



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 there are a number of Residential zones with a flexible code of R2/15.

The base code of R2 applies unless reticulated sewerage is provided to the land in which case development may be permitted up to a maximum density of R15.

2.0 POLICY BASIS

The Residential Design Codes of Western Australia provide the basis of assessment for all types of residential development proposals. This Policy complements the Residential Design Codes.

3.0 POLICY STATEMENT

This Policy will apply to all land zoned Residential under the Shire of Jerramungup Town Planning Scheme Town No 2 where a flexible code of R2/15 applies.

The requirements of the Residential Design Codes will be used to assess any development, subdivision or survey strata proposal and will be applied according to the density proposed.

Where the maximum density of R15 is proposed the relevant requirements of the Residential Design Codes applicable to an R15 code will be used for assessment.

4.0 SUBDIVISION

All subdivision applications are lodged and determined by the Western Australian Planning Commission (WAPC). Notwithstanding the above, the WAPC refers all applications to the Shire of Jerramungup for recommendations and comment.

Council may have regard for a number of matters when assessing subdivision applications including but not limited to;

- (i) The shape of the proposed lots and overall subdivision design;
- (ii) The issues listed under Clause 10.2 of the Shire of Jerramungup Town Planning Scheme No 2;
- (iii) The need and desirability for a Subdivision Guide Plan (SGP), Local Structure Plan (LSP) or Detailed Area Plan (DAP).

Where a SGP, LSP or DAP is required for proper co-ordination for planning and development of an area, the City may not support grouped dwelling or subdivision proposals that have the potential to prejudice planning for the street block. Co-ordinated development is needed in some areas due to lot sizes, limited narrow frontages or to co-ordinate planned roads and access.

- (iv) A mixture of lot sizes will be encouraged to cater for different lifestyle choice.

When providing comments on subdivision applications to the WAPC Council may recommend a number of conditions including but not limited to;

- The developer to provide underground power, telephone and water service to each lot;
- Lots to be visibly numbered to the satisfaction of Council;
- Roads, kerbs, footpaths and stormwater drainage to be provided by the developer and constructed to the standard and satisfaction of Council.

Note; Where sole access to lots is proposed from right of ways or laneways, they will need to be ceded free of cost as dedicated public roads so all lots have gazetted road frontage.

- The provision of 10% public open space or where desirable the payment of cash in lieu of open space;
- Prospective purchasers to be advised of any relevant current development approval, Subdivision Guide Plan (SGP), Local Structure Plan (LSP) or Detailed Area Plan (DAP).