

**Is planning approval required?**

In most circumstances a single dwelling or any alterations and additions on a single lot is exempt from planning approval where it complies with the relevant standards which apply to that site. However, where the proposed dwelling or any alterations and additions do not comply with Local Planning Scheme No. 1, the Residential Design Codes or any relevant local planning policies then planning approval may be required. To ensure that you comply with the relevant requirements you will need to check whether the development complies with the relevant standards which apply to your property. This Information Sheet will guide you through the planning process where planning approval is required.

To determine the development standards which apply to your property, you will first need to determine the zoning of your land. This zoning can be obtained by referring to the Scheme maps that are available from the Shire of Augusta-Margaret River website ([www.amrsc.wa.gov.au](http://www.amrsc.wa.gov.au)). It is important to note that the maximum height of a dwelling in any zone is 8 metres. Other general requirements for each zone are outlined below;

**Residential land**

Development on residential zoned land is controlled by the Residential Design Codes. It includes provisions relating to setbacks, building height, overshadowing, visual privacy as well as many other requirements to preserve the character of the streetscape and protect the amenity of any adjoining property. A copy of the Residential Design Codes can be obtained from the WAPC website ([www.wapc.gov.au](http://www.wapc.gov.au)).

Please note that the Residential Design Codes are detailed, and in most instances it may be more appropriate to engage a builder or planning consultant to lodge the application on your behalf.

**Rural Residential**

Dwellings on Rural Residential zoned should comply with the following requirements;

- The development should be screened by existing/proposed vegetation from adjoining properties and front boundaries;
- Non-reflective materials and colours are preferred to protect the rural amenity of the locality;
- Development must be at least 30m from a watercourse unless determined otherwise by Council; and
- The outbuilding must be located in the building envelope if one applies;
- If there is no building envelope the dwelling must be setback from the front or rear boundary a minimum of 30m and 10m from any side boundary.

**General and Priority Agriculture**

Dwellings on Rural Residential zoned should comply with the following requirements;

- The outbuilding/s should be screened by existing/proposed vegetation from adjoining properties and front boundaries;
- Non-reflective materials and colours are preferred to protect the rural amenity of the locality;
- The outbuilding must be located in the building envelope if one applies;
- Any development must be setback at least 60m from any lot boundary along Caves Road, Bussell Hwy and Brockman Hwy or 30m from any other road. The outbuilding must also be setback 20m from any side or rear boundary.

(For dwellings in any other zones not specified on this Information Sheet please contact the Shire's Planning Department to establish the relevant design and development requirements. Note that dwellings are not permitted in the Industrial zone.)

It is important to also note that planning approval is also required for any outbuilding that is located on a Heritage listed property or within any Special Control Area. These areas include Flinders Bay, Molloy Island, Gnarabup and the Ten Mile Brook Water Catchment Area. Furthermore, any outbuilding that does not comply with an Outline Development Plan or Structure Plan may also require planning approval. If you are unsure of the development standards which apply to your property or you need any assistance when preparing your application, you can contact the Planning Services Department at the Shire of Augusta-Margaret River on (08) 9780 5228.

### **How do I apply for planning approval?**

You will need to complete a planning application form and the attached checklist, which will assist you in ensuring that all the required documentation is submitted with your application. Please note that the checklist requires the submission of a detailed statement, which should provide justification for any variations from the Scheme and/or any relevant Policy. The application will not be accepted if this information is not attached.

### **Is there anything else I need to know?**

#### Bush Fire Management

The personal and community devastation that can be caused by uncontrolled fires highlight the need for closer attention to strategies that prevent or mitigate such effects. Fire protection must, therefore, be taken into consideration during the planning phase of land development. The Fire and Emergency Services Authority of Western Australia's (FESA) *Planning for Bush Fire Protection* specifies the fire protection requirements of the construction of any new dwelling on a rural lot. It states that for any new development on a rural (or special rural) lot, the following information should be submitted together with any new application for development;

- bush fire hazard and land suitability assessment
- subdivision and development design in terms of access, fire services access, hazard
- separation and building protection
- water supply
- building siting
- maps and plans of fire protection measures

For further information regarding these requirements please contact Council's Rangers and Emergency Services on 9757 2213. Alternatively you can download a copy of Planning for Bush Fire Protection form FESA's website (<http://www.fesa.wa.gov.au>).

#### Building and Health Approvals

In most cases you will also require a building licence and/or approval from Council's Environmental Health Department. On this basis it is suggested that you consult with Council's Building and Environmental Health Department regarding any other approvals that may be required. Council's Building Department can be contacted on (08) 9780 5214, and Council's Health Department can be contacted on (08) 9780 9232.

**Note: Prior to lodging your application you may wish to consider making an appointment with one of Council's Planning Officers to discuss the proposal. Please phone (08) 9780 5228 for an appointment. Applications that do not comply with the relevant standards or contain insufficient information may be refused or take longer to process.**

#### **\*\* DISCLAIMER \*\***

This information sheet is a guide only. Verification with original Local Laws, Acts, Local Planning Scheme No. 1, and other relevant documents is recommended for detailed references. The Shire of Augusta Margaret River accepts no responsibility for errors or omissions.