment  
260  
9.11.1984
- (4) Where a lot has a frontage to more than one street the Council may at its discretion permit the construction of buildings nearer to the street alignment of the other street or streets nominated by the Council but not nearer than fifteen metres from the street alignment of such other street or streets
- Amendment  
260  
9.11.1984
- (5) No dwelling, outbuilding or structure shall be constructed within fifteen metres of the side or rear boundary of any lot
- (6) Signs hoardings or bill boards shall not exceed 0.2m<sup>2</sup> and shall be restricted in number to only one for each lot. No person shall display or permit to be displayed a sign, hoarding or billboard advertising activity conducted on the site without the prior consent of the Council
- Amendment  
260  
9.11.1984
- (7) A person shall not without the prior consent of the Council remove, cut down, lop or damage a tree or shrub on any land within a special rural zone including street verges. Where the Council grants its consent it may impose a condition requiring the planting of suitable mature trees or shrubs at the cost of the applicant as a condition of its approval to commence development
- Amendment  
260  
9.11.1984
- (8) The subdivider shall develop all areas designated as or set aside for the purposes of public open space within the land the subject of the subdivision to the satisfaction of the Council and within the period stipulated by the Council
- Amendment  
260  
9.11.1984
- (9) The approval of the Council and of the Commissioner of Public Health to the proposed method of disposal of sewage and other domestic wastes (either solid or liquid) is required
- Amendment  
260  
9.11.1984

- 4 The land is to be managed in such a manner as to avoid the land being laid bare of vegetation resulting in loose, wind erodable conditions

Special Rural Zone No. 4

Description of Locality

Swan Location 1948 and 1540 Corner Pinjar Road and Neaves Road, Wanneroo

Amendmen  
85  
23.2.1979

Special Provisions

- 1 The minimum lot size shall be 1.0 hectare with the average lot size being not less than 1.5ha and all subdivision shall be carried out in accordance with the "Development Guide Map"
- 2 The land the subject of this Zone may be used for equestrian, residential and/or horticultural purposes only
- 3 The keeping of livestock (with the exception of horses) and poultry for commercial purposes is prohibited
- 4 All fencing must be carried out to the satisfaction of the Local Authority
- 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 erodable conditions
- 6 All owners of lots within Special Rural Zone No.4 are required to comply with the Metropolitan Water Board Underground Water Pollution Control By-laws

Special Rural Zone No. 7

Description of Locality

Lot Numbers 3, 4, 5, Sydney Road, Swan Location 2488 Part Swan Location 887 Sydney Road, Perth Shire Location 104 C/T 1048 Sydney Road; Lots 18 and 19 Lorian Road, Swan Location 1882; Part Swan Location 1494 Lorian Road and Lot 20 Knight Street, Swan Location 1882

Amendmen  
113  
9.2.1979  
287  
8.1.1988

Special Provisions

- 1 The minimum lot size shall be not less than 1.0 hectare and subdivision shall generally be in accordance with the "Development Guide Plan adopted 23 September 1987"
- 2 The land the subject of this Zone may be used for equestrian, residential and/or horticultural purposes only

Amendmen  
287  
8.1.1988

TPSAAH

- 3 The keeping of livestock (with the exception of horses) and poultry for commercial purposes is prohibited
- 4 Each lot is to have included within it an area of at least 1,000m<sup>2</sup> which:
  - (a) for the land west of Sydney Road, lies above the 47 metre (A.H.D.) contour;
  - (b) for the land east of Sydney Road, lies above the 48 metre (AHD) contour;

all residential development must be undertaken above that level
- 5 No road surface is to be constructed below the 46.75 metre (A.H.D.) contour
- 6 The Metropolitan Water Supply, Sewerage and Drainage "Ground Water Pollution Control Area By-laws" are to be complied with at all times
- 7 The land is to be managed in such a manner as to avoid the land being laid bare of vegetation resulting in loose, wind erodable conditions
- 8 The subdivider shall ensure that each prospective purchaser of a subdivided lot acknowledges in writing, at the time of purchase of a lot, the requirements and regulations of the Rights in Water and Irrigation Act regarding the use of groundwater and the protection of groundwater supplies. As the lots are within a proclaimed groundwater area it is unlikely that a licence will be issued for the use of groundwater for amounts more than 1,500m<sup>3</sup> per annum, ie sufficient for house and domestic garden requirements and for the irrigation of approximately 0.1 ha of pasture or other crops.

Amendment  
287  
8.1.1988

Amendment  
287  
8.1.1988

### Special Rural Zone No. 12

#### Description of Locality

Part Swan Location 1942 and Part 1669 and Lot 16 Swan Location 1791  
Trichet Road, Wanneroo

Amendment  
116  
22.6.1979

#### Special Provisions

- 1 The minimum lot size shall be not less than 1.0 hectare and the average lot size shall be not less than 1.85 ha and subdivision shall be carried out in accordance with the "Development Guide Map"