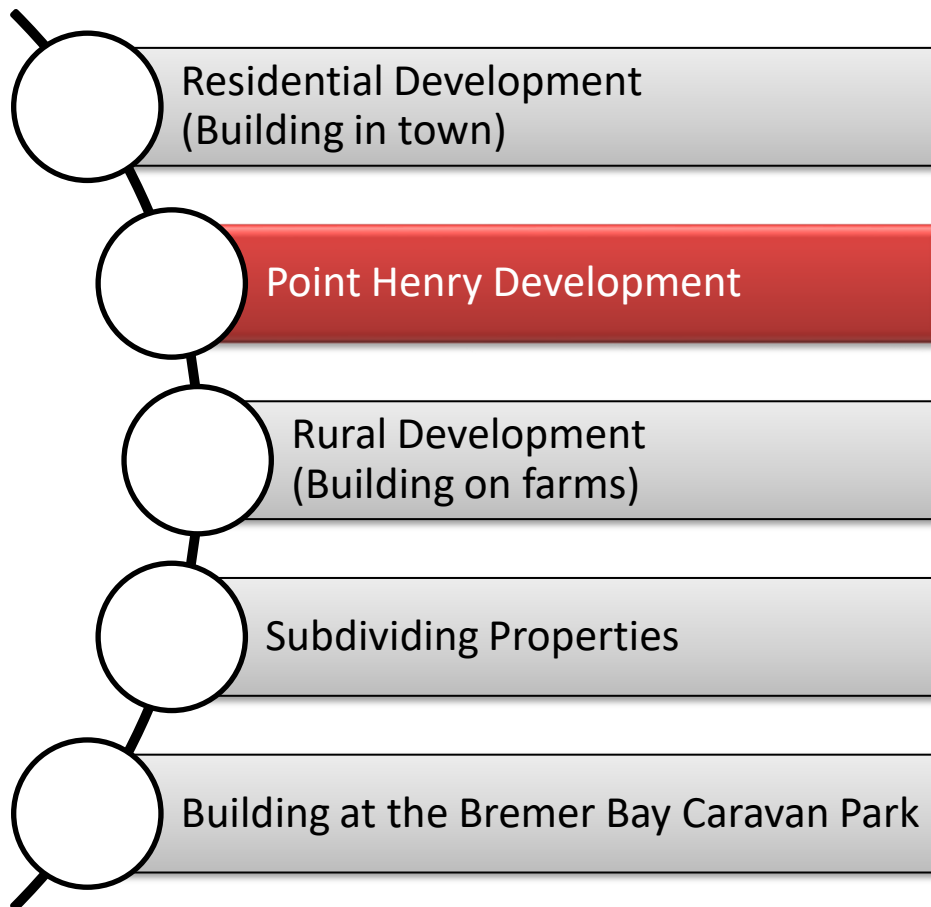




Shire of Jerramungup

Info Sheet 2:

Point Henry Development



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

NEW DEVELOPMENT IN POINT HENRY

FAQ:

What approvals do I need?

All new buildings, additions and extensions in Point Henry require both planning and building approval.

What information do I need to provide?

For a planning application you need to provide:

- i) A completed application form;
- ii) Pay the application fee;
- iii) Site plan (showing your proposed building envelope), floor plans and elevations of all buildings;
- iv) A BAL Assessment prepared by an accredited fire consultant.
- v) A Completed Bushfire Management Statement (refer to back page of this sheet) or a site specific Bushfire Management Plan prepared by an accredited fire consultant.

For a building application you need to:

In additional to the usual information required with any building application you will need to show how you have complied with the requirements of Australian Standard 3959 "Construction in Bushfire Prone Areas".

Where do I start?

With the location of your building envelope.

All buildings must be located within a building envelope up to 3000m² in area that is nominated as part of the Planning Application.

Ideally the building envelope should be:

- Located in an existing cleared area and outside of Kwongkan Shrubland (see *below for more information*);
- Have regard for the suitability of the soil for effluent disposal and wind protection
- Be at least 20m from any boundary
- Ideally located away from neighbouring houses (for privacy) and to allow for a

house to be built in a safe, unobtrusive location.

- The Shire will assess its location against environmental, fire, privacy, erosion and landscape protection criteria.

Note: there is an existing Guide Plan for each zone on Point Henry that identifies a building envelope. These are considered to be indicative only.

What can I build on my property in Point Henry?

The intention for Point Henry is to have rural-residential retreats in a coastal area that minimise the impact on the landscape and natural vegetation. This needs to be balanced with fire management to ensure that it is a safe environment as well.

You can have a single house and shed subject to conditions.

You can apply for ancillary accommodation (granny flat), holiday home, a bed & breakfast and to run a home business. It is up to Council to decide whether these land uses are appropriate on a case by case basis.

All other land uses are not permitted; if unsure, please discuss with the Shire's Planner.

What are the setbacks from boundaries?

Generally speaking all buildings need to be at least 20m from all boundaries so as to allow for a low fuel area around the house located entirely within the property boundaries.

You are encouraged to consider more than 20m to allow you to keep a solid strip of screening vegetation between adjacent properties and the surrounding roads.

Are there size limitations?

Houses are generally limited to 5m in height, measured from natural ground level, unless it can be shown that they are not seen from surrounding roads and vantage points when up to 7.5m can be considered.

The size of sheds varies with the size of the property, with larger sheds being allowed on larger properties as per the following table:

Lot Size	Max. Wall Height	Max. Ridge Height	Maximum floor area (aggregate)
< 3ha	4 m	4.8 m	150 m ²
> 3ha	4.2 m	5 m	250 m ²

Are there any special requirements for houses in Point Henry?

- Non-reflective materials and colours that blend with the landscape
- 92KL of water, plus an additional 20KL dedicated for firefighting.
- Boundary fences are generally not permitted
- Driveways are to be located in a way that minimises soil erosion and their visibility.
- Compliance with the requirements for living in a bushfire prone area (see below)

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

No. Under the Building Act 2012 sheds are classed as a 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 if planning approval has been granted, can

you apply for individual building permits for the shed and the house at different stages.

However, from the time planning approval has been granted, you have a period of two years to substantially commence building works on all structures/buildings named in the planning approval.

Can I install a shower/toilet in my shed?

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

Can I keep livestock?

No. The keeping of livestock and horses is not permitted on Point Henry.

Can I vary the standard requirements?

The Shire has a 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 of the scheme and various policies an approval can be arranged by staff.

How much of my property can I clear?

Clearing to bare earth is not recommended in Point Henry because of the erosion issues that this can cause. Slashing existing vegetation is recommended for fire management. Managed gardens are fine as well.

You *can* clear/slash with approval to:

1. Establish your house and shed and living area, all within your building envelope.
2. Maintain a low fuel area up to 30m wide around your house;
3. Establish your driveway; and
4. As part of measures required by an adopted Bushfire Management Plan (see *below for more information on fire management*).

Any more clearing requires the separate approval of Council and is likely to require assessment by the Department of Biodiversity, Conservation and Attractions (DBCA)

How do I balance fire management measures with biodiversity?

The Shire of Jerramungup has had the report "Bremer Bay Point Henry Vegetation Mapping and Management Project" prepared that maps all of the vegetation communities present in Point Henry and provides practical recommendations on reducing fuel loads balanced with retaining biodiversity in each community.

Additionally, there are recommendations on best practice methods for identifying and controlling weeds.

This report is available on the Shire's website and a personalised plan of your property and its vegetation communities is available on request from the Shire's Development Team.

What is 'Kwongkan Shrubland' and if it's on my property what should I do?

Kwongkan Shrubland is a Proteaceae dominated ecological community found on Point Henry listed as endangered under the Environment Protection and Biodiversity Conservation Act 1999. Generally speaking, it is heath with banksia, hakea and dryandra and it requires protection.

Building envelopes should be located away from this Shrubland where possible, and Asset Protection Zone widths kept to a minimum.

What are the fire management measures required?

Importantly, Point Henry has been declared 'bush fire prone'. Any new development proposal must be accompanied by:

- i) A 'Bushfire Attack Level' (BAL) Assessment prepared by an accredited fire consultant; and
- ii) Either a Bushfire Management Statement (that meets all the criteria listed on the attached template), or a site specific Bushfire Management

Plan prepared by an accredited fire consultant.

See the attached Bushfire Management Statement template for a list of requirements for all new development.

Can I vary the 20m Asset Protection Zone (APZ) or any other fire protection measure?

For new development you will need to have a site specific Bushfire Management Plan prepared by an accredited fire consultant.

What's the Shire doing about fire safety on Point Henry?

The Shire has adopted the "Point Henry Fire Management Strategy 2014" and a Bushfire Risk Mitigation Plan (BRMP) that guide the Shire's fire management activities in Point Henry.

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

And in particular – **Point Henry Fire Management** for relevant policies and general advice on fire management

Local Planning Policies (LPP):

- LPP14 Sea Containers
- LPP15 Transported Buildings
- LPP16 Outbuildings
- LPP18 Point Henry Fire Management

Fire Management Professionals:

A list of accredited fire consultants can be found at: <http://www.fpaa.com.au/bpad.aspx>

Very good information sheets and 'Frequently Asked Questions' pages provide more detailed information and are available on both the Department of Planning and Building Commission websites at:

Planning:

<https://www.dplh.wa.gov.au/information-and-services/state-planning/bushfire-planning-reform>

Building:

<http://www.commerce.wa.gov.au/building-commission/designated-bush-fire-prone-areas-frequently-asked-questions>

Contact details for the Shire of Jerramungup's development department:

- 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 98374070; or
- Via email to planning@jerramungup.wa.gov.au; or
- By visiting our website at: www.jerramungup.wa.gov.au

Property Address:

Lot size:

Landowner:

Development Application Ref:

Prepared by:

Document control

Client: Insert client name

Report Version	Purpose	Author/reviewer and accreditation details	Date Submitted

Disclaimer

Bushfire Assessment Results

Undertake a BAL assessment in accordance with AS3959.

Assessment against the Bushfire Protection Criteria

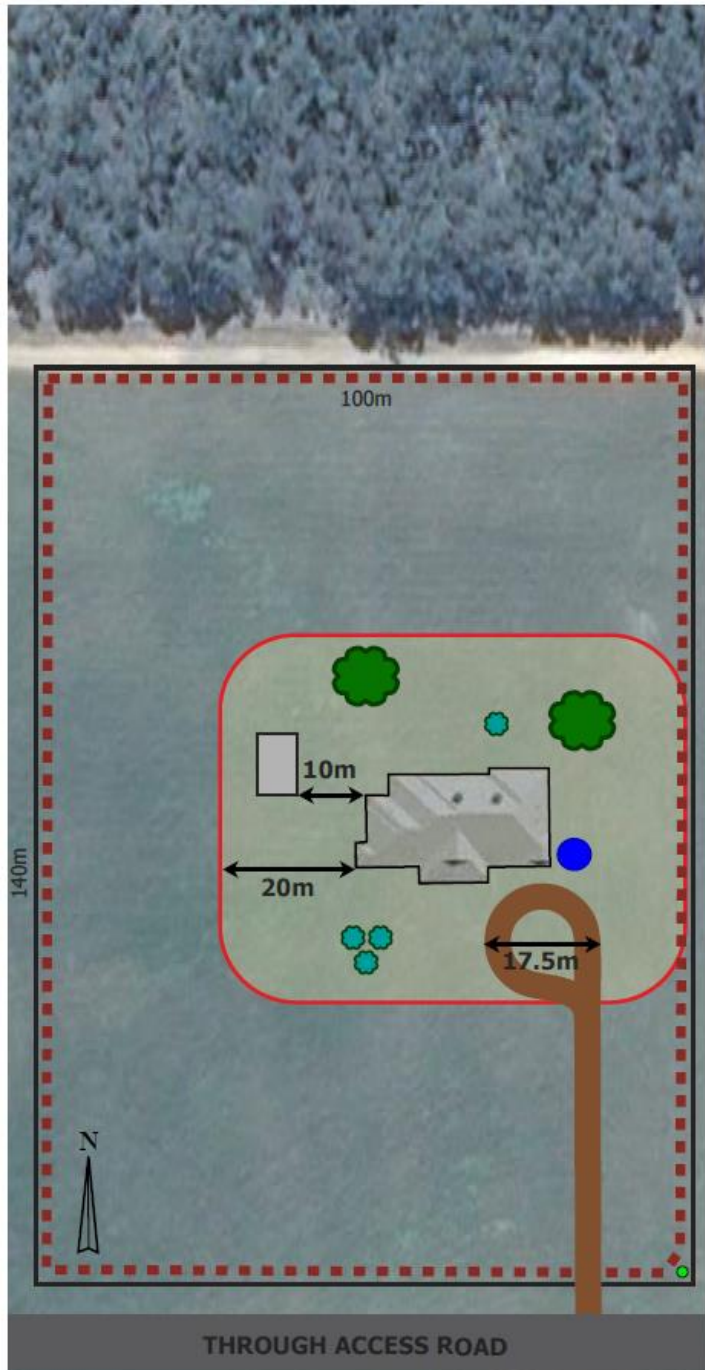
For each of the elements listed in Appendix 4 of the *Guidelines for Planning in Bushfire Prone Areas* (Guidelines) and the local variations listed in the Shire's Local Planning Policy 18, the 'intent' must be demonstrated by addressing the relevant acceptable solutions. Where these acceptable solutions cannot be fully met, performance based solutions may be proposed through a Bushfire Management Plan prepared by an accredited bushfire professional.

A statement of compliance against each relevant acceptable solution and a spatial representation of the proposed risk management measures should be incorporated on an A4 or A3 figure (refer to example figure). Examples of information that could be represented spatially include:

- * spatial alignment and width of any APZs (*Note: 20m minimum is required for new development in Point Henry*)
- * vehicular access requirements such as private driveways longer than 50 m, passing bays or turn around areas, battle-axes, emergency access ways, fire service access routes, etc
- * provision of water supply requirements (e.g. water tank location, hardstand and turnaround provisions, etc) (*Note: Shire of Jerramungup requires 20,000l of water dedicated to fire-fighting with a 50mm male-camlock*).
- * environmental – location of habitat trees and protected vegetation/complexes such as Kwongkan Shrubland.
- * reference to the ongoing management requirements of the property, including the APZ.

Appendices

- Include information on how the balance of the property will be managed (refer to the Shire's report "Bremer Bay Point Henry Vegetation Mapping and Management Project", in particular *Appendix 8 - Vegetation Management Guide* for assistance and further information.
- Include an appendix containing Appendix 4 - Element 2 (Schedule 1) of the Guidelines to assist with implementation and ongoing management of the APZ if relevant.
- If required, include an appendix containing vehicular access technical requirements (Table 4 of the Guidelines) to assist with implementation of proposed access provisions.
- Attach a copy of the BAL Assessment undertaken for the proposed development.



NOTES

As the outbuilding is more than 6m from the dwelling, no special construction measures are required under AS3959.

Asset Protection Zone (APZ)

The minimum width for the APZ is to be 20m. The land between the development

Vegetation in the APZ is to comply with Schedule 1 Element 2 of the Guidelines noting that:

- Trees >5m in height are to be setback a minimum distance of 6m from the building with no branches overhanging the roof.
- Shrubs <5m in height are to be setback a minimum distance of 3m from the building and not planted in clumps greater than 5m²
- Grass is to be maintained at less than 100mm in height.

A 20,000L water supply dedicated to firefighting will be provided in addition to the normal domestic water supply. It can be

The driveway access will be suitable for a fire truck with a minimal 4m trafficable surface. A turn around will be provided near the dwelling and a hardstand areas to provide access to the water tank.

If an access gate is going to be installed along the driveway, then the gate shall have a minimum width of 3.6m.

The power dome is to be kept clear of vegetation.

Installation and upkeep of the asset protection zone, firebreaks, water supply and the driveway are the responsibly of the landowner. The measures listed above shall be implemented prior to the occupation of the dwelling and shall continue to be maintained in perpetuity.

LEGEND

- SUBJECT LAND
- DWELLING
- OUTBUILDING
- ASSET PROTECTION ZONE
- DRIVEWAY
- TREES >5m
- SHRUBS <5m
- WATER TANK
- POWER DOME

PROPERTY/ASSESSMENT DETAILS

Owner:

Lot/No:

Street:

Locality:

Prepared by:

Company:

Accreditation Level:.....

Accreditation Number:.....

Accreditation Expiry Date.....

APPENDIX 1

BALANCE OF TITLE

The landowner is encouraged to maintain the balance of the property, outside of the APZ, driveway and turnaround in accordance with the recommendations of the Shire's report "Bremer Bay Point Henry Vegetation Mapping and Management Project", in particular *Appendix 8 - Vegetation Management Guide*.

Provide plan of the property showing vegetation communities present and & reproduce the recommendations for managing that vegetation type.

Provide recommendations on weed, dieback and erosion management (refer pages 98-129 of *Appendix 8 - Vegetation Management Guide* for guidance.

The Shire's Development team can provide a plan of the vegetation communities present to serve as a base plan.