SHIRE OF JERRAMUNGUP
LOCAL PLANNING POLICY NO 2
HOUSING GUIDELINES

1.0 BACKGROUND

There are a number of growing issues in the Shire's residential areas that require clarification:

i) There is no minimum standard for the appearance of housing in the Shire's townsites; and

ii) There is a lack of clarity around how the R15/30 split density coding applies.

1.1 Character of the Shire's Residential Areas

The Shire's residential areas are characterised by a large variety of housing types and standards.

There is a reasonably high level of absentee landownership (especially in Bremer Bay) with many houses being people's second house. This has contributed to some examples of poorer quality housing such as utilising sheds and similar structures as houses and use of poorer quality materials leading to early deterioration of buildings.

These Housing Guidelines seek to establish a minimum standard for housing in the Shire's townsites with the aim of preventing the proliferation of 'weekenders' and in particular 'shed conversions' in residential areas. Essentially these buildings have the appearance and finish of a shed and their location in a residential environment can detract from the appearance and amenity of surrounding lots.

This policy is not intended to be onerous but is intended to recognise the variety of housing styles and types in the Shire's townsites whilst ensuring that only buildings 'purpose built', designed and intended as houses are used as housing in the Shire's townsites. This would include transportable, prefabricated, modular and built housing but not include converted sheds and shed-like structures.

Residential R15/30 Density Code

Much of the residential areas of the Shire have a split density code of R15/30. It is not clear how this split coding is applied to housing and subdivision applications.

Local Planning Scheme No.2 grants the local government the ability to approve development at the higher density where development is connected to deep sewerage and meets the requirements of the 'relevant local planning policy'.

This policy seeks to provide guidance on when the higher density code (R30) applies and what elements of the R-Codes apply to development within this zone.

2.0 STATUTORY BASIS

Clauses 2.2 and 2.4 of the Shire of Jerramungup Town Planning Scheme No. 2 ('the Scheme') provides for the preparation of Local Planning Policies. This Policy has been prepared in accordance with the Scheme.

The Policy does not bind the local government in respect of any application for development approval. However, the local government is to have due regard to the provisions of this Policy and the objectives which the Policy is designed to achieve before making its determination.

2.1 Local Planning Scheme No.2

This policy has been made to complement and clarify clauses 5.3 (a) and 5.12.4 of Local Planning Scheme No. 2.

Clause 5.12.4 refers to the appearance of buildings and states:

"*5.12.4 In considering applications for planning approval for land in the towns of Jerramungup and Bremer Bay, the local government is to have regard to the scale, colours, materials, and design of buildings*."

Clause 5.3 (a) refers to the application of the R15/30 split density code and states:

"(a) In the Residential zone with R15/30 density code the local government has discretion to permit an increase from the base code of R15 up to a maximum density of R30 where:

(i) connection to reticulated sewerage is available; and

(ii) the proposal is consistent with, and has a high degree of compliance with the relevant Local Planning Policy in the opinion of the local government."

2.2 Residential Design Codes (R-Codes).

This policy has been made in accordance with Part 5, Section 5.2 of the R-Codes and is supported by clause 7.3.1(b) of the R-Codes that allows for the local government to adopt policy that establishes a desired character for residential areas.

This Policy is to be read in conjunction with the R-Codes.

Building Code of Australia (BCA)

Relevant clauses of the BCA that apply to this issue include:

- All buildings using a steel frame and steel sheeting located within 1km of the coast and 100m of an estuary are <u>required</u> to use higher quality materials. However, it is highly recommended that protective coatings or higher quality colourbond is used throughout Bremer Bay.
- <u>It is not permitted to live in a shed</u>. Sheds are Class 10A buildings as defined by the Building Code of Australia (BCA) and are 'non-habitable'. Whilst the BCA can be applied to retrofit sheds as housing, Council has concerns about the amenity and appearance such structures have in the residential areas of the Shire's townsites.

3.0. PURPOSE OF POLICY

The purpose of this policy is to provide guidance for proponents and Council when dealing with planning applications for residential development in the Shire's townsites.

4.0 POLICY STATEMENT

This Policy will apply to all housing applications on land zoned 'Residential' and 'Townsite' under the Shire of Jerramungup Local Planning Scheme 2.

5.0 OBJECTIVES

The objectives of this Policy are:

- To establish the minimum standard for the appearance of housing expected within the townsites in the Shire of Jerramungup.
- To ensure that only buildings 'purpose built' and intended as houses are used as housing in the Shire's townsites;
- To clarify the development requirements for the 'R15/30' density code.

6.0 POLICY REQUIREMENTS

6.1 Exemptions from Planning Approval

Where an application for residential development complies with the requirements of the Residential Design Codes of Western Australia and the requirements specified in this policy, planning approval is not required.

Single Houses, Ancillary Accommodation, Grouped Dwellings and Multiple Dwellings are required to comply with the requirements of the Residential Design Codes of WA or as varied by the criteria set out in the clauses below.

6.2 Design Guidelines

a. Only buildings 'purpose built', designed and intended as houses are to be used as housing in the Shire's townsites.

b. Temporary accommodation units such as dongas are not permitted for use as dwellings.

c. "Barn style" dwellings and any other type of dwelling based on a shed design or frame are not permitted for use as dwellings.

Notes:

i) The use of most types of wall cladding for dwellings is supported in the spirit of allowing architectural choice. However, where residences are to be clad in corrugated Colourbond cladding, special care must be taken with the design to ensure compatibility with the emerging residential landscape.

ii) The erection of dividing fences is strongly encouraged at the time of building.

6.3 R15/30 split-coded areas

a) In areas with a density code of R15/30 development and subdivision will be considered at the higher 'R30' density where:

i) The lot is connected to the deep sewerage system;

ii) No 'second-hand dwelling' is proposed;

iii) The applicant can show that the stormwater generated by events up to the 1 in 100 year average recurrence interval (ARI) can be managed by one of the following measures:

- all stormwater from the proposed development site to be retained and infiltrated on site;
- all stormwater from the proposed development site to be managed by a combination of on-site retention/infiltration and conveyance to an existing piped drainage system. In this event, the conveyance of stormwater from the proposed development site must be limited to the pre-development volume and rate.

b) All requirements of the R15 density code will be applied to all residential development (including any extensions) with the exception of the 6m rear setback and open space requirements.

c) In areas with a density code of R15/30 'Grouped Dwelling' development or development of a 'Single House' on lots less than 300m^2 in area are to provide a high quality of development including elements such as:

i) Dwelling designs that complement each other through common design elements such as colours and materials;

ii) Use of architectural features to achieve good quality design. These may include features such as porticos, gables, awnings, verandahs, rendering under sills, balconies, bay windows, decorative window frames etc

iii) Provision of high quality landscaping.

iv) For corner lots the R30 primary street setback may be applied to the second dwelling facing what would be considered the 'secondary street'.