

## Annexure B RUDDS GULLY SPECIAL RURAL STRUCTURE PLAN

Rudds Gully Special Rural Structure Plan within the Shire of Greenough's Town Planning Scheme No.4 contains special provisions which relate to the use and management of the land within Meadowcroft Ridge Estate.

As per the Town Planning and Development Act (1928), Town Planning Schemes are subject to review and the special provisions may be changed or amended after public consultation.

Should you sell your lot you are required to ensure the subsequent purchaser is advised of the special provisions contained herein.

### From the Shire of Greenough's Town Planning Scheme No. 4 Text

<p>RS 2</p>	<p>Rudds Gully:  Shown on Scheme Map 6/12 as RS 2.</p>	<p>(a) Minimum lot size to be 2ha with an average lot size of 4ha. A minimum lot size of 10ha for those lots abutting the future highway reserve.</p> <p>(b) No lot shall have direct access to the future highway.</p> <p>(c) The stream and foreshore of Rudds Gulley shall be incorporated into a recreation reserve that shall be created at the time of subdivision of the land.</p> <p>(d) No building shall be sited between Rudds Gully and Rudds Gully Road.</p> <p>(e) Within this locality the keeping of stock is permitted with the following restrictions:</p> <p style="padding-left: 40px;">(i) Only one stock option (as described in (ii) below) or a combination equivalent is permitted:</p> <p style="padding-left: 40px;">(ii) Maximum stocking rate options for 1ha of land are:</p> <p style="padding-left: 80px;">1 Horse/2ha; 1 Cow/2ha; 5 Goats/ha; or 4 dry Sheep/ha.</p> <p style="padding-left: 40px;">(iii) Where stables, yards and adequate supplementary feeding is provided to the animals, maximum stocking rates of twice the above rates are permitted without the special approval of Local Government.</p> <p style="padding-left: 40px;">(iv) Where the keeping of animals results in problems due to land degradation, nutrient enrichment/leaching, animal welfare of public nuisance, Local Government may require restriction of stocking rates to the above rate as described in part (ii).</p> <p>(f) All trees and remnant native vegetation shall be protected from grazing by stock and Local Government may require fencing to ensure protection is maintained.</p> <p>(g) Notwithstanding the zoning table the following uses are not permitted unless special approval is given by Local Government after advertising:</p> <p style="padding-left: 40px;">Dog Kennels (more than 2 dogs); Veterinary Centre.</p>
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