

WHAT CAN I DO IN MY ZONE?

RESIDENTIAL

WHAT IS A RESIDENTIAL ZONE?



A residential zone provides for a range of housing and a choice of residential densities to meet the needs of the community.

These properties facilitate and encourage high quality design, built form and streetscapes throughout residential areas.

This zone aims to provide for a range of non-residential uses, which are compatible with and complementary to residential development.

USE & DEVELOPMENT

Every zone in every Shire, City or Town has a list of uses that can be approved if the proposal complies with the Planning and Development (Local Planning Scheme) Regulations 2015, Local Planning Scheme No.4 (LPS4), Residential Design Codes (R-Codes) and other relevant legislation and policies.



Ancillary Dwelling	P	Holiday House	A
Bed & Breakfast	D	Home Business	A
Car Park	A	Home Office	P
Child care premises	A	Home Store	D
Club Premises	A	Independent living complex	P
Community Purpose	A	Multiple dwelling	D
Educational Establishment	A	Place of worship	A
Exhibition Centre	A	Residential building	D
Family Day care	A	Single House	P

A - Means that the use is not permitted unless the Local Government has exercised its discretion by granting Development Approval after advertising in accordance with clause 64 of the Deemed Provisions

D - Means that the use is not permitted unless the Local Government has exercised its discretion by granting Development Approval

P - Means that the use is permitted if it complies with all relevant development standards and requirements of this Scheme as it relates to the use of land

To see the full zoning list visit the Shire of Nannup Website - Local Planning Scheme No. 4.



Club Premises

means premises used by a legally constituted club or association or other body of persons united by a common interest.

For example a music club or gardening group.



Holiday House

means a single dwelling on one lot used to provide short-term accommodation but does not include a bed & breakfast.

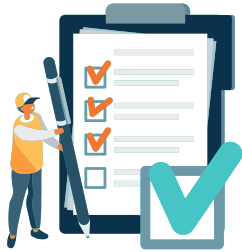
An Air BnB is an example of a Holiday House.



Car Park

means a premises used primarily for parking vehicles whether open to the public or not but does not include:

- any part of a public road used for parking or for a taxi rank;
- any premises in which cars are displayed for sale.



DEVELOPMENT REQUIREMENTS

Most development in a residential zone will need development approval from the Shire. Applications can be made for

- a) use - starting a business in an existing building or
- b) works - when there is any new buildings, extensions or demolition to an existing building
- c) both use and works.

In addition to a development application a building permit application will need to be submitted to the Shire for any works being done.



Sufficient on-site parking is to be provided to satisfy the needs of the use (as determined by the Scheme), without any reliance for on-street parking.

Schedule 2 of the Local Planning Scheme No. 4 outlines the minimum car parking requirements associated with the Land Use set out in the Schemes Table 4.

A Building shall be setback from property boundaries as follows:

Minimum Effective Frontage (m)	Max Plot Ratio	Minimum setbacks (m)			Minimum Landscaping (m2/%) Refer to Clause 38	Building Height (m) Refer to Clause 39
		Front	Rear	Side		
In accordance with the Residential Design Codes						
Where no R-Code is stipulated		6	5	3	In accordance with the Residential Design Codes for Category B.	



ADDITIONAL DOCUMENTATION

All development applications will require extra documentation. Some examples are:



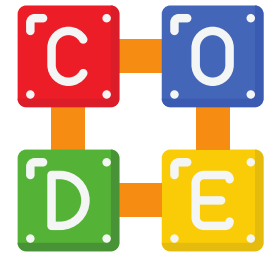
Holiday house applications need to be accompanied by a Holiday Home Management Plan and an Emergency Plan for guests.



If you were setting up a Home Store with a Hair Salon attached to your house, you would need to apply for Fit Out Approval.



Running a property as a Bed & Breakfast will require you to complete a Food Business Application as you will be offering food to your guests.



UNDERSTANDING R-CODES

If the block is zoned R30

The average minimum site area per dwelling is 300sqm. The calculation in this instance would be the land area divided by 300sqm.

A quarter acre block of land would be $1012 \div 300 = 3.3$ meaning there could be 3 dwellings allowed on the lot depending on what else is located on the land (i.e. sheds and access ways)

If the block is zoned R20

The average minimum site area per dwelling is 450sqm. The calculation in this instance would be the land area divided by 450sqm.

A quarter acre block of land would be $1012 \div 450 = 2.2$ meaning there could be 2 dwellings allowed on the lot.

If the block is zoned R15

The average minimum site area per dwelling is 666sqm. The calculation in this instance would be the land area divided by 666sqm.

A quarter acre block of land would not allow for a second dwelling or subdivision.

If you are thinking of starting your own small business head to the Shire of Nannup website to see our Small Business Portal.

<https://www.nannup.wa.gov.au/building-approvals-for-small-business.aspx>