

## **SHIRE OF DENMARK**

### **TOWN PLANNING SCHEME POLICY NO. 10**

## **PARKLAND CLEARING OUTSIDE BUILDING ENVELOPES**

### OBJECTIVE

To assist Council in ensuring that potential fire hazards are reduced within areas utilising building envelopes to control flammable material within 50 metres of buildings within the following areas:

Hallowell Heights Subdivision  
Harpdene Rise Subdivision  
Pt Lot 618 Ocean Beach Road Subdivision  
Lot 58 Campbell Road Subdivision  
Lights Road Special Rural Zone  
Monkey Rock Special Rural Zone  
Springdale Special Rural Zone  
Randall Road Special Rural Zone  
Kent River Special Rural Zone  
William Bay Special Rural Zone  
Inlet Drive Subdivision

### POLICY

"Substantial Vegetation" refers to all types of vegetation where the diameter of the trunk (including bark) measured 1.0 metres above ground level exceeds 50mm.

No parkland clearing or removal of substantial vegetation shall take place prior to the written consent of Council being obtained. Each applicant shall submit for consideration a suitable scaled site plan, showing;

- i) the external boundaries of the lot;
- ii) the approved building envelope;
- iii) access/egress points to the building envelope;
- iv) relative topography of the site (i.e. contours and any other natural features); and
- v) the area proposed for parkland clearing and a detailed description of vegetation types and density to be removed that takes into account the following criteria:
  - 1) No permission for parkland clearing will be granted by Council until such time as the dwelling is completed and occupied to allow Council to take into account the materials and method of construction.
  - 2) Parkland clearing will only be permitted to ensure that flammable material is controlled to a maximum of 50 metres from buildings erected within an approved building envelope in consultation with the Bush Fire Brigade and Shire Ranger.
  - 3) No vegetation or trees shall be removed where the diameter of the trunk (including bark) measured 1.0 metres above ground level exceeds 50mm.
  - 4) The minimum area of total undergrowth that must be retained shall be equal to 50% of the area of the lot.

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- (i) Council will require reinstatement of clearing that exceeds the maximum permissible.
- 5) Permission granted for the works to be undertaken will be for a maximum period of 3 months only.
- 6) The area cleared to be replanted within 6 months of the original approval to assist in soil conservation in consultation with the Bush Fire Brigade and Shire Ranger.
- 7) Council is to be advised no less than 2 working days prior to commencement of any approved parkland clearing activity.
- 8) An appropriate fee per application will be charged.

*Adopted on 23<sup>rd</sup> June, 1998 in accordance with clause 8.2 of Town Planning Scheme No. 3*