

16.2 Lake Clifton Precinct

This Precinct comprises the land adjoining the Old Coast Road and Lake Clifton. In addition to State Forest and Yalgorup National Park, it includes Rural Residential east of the Old Coast Road and the Rural Smallholdings west of Old Coast Road.

Rural Residential		
Objective	To provide areas that will offer lifestyle blocks with good amenity and in locations where environmental impacts can be minimised	
Uses	Primary	Discretionary
	Single House Home Business Home Occupation Home Office	Wayside Stall Stables Rural Pursuit
Lot sizes	Lake Clifton Catchment - Minimum 2 hectares; Average 5 hectares. Peel-Harvey Catchment – Minimum 2 hectares; Average 3 hectares.	
Setbacks	Road	Side/Rear
	40 metres or within a building envelope indicated on an adopted Subdivision Guide Plan.	20 metres

Considerations

On-site effluent disposal:

Lake Clifton Catchment – Alternative Treatment Units.

Peel-Harvey Catchment – standard septic systems where no closer than of 100 metres from any watercourse or wetland and a 2 metre minimum vertical separation from the highest known groundwater level. Alternative Treatment Units to be provided where the setback is less than 100 metres. No septic system to be closer than 50 metres to any watercourse or wetland.

Remnant vegetation is to be retained on all sites unless clearing is required for roads, access, within a defined building envelope or for the purposes of bushfire protection.

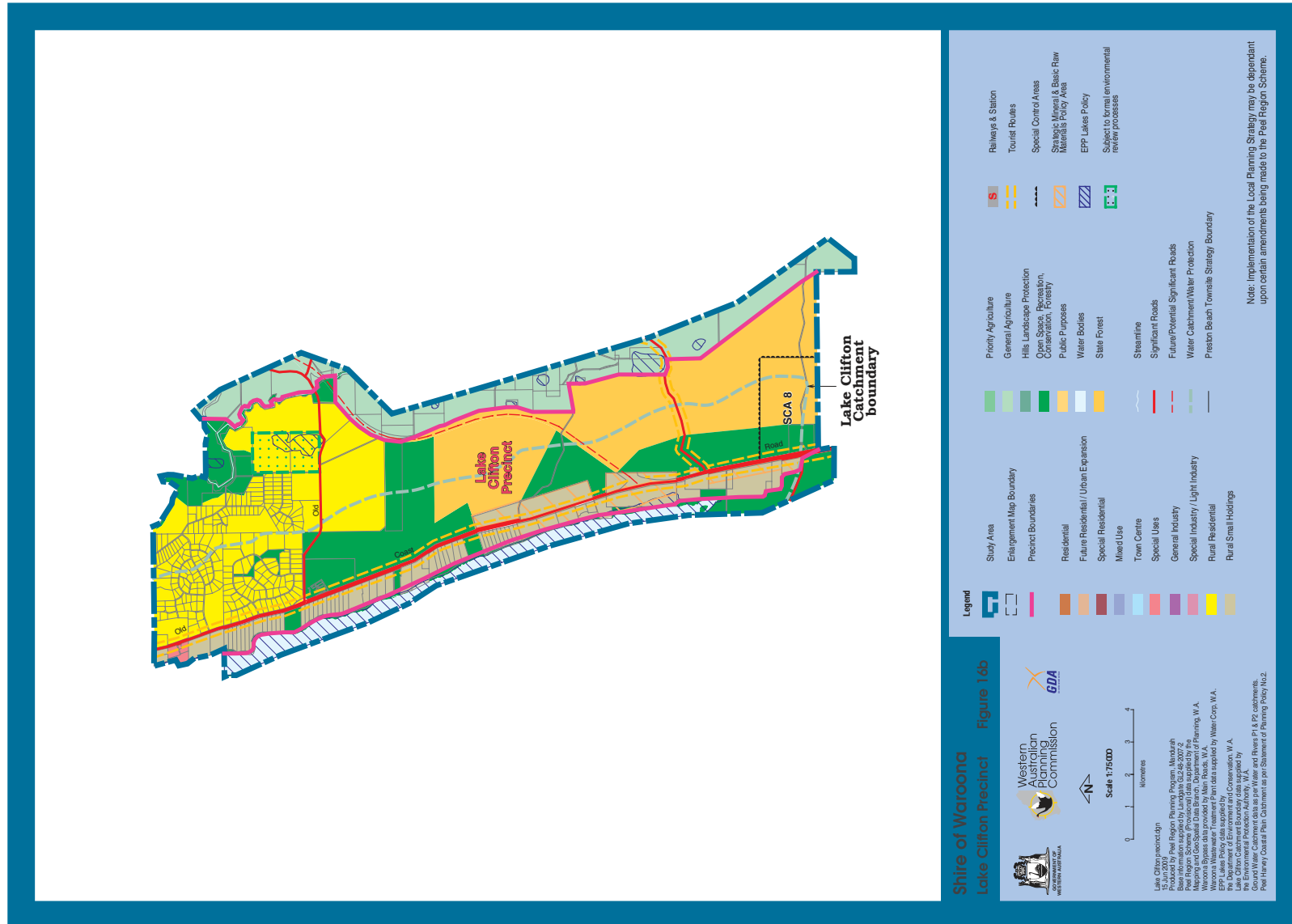
A subdivision guide plan is to be prepared and adopted by the Shire at the time of rezoning. As a minimum the plan is to detail the lot configuration and define building envelopes.

Rural pursuits and stables will only be considered where there is no remnant understorey vegetation and where land capability is demonstrated.

Rezoning for rural residential should address a range of issues including:

- lot sizes appropriate to the physical conditions, environmental protection and aesthetics;
- access;
- On-site effluent disposal;
- protection of watercourses and revegetation of riverine areas;
- landscape appreciation and measures to minimise the intrusion of buildings in the landscape;
- nutrient management; and
- wetland areas.

Figure 16b – Lake Clifton Precinct



Rural Smallholdings		
Objective	To consolidate the land between Land Clifton and the Old Coast Road to provide smallholding lots that offer agricultural, lifestyle and tourist opportunities.	
Uses	Primary	Discretionary
	Single House Home Business Home Occupation Home Office Industry – Cottage Agriculture – Extensive Rural Pursuit	Agriculture – Intensive Stables Chalets Bed and Breakfast Farm Stay Accom. Winery/Cellar Door Sales Wayside Stall Nursery Restaurant Industry - Rural
Lot sizes	Minimum 5 hectares	
Setbacks	Road	Side/Rear
	50 metres or within a building envelope indicated on an adopted Subdivision Guide Plan.	10 metres

Considerations

On-site effluent systems to be Alternative Treatment Units. Dwellings are to be setback at least 150 metres from the high water mark of Lake Clifton and at least 20 metres from the edge of the Vasse soil landform.

Proponents are referred to the EPA Guidance Note No.28 'Protection of the Lake Clifton Catchment'.

All new development, including agricultural use, is to be setback at least 150 metres from the high water mark of Lake Clifton and at least 20 metres from the edge of the Vasse soil landform.

The number of crossovers to Old Coast Road is to be minimised though the ceding and construction of a 10 metre wide service road along the length of the lot frontage.

Consideration will be given to larger tourist ventures or accommodation proposals on their merits and subject to a scheme amendment.

Those sites within the Strategic Minerals and Basic Raw Materials Policy Area as indicated on the Strategy Map, or within 500 metres of the Policy Area shall not be rezoned or subdivided unless otherwise considered by the Department of Industry & Resources.

Applications for Intensive Agriculture shall have regard to groundwater quality and availability.

Applications for Intensive Agriculture shall have regard to stocking rates and nutrient management.

Special Uses	
Objective	To provide land for the continued development of the Lake Clifton Tourist and Shopping Centre site as the commercial and community centre for the locality.
Uses	As per Development Guide Plan
Lot sizes	N/A
Setbacks	As determined by Shire
<p><u>Considerations</u></p> <p>Development of this commercial and community centre site in Lake Clifton is to be consistent with the adopted Development Guide Plan.</p> <p>The visual amenity of the site is to be considered in all development proposals.</p>	