



# SHIRE OF JERRAMUNGUP LOCAL PLANNING POLICY NO 1 - R2/15 FLEXIBLE CODED AREAS

## 1.0 BACKGROUND

Under the Shire of Jerramungup Town Planning Scheme No 2 the area on the western edge of the Bremer Bay townsite is zoned 'Residential' with a flexible code of R2/15.

The base code of R2 applies (minimum lot size of 5000m<sup>2</sup>) unless reticulated sewerage is provided to the land in which case development may be permitted up to a maximum density of R15.

The Shire has experienced some problems with the flexible code for a number of reasons including that there is a high owner expectation that they can subdivide immediately (however many lots do not yet have access to sewer), and there is uncertainty over the ultimate lot pattern as landowners may decide to create larger lifestyle lots.

There are also difficulties in dealing with subdivision standards. The existing subdivision was constructed at the 'rural' standard due to the large lot sizes. However, once subdivision occurs, upgrading all infrastructure to the full urban standard is required. This can cause issues with coordinating infrastructure between subdivisions and has cost implications for subdividers.

Lastly, there is a major discrepancy between the R2 and R15 development standards in the Residential Design Codes of WA. Development may become disjointed when different standards are applied based only on lot size.

## 2.0 STATUTORY BASIS

The Shire of Jerramungup has adopted this local planning policy under the Residential Design Codes of WA.

***Planning approval is not required if the residential development complies with the requirements of the Residential Design Codes and this local planning policy.***

### **3.0 POLICY STATEMENT**

This Policy applies to all land zoned Residential R2/15 under the Shire of Jerramungup Town Planning Scheme Town No 2.

The requirements of the R15 density code applies to all development at a density greater than R2.

### **4.0 OBJECTIVES**

The objective of this policy is to:

- Provide clear guidance on Council's expectations for subdivision in the Residential R2/15 zone; and
- Establish development requirements in the Residential R2/15 zone.

### **5.0 SUBDIVISION**

5.1 Subdivision shall generally be in accordance with the Subdivision Guide Plan at Figure 1 of this Policy (refer 5.19.2(c)(vi) of the Local Planning Scheme)

5.2 Subdivision or strata above the base code of R2 shall only be supported where;

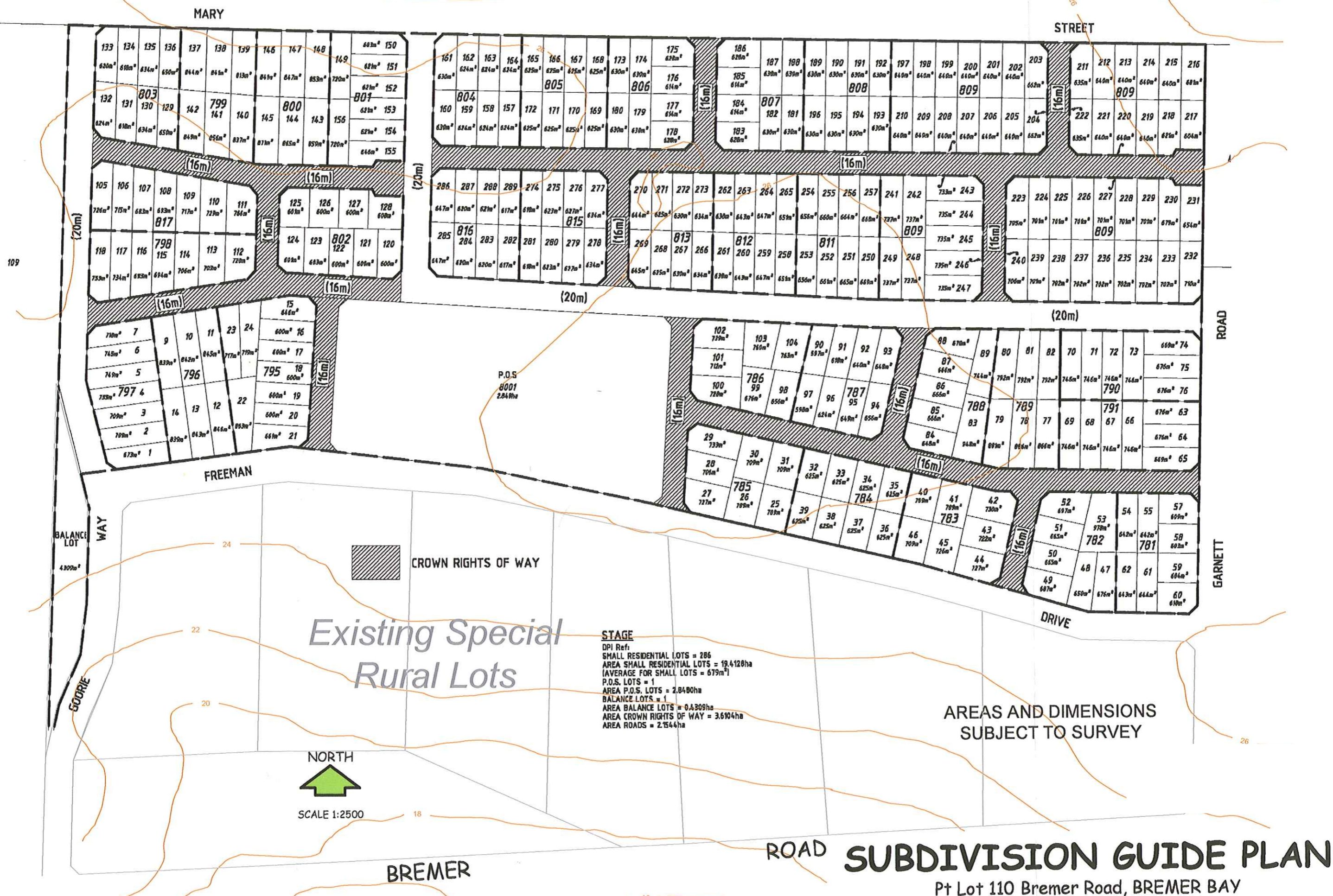
- i) Reticulated sewer is available and it is demonstrated that it can be provided to service the new lots;
- ii) Any existing dwellings are provided with adequate setbacks to new lot boundaries;
- iii) The subdivider upgrades and/or constructs all surrounding infrastructure (abutting the development site and back to connect to the urban front), including roads, right of ways, stormwater drainage, footpaths, shared paths and lighting to the full urban standard consistent with the requirements of the "Local Government Guidelines for Subdivisional Development".

### **6.0 DEVELOPMENT**

6.1 With the exception of the minimum lot size, all the requirements of the R15 density coding shall apply to development on land zoned 'Residential' with a density code of R2/15'.

6.2 All development above the R2 density is required to connect to the reticulated sewerage system.

**FIGURE 1**  
LOCAL PLANNING POLICY 1 - R2/15 Flexible Coded Areas



**SUBDIVISION GUIDE PLAN**  
Pt Lot 110 Bremer Road, BREMER BAY