

SHIRE OF YILGARN

DEVELOPMENT OR PLANNING REQUIREMENTS

The following information details the general development of planning requirements within the Shire of Yilgarn.

SHIRE OF YILGARN TOWN PLANNING SCHEME COVERAGE

The Shire of Yilgarn has had a Town Planning Scheme since 10th December 1968. The Shire of Yilgarn Town Planning Scheme No 2 is the current Town Planning Scheme. It covers the whole of the Yilgarn District.

Land is zoned under the Scheme to identify the types of land use activities that are deemed suitable for the location. Zones under the Scheme are:-

- Rural/Mining – most of the land outside of designated townsites is zoned “Rural/Mining”. This zoning acknowledges the existing agricultural and mining activity in these areas. Generally if the land use is of an agricultural, single residential or a public recreation purpose, then it maybe permitted. Extractive industry (mining) is a high impact activity and needs to be approved by Council after satisfactory advertisement of the proposal.

- Townsite - all the townsites in the District other than Southern Cross are zoned “Townsite” as they are too small for formal area zoning. Under Table 1 of the Scheme single residential and public recreation land uses are permitted, while most other activities require Council approval.
Townsites with this zoning are - Marvel Loch, Burbidge, Parker Range, Moorine Rock, Noongar, Bodallin, Corinthia, Baladjie, Colreavy, Bullfinch, Jackson, Koolyanobbing, Mt Palmer, or Yellowdine.

- Industrial - in Southern Cross the land situated north of Arcturus Street is zoned “Industrial”. Generally light, general and service industries are permitted uses, but not hazardous or noxious industries. Those businesses that are not strictly “Commercial” activities may also be permitted with Council approval. A caretakers’ residence is the only form of residential activity permitted in this zone.

- Commercial - in Southern Cross the land situated between Archernar Street and Antares Street to the south-east of town is zoned “Commercial”. Generally retail shops, hotels, offices or professional suites, restaurants, and other businesses are permitted uses. A caretakers’ residence and other forms of residential development require Council approval.

- Residential - in Southern Cross basically all land not zoned one of the above or as a “Special Use” is zoned “Residential”. Generally single and grouped dwellings are permitted on this land. Development also requires compliance with the current “Residential Density Codes of Western Australia” (commonly known as the R-Codes).
- Special Uses - in Southern Cross certain lots are identified for special uses such as caravan park, hotel/motel, and place of worship.
- Other Zones - in Southern Cross there are other zones identifying specific land uses such as public purposes, railways, and recreation.
- Reserves - Scheme reserves acknowledges Nature Reserves and State Forests normally controlled by the Department of Environment and Conservation (previously known as the Department of Conservation and Land Management (CALM)).

Please speak to the Shire’s Manager Environmental Health & Building Services at the Shire Office either in person or by telephoning (08) 9049 1001 with regards to your proposed development application to find out whether it requires formal Council approval and if it requires public comment on the proposal.

PARTICULARS TO ACCOMPANY DEVELOPMENT APPLICATION

1. Application Form

Each application requires a completed Application for Planning Approval form to be submitted to the Shire office. A copy of the Application form is attached.

2. Additional Information Required

Attached to this Application form should be:-

- ❖ a general statement outlining
 - the proposal,
 - what the business or activity will be,
 - where it will be located,
 - whether any new building construction is required or modification of an existing structure,
 - the hours of operation, and
 - the number of staff to be employed; and
- ❖ a site plan showing the proposed development (plus any demolition of existing buildings and any possible future expansion of the development) so that Council is fully aware of the potential of the development proposed.

3. Required Information for Site Plan/Concept Plan

Formal concept plans must be drawn and be submitted or presented to Council for its information for complex or large scale development where the building (single or combined total of buildings) is 300 square metres or more.

Development where the building (single or combined total of buildings) is less than 300 square metres in area require a line plan showing all relevant details.

The site plan/drawings shall be legible and durable, must be drawn with the aid of a ruler on at least an A4 size piece of paper – can not be a sketch.

Relevant Details to be shown on site plan:-

- scale of drawing/plan, if applicable – the plan does not have to be to scale but does need to show proportions of the proposed development to the existing buildings and lot of land.
- if drawing is not to scale then all measurements are to be stated.
- Setback distances between the buildings and all lot boundaries.
- Indicate where the different types of activities will occur – offices, product show room and/or storeroom, kitchen, ablution facilities, etc.
- Indicate layout of rooms – in particular kitchen, bar, ablution facilities, laundry facilities, residential accommodation rooms, mezzanine floor, basement floor, and mechanics vehicle repair/inspection pit.
- Vehicle parking area for staff and for customers.
- Landscaping areas to beautify development, especially along primary and secondary road frontages.

4. Planning Fees

The fees applicable will be as set out in the Shire's Fees and Charges which are adopted by Council annually.

In general for a Minor Application - where the application needs to go to Council for a decision regardless of where it needs to be advertised or not the fee will be \$50.00.

GENERAL RESIDENTIAL BUILDING SETBACKS

Generally building setbacks from lot boundaries are in accordance with the Shire Town Planning Scheme and the Residential Design Codes (also known as the R-Codes).

For the townsite of Southern Cross:-

- most of the residential zoned land has a density rating of R10, which means each house needs a minimum of 875m² or an average of 1,000m² of land, a front setback of 7.5m and a rear setback of 6m.
- many residential corner lots have a density rating of R30, which means each house needs a minimum of 270m² or an average of 300m² of land, a front

setback of 4m although it is preferable that the front setback is similar to neighbouring houses, and rear setback to be determined.

- any alterations to the above must be approved by Council.
- the minimum side setback is determined by the height and length of the wall, and whether there are any major openings (windows and doors) into habitable rooms along the wall.
- the minimum setback from a secondary street (for corner lots) is 3m for an R10 lot and 1.5m for an R30 lot.

For all other townsites (other than Southern Cross) all land is zoned “Townsite” under the Shire’s Town Planning Scheme. Setbacks for residential buildings will be considered the same as R10 stated above.

Generally for outbuildings such as sheds, carports, pergolas, patios or the like:-

- without eaves can be up to but not less than 750mm from a side or rear boundary.
- with eaves can be up to but not less than 1.5m from a side or rear boundary.
- sheds are not allowed to be within the front set back distance for a house or forward of the house line (that is the area between the front lot boundary and the front of the house, and are normally at least 14 metres from the front boundary.
- Council may allow a shed to be situated on a rear boundary adjoining a lane-way. Doors must not open into the lane-way.
- on corner lots buildings are usually required to be 3.75m from the boundary line.
- carports are allowed within the front set back distance with Council approval.

OTHER RESIDENTIAL CONSIDERATIONS

a) Battleaxe Lots

Dwellings built at the rear of the lot where there is no street frontage are required to have a battleaxe access from the street to the rear lot. The area for a battleaxe access route must be included in the minimum area of land required per dwelling.

b) Open Space

Every lot must have a certain amount of open space (basically land that is not built on) and will include driveways, uncovered car parking bays, pergolas with only shade cloth roof covering, etc. R10 lots should have at least 60%, and R30 lots should have at least 45% of the lot area as open space.

R30 lots must also have a minimum of 24 square metres of usable outdoor living space.

c) Car Parking Requirements

There should be space for a minimum of 2 family vehicles on a lot with a single, duplex, or grouped dwelling on the lot.

d) Yard Landscape

The front yard of each residential lot should be open, allowing a direct view of the street from the front rooms of the dwelling.

i) Fences -

Fences and carports must be “see-through” in the main to give this open view of the street. An isolation swimming pool fence may be approved in the front yard and to have a solid privacy fence around it that meets the Building Code of Australia requirements.

Fences can be constructed from any standard fencing material, except second-hand material that is damaged and not in keeping with the general aesthetics of the area such as metal sheets that are old dented and rusty, Ring-Lok, wire strands between posts, that include any barred wire, or an electric fence.

The maximum height of the front fence is 1.2 metres above natural ground level.

The maximum height of the rear and side fence is 1.8 metres above natural ground level. The step-down in fence height from 1.8 to 1.2 metres normally occurs between the mid point of the width of the house to the front edge of the house (this not level with the edge of verandahs, porches, or the like that extend forward of the main house structure).

GENERAL COMMERCIAL DEVELOPMENT REQUIREMENTS

1) Setbacks

In general commercial development may be built up to the front lot boundary line and cover basically the whole lot, while allowing for staff and customer off-road car parking spaces. Council determines the setbacks, and each application will be considered on its merits.

Exceptions to this rule are:-

- ◆ Day Care Centres – front setback 7.5m, rear setback 7.5m, side setbacks to be determined by Council;
- ◆ Hostel – front setback 7.5m, rear setback 7.5m, side setbacks to be determined by Council;

- ◆ Educational Establishment – front setback 9.0m, rear 7.5m, side setbacks 5.0m;
- ◆ Motel – front setback 9.0m, rear 7.5m, side setbacks is 3m per storey;
- ◆ Hotel/Tavern – setbacks to be determined by Council;
- ◆ Hospital – front setback 9.0m, rear setback 7.5m, and side setbacks 5.0m;
- ◆ Service Station – front setback 7.5m, rear setback 7.5m, and side setbacks to be determined by Council.

2) Landscape Area

All developments must provide a minimum amount of landscaped area. This area must be shown and described on the Planning Application form and site plan. The developer and/or owner of the property is required to maintain the landscaping for the life of the development. Failure to do so is a breach of the planning approval.

In general, commercial developments must provide between 5% and 30% of the lot as landscaped area.

3) Car Parking Bays

All developers must provide a minimum number of off-road car parking spaces as part of the whole development. The car parking bays must be maintained for the life of the development. The requirements vary from 1 car parking space per employee, or 1 car pace per 2 employees, to 1 car parking space per X of gross floor area.

GENERAL INDUSTRIAL DEVELOPMENT REQUIREMENTS

1) Setbacks

- ◆ Industry Service – front setback 7.5m, rear setback 7.5m, side setbacks to be determined by Council;
- ◆ Industry Light – front setback 7.5m, rear setback 7.5m, side setbacks to be determined by Council;
- ◆ Industry General - front setback 7.5m, rear setback 7.5m, side setbacks to be determined by Council;
- ◆ Hazardous & Noxious Industries – requires Council approval, but in general these industries would not be allowed within a townsite. Setbacks are to be determined by Council with consideration of requirements for buffer zones required under the Environmental Protection Act 1986.

2) Landscape Area

All developments must provide a minimum amount of landscaped area. This area must be shown and described on the Planning Application form and site plan. The developer and/or owner of the property is required to maintain the landscaping for the life of the development. Failure to do so is a breach of the planning approval.

Light and Service Industries must provide a minimum of 10% of the lot as landscaped area;

General Industries must provide a minimum of 15% of the lot as landscaped area.

3) Car Parking Bays

All developers must provide a minimum number of off-road car parking spaces as part of the whole development. The car parking bays must be maintained for the life of the development.

Light, Service, & General Industries must provide 1 off-road car parking bay per 2 employees.

FURHTER INFORMATION

For further information regarding the above planning matters, please contact the Council office. Please note that during building activities Council's Officer may inspect the works to monitor compliance and progress.

Wendy Dallywater

Manager Environmental Health & Building Services

Appendix No 4

Shire of Yilgarn
Town Planning Scheme No 2

APPLICATION FOR PLANNING APPROVAL

OWNER DETAILS:

Name.....

Address..... Post Code.....

Phone (work).....(home).....Fax/E-mail.....

Contact Person

Signature..... Date

Signature..... Date

The signature of the landowner(s) is required on all applications. This application will not proceed without that signature.

APPLICANT DETAILS:

Name

Address

Post Code.....

Phone (work)..... (home).....Fax/E-mail.....

Contact Person for correspondence

Signature

Date

PROPERTY DETAILS:

Lot No House/Street No Location No

Diagram or Plan No Certificate of Title No Folio

Diagram or Plan No Certificate of Title No Folio

Title Encumbrances (eg. easements, restrictive covenants)

Street Name Suburb

Nearest Street Intersection

Existing Building/Land Use

Detail nature of any existing buildings and/or use

.....

External materials and treatments used on existing buildings

.....

.....

Description of proposed development and/or use

.....

Nature and size of all buildings proposed

.....

External materials and treatments proposed for all additional buildings.....

.....

.....

General treatment of open portion of the site

.....

Details of landscaping proposed

.....

Details of car parking for development

.....

Approximate cost of proposed development

Estimate time of commencement and completion of development

.....

Checklist of attachments required with Application for Planning Approval form. Please tick which attachments are included with this Application:-

- Supporting information stating reasons for the development;
- Proposed lot plan or site plan showing location of proposed development, stating proposed setback from lot boundaries, and including car parking and landscape treatments;
- Coloured photographs of the exterior of second-hand transportable building(s), if applicable;
- Coloured photographs of the exterior of a relocatable dwelling or building, if applicable;
- Copy of structural report from either a Structural Engineer or the Shire of Yilgarn Building Officer stating that the relocatable dwelling/building or second-hand transportable building is structurally suitable for transporting from one site to another, if applicable.

~~~~~

OFFICE USE ONLY

Acceptance Officer's Initials..... Date Received .....

Local Government Reference No .....