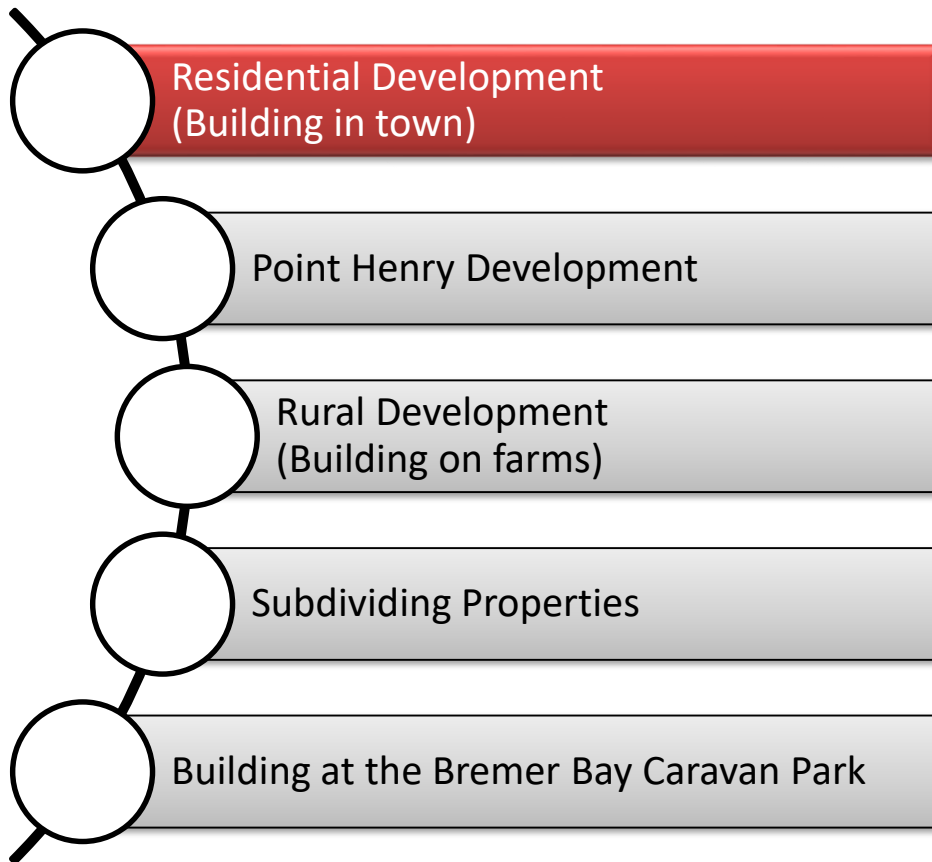




# Shire of Jerramungup

## Info Sheet 1:

### Residential Development (Building in town)



**This information sheet contains information about the most commonly asked questions and answers in relation to developments within 'Residential' zoned areas of the Shire of Jerramungup.**

# HOUSES AND SHEDS IN RESIDENTIAL AREAS

## FAQ:

### What approvals do I need?

All buildings in the Shire's residential areas generally require both planning and building approval.

However, if the house and shed fully comply with the various land use planning requirements then they may be exempt from planning approval – speak to our town planner early in the process.

*For more information, please refer to the Shire's Information Sheet "Development Approval Process".*

### What information do I need to provide?

For planning applications:

- A completed application form, site plan, floor plan, elevations and a description of what you are proposing to build.

For building applications:

- All documents as outlined in the *Building Application Checklist*.

*For more information, please refer to the Shire's Information Sheet "Development Approval Process".*

### How long will it take to get an approval?

Provided all of the required information is provided:

- a) Straight forward planning applications are generally assessed within 10 working days;
- b) More complex planning applications involving advertising and a decision by full Council can take up to 45 days.
- c) Building applications will take between 10 and 25 working days.

### How far from the boundary do the buildings need to be?

In general, a single storey house is required to be an average of 6m from the front boundary and 1.5m from all other boundaries. There are variations to these setbacks depending upon what is being built.

Two storey houses have different setbacks to side boundaries due to potential privacy concerns and need to be assessed by the Shire's Planner early in the process if possible.

A shed can be 1.0m from a side boundary if it is less than 9m long, longer than 9m and it needs to be 1.5m from the boundary.

*For more details, please speak to our town planner.*

### Are there size limitations?

Houses are generally limited to 2 storeys and they can cover approximately half of the property.

Sheds are limited to a wall height of 3.6m and a roof ridge height of 4.2m. You may have a maximum of 90m<sup>2</sup> of shed floor space.

### Can I vary the standard requirements?

The Shire has an adopted Local Planning Scheme and a set of Local Planning Policies that establish the ground rules for what is expected. Some of these requirements are fixed and some may be varied, depending on individual circumstances. If you need to vary them you will need to lodge plans and written justification with the Shire. This will be

assessed, referred to neighbours and may have to be decided by a full Council meeting.

If the house or shed fully complies with all requirements an approval can be arranged by staff.

### **Can I build a new transportable house or a kit home?**

Yes. Transportable houses and kit homes are assessed the same as any other house.

### **Can I relocate a second hand house to a residential property?**

Second hand houses and sheds require planning approval and are referred to neighbouring landowners for comment as part of their assessment.

They need to be in good condition and may require upgrading to a standard where they fit in with the existing housing in the street.

The Shire will require the payment of a \$10,000 bond which is returned once the house has been upgraded to an acceptable standard.

### **Can I live in my shed while I build my house?**

**No.** Under the Building Act 2012 sheds are classed as a non-habitable 10a structure. Therefore, it is not permitted to live in a shed.

You can apply to the Shire to live in a caravan on site while you are building your house. The Shire may grant approval for a period up to 12 months.

### **Can I build a shed first and then a house afterwards?**

If you intend to build a shed on a vacant block before building a house, you require planning approval for both buildings at the same time; before commencing any building works. Only when planning approval has

been granted, you can apply for individual building permits for the shed and the house at different stages.

From the time planning approval has been granted, you have a period of two years to substantially commence both the house and shed.

### **Can I install a shower/toilet in my shed?**

Yes, but only after building works on your house have been substantially commenced.

### **Are there any special requirements in the Shire of Jerramungup?**

The Shire has adopted a policy that requires at least a 4,500litre rainwater tank to be plumbed into all new houses and extensions with wet areas.

Sea containers are permitted (on application) but they need to be located behind the house, painted to match the house and screened from the street.

The large lots to the west of Bremer Bay on Mary Road, Barnes Drive, Freeman Drive and Goorie Way have an overlay plan that provides more information on where a house can be located and what the Shire will require if these lots are subdivided.

*For more information, please refer to the Shire's Local Planning Policies on 'Water Conservation', 'Sea Containers' and 'Flexible Coded Areas'.*

### **What if my property is designated bushfire prone?**

Large areas of the Bremer Bay and Jerramungup town sites have been declared bushfire prone. As a result, development on affected properties need to conduct a Bushfire Attack Level (BAL) assessment as part of their documentation. The Shire has adopted a "BAL Contour Plan" for the town sites that applies a BAL

rating to the individual properties. Any affected properties outside the scope of the BAL contour plans need to be assessed by an accredited professional. Any development in bushfire prone areas must then respond to the BAL rating applied to the individual property.

### **Where do I find detailed information on building requirements?**

This information sheet contains broad, guidance only as many of the policies that guide development are quite complex. If you would like to view the relevant regulations and policies, please visit our website at:

[www.jerramungup.wa.gov.au/development/](http://www.jerramungup.wa.gov.au/development/)

Links to the relevant documents as listed below are provided on the website:

- **Residential Design Codes of WA**
- **Shire of Jerramungup Local Planning Scheme No.2**
- **Local Planning Policies (LPP):**
  - LPP1 R2/15 Flexible Coded Areas
  - LPP3 Design Guidelines and Detailed Area Plan
  - LPP5 Use of Reflective Building Materials
  - LPP14 Sea Containers
  - LPP15 Transported Buildings
  - LPP16 Outbuildings
  - LPP17 Water Conservation
  - LPP21 Subdivision Guide Plan- Templetonia Road, Bremer Bay
  - LPP22 BAL Contour Plans

### **Contact details for the Shire of Jerramungup's development team:**

- Face to face by visiting the Shire Office at: Bremer Bay Community Resource Centre  
7 Mary Street  
Bremer Bay, WA 6338 (*please ring ahead as the office may not always be attended*); or
- Via phone on 08 9837 4070; or
- Via email to [planning@jerramungup.wa.gov.au](mailto:planning@jerramungup.wa.gov.au); or
- By visiting our website at: [www.jerramungup.wa.gov.au](http://www.jerramungup.wa.gov.au)