

WHAT CAN I DO IN MY ZONE?

RURAL RESIDENTIAL

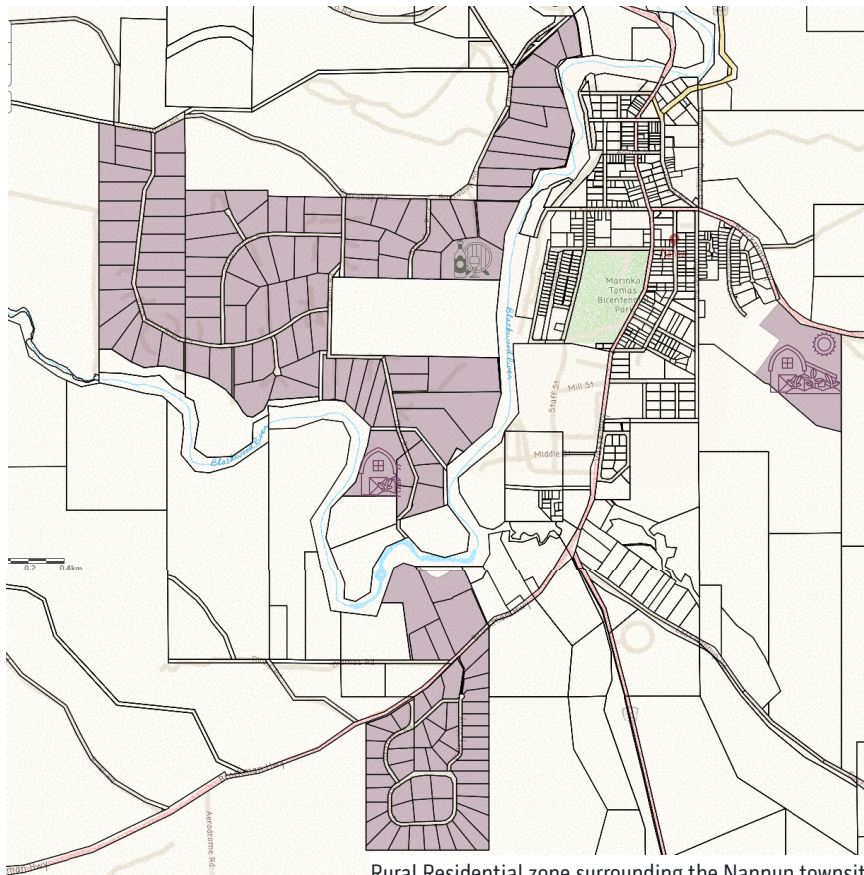
WHAT IS A RURAL RESIDENTIAL ZONE?



A rural residential zone provides for lot sizes in the range of 1 hectare to 4 hectares. This provides opportunities for a range of limited rural and related ancillary pursuits on rural residential lots where those activities will be consistent with the amenity of the locality and the conservation and landscape attributes of the land. Rural residential properties are aimed to set aside areas for the retention of vegetation and landform or other features which distinguish the land.

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.



Rural Residential zone surrounding the Nannup townsite

Agriculture - Extensive	D
Art Gallery	A
Community Purposes	P
Holiday house	A
Home Store	A
Rural Home Business	A
Rural Produce Store	A
Rural Pursuit / Hobby Farm	P
Single House	P
Winery	A

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

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

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

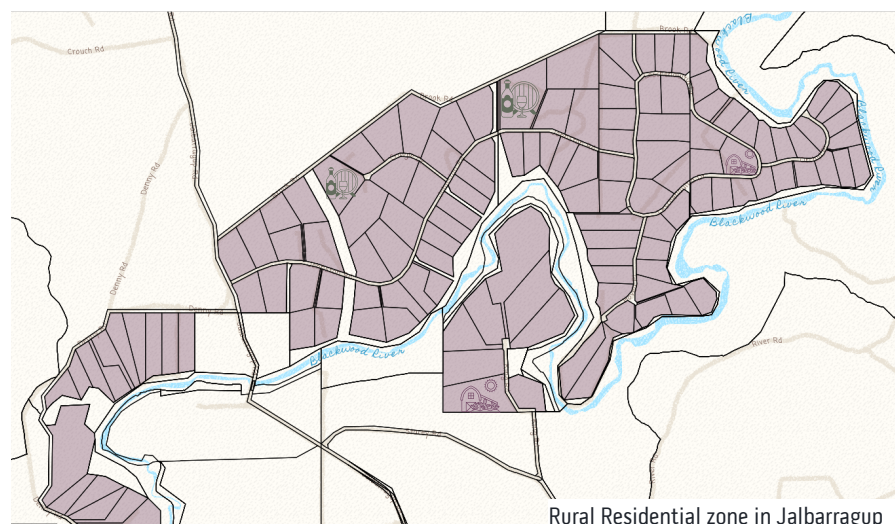


Agriculture - Extensive means a premises used for the raising of stock or crops including outbuildings and earthworks, but does not include agriculture - intensive or animal husbandry intensive.

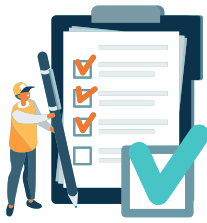


Winery

means premises used for the production of viticultural produce and associated sale of the produce.



Rural Residential zone in Jalbarragup



DEVELOPMENT REQUIREMENTS

Most development in a rural 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 Zoning Table.



POTABLE WATER SUPPLY

Where a reticulated water supply network is not available or is not feasible to connect -

- a) each dwelling shall be provided with a minimum 135,000 litre water storage tank in addition to any requirements of an approved bushfire management plan
- b) for all other uses, where applicable, potable water shall be provided to the satisfaction of the local government.

All water storage tanks are to be fitted with couplings for the purposes of firefighting, to the specifications of the Department of Fire and Emergency Services.



BUILDING ENVELOPES

All dwellings and incidental development in the Rural Residential zones must be located within an approved building envelope (as may be shown on a Structure Plan, Local Development Plan or approved building envelope plan).

Where an envelope has not been designated, development must be in accordance with the below setbacks.

No development is permitted outside of the designated building envelope, except for:

- a) provision of suitable access way to the building envelope
- b) rainwater tanks as approved by the local government
- c) provision of suitable boundary fencing
- d) implementation of an approved bushfire management plan or any other general bushfire requirements.

ADDITIONAL CONSIDERATIONS

All development applications will require extra consideration when applying. For example:

If you wanted to have access to bore water an application for a license would have to be done through the Department of Water.



if you wanted to open a Winery you would need to apply for a Liquor License to sell alcohol on your premises.

If you are thinking of starting your own 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>

A Building shall be setback from property boundaries as follows:

Minimum lot area	Minimum Effective frontage (m ²)	Minimum setbacks (m)			Building Height (m) Refer to Clause 39
		Front	Rear	Side	
1 ha	N/A	20	10	10	9m
		(i) In addition to the minimum setbacks, a setback of at least 50 metres from a boundary with State Forrest, Nature Reserve or Reserve for Conservation. (ii) unless varied by Schedule 4 - Special Provisions - Rural Residential Areas.			These setbacks are where a lot does not have a designated building envelope. Where a building envelope exists development is required to be within that envelope.