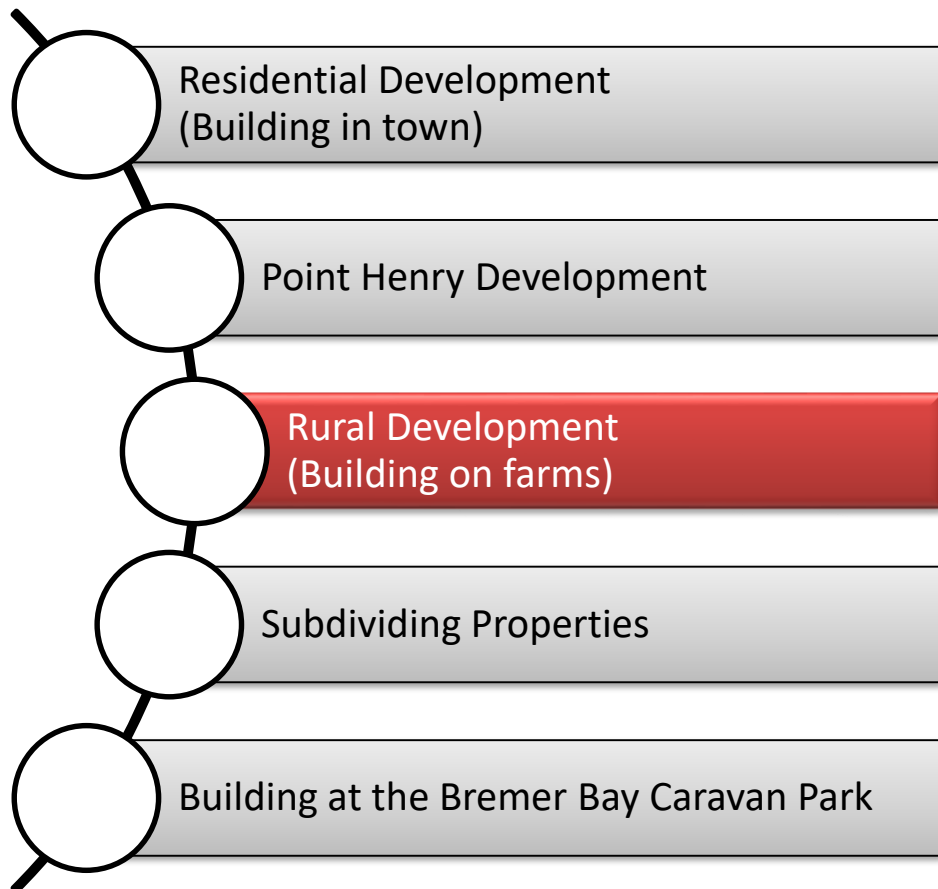




Shire of Jerramungup

Info Sheet 3:

Rural Development (Building on farms)



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

HOUSES AND SHEDS IN RURAL AREAS

FAQ:

What approvals do I need?

A planning approval is only required on 'Rural' zoned land where:

- i. The house or shed is less than 20m from the front and rear boundaries and 10m from any side boundary;
- ii. A second house is proposed on a property;
- iii. A 'second hand' house is proposed; and/or
- iv. The development is in an "extreme" bushfire prone area.

Building approval is always required for a house, including extensions and alterations.

Sheds may be exempt from building approval, please check with the Development Team early in the planning process.

What information do I need to provide?

For a planning application you need to provide:

- A completed application form, site plan, floor plan, elevations, BAL assessment (where required) and a description of what you are proposing to build (as outlined in the Planning Application Checklist).

For a Building application you need to provide:

- 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 does it take to obtain a planning approval?

Provided all of the required information is provided:

- a) Straight forward planning applications are generally assessed within 10 working days;
- b) Building applications will take between 10 and 25 days.

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

Both houses and sheds are required to be 20m from all boundaries.

Are there size limitations?

No, not for a house or shed.

Can I build a second house on the property?

A second house on a single property requires planning approval and can only be considered where it is required to support an existing farming operation.

The second house is to be used by people employed locally in rural enterprise.

Can I build a 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 rural property?

Second hand houses and sheds require planning approval and are referred to neighbouring land owners 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 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.

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/

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

- Shire of Jerramungup Local Planning Scheme No.2
- Local Planning Policy 15 Transported Buildings

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; or
- By visiting our website at: www.jerramungup.wa.gov.au