

Removing Red Tape

Draft Local Planning Scheme No.2



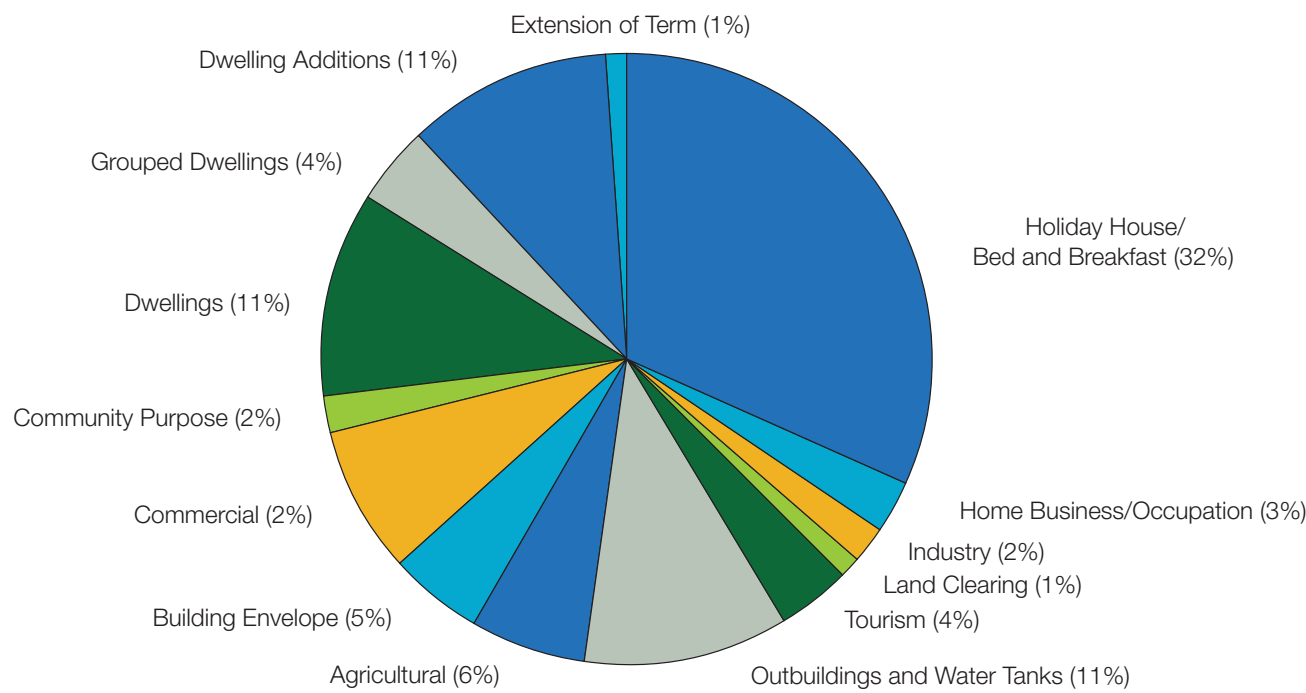
What is it?

The planning system is often criticised for being too complicated, having too many rules and slowing development processes.

The Shire is using the scheme review process to re-prioritise how planning resources are used so that simple matters can be progressed more quickly.

Our current approach is.....

Planning approval is not required for a number of low risk forms of development such as single dwellings on residential zoned land, outbuildings and other minor works. In most cases, a building licence is still required to ensure the structural integrity of development is compliant.



Application types submitted since 2018

What is changing?

The Shire will refocus planning intervention away from low-risk development towards development that poses a real risk to community amenity, environmental conservation and landscape character.

This means that whenever possible, requirements around low risk forms of development such as sheds, houses and the like will be relaxed to reduce instances where planning approval is required. The benefit of this is allowing officer time to be spent ensuring the amenity, landscape character and the local environment is protected and maintained.

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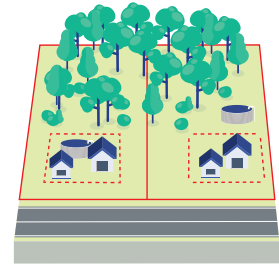


How will the Scheme achieve this?

Rules have been written in a way which allows for self-assessment, meaning that if the development meets the rules, then planning approval is not required. This, along with improved information available to the public will increase certainty as to when planning approval is or isn't required. The Shire will also change the following rules to reduce the number of simple planning applications received:

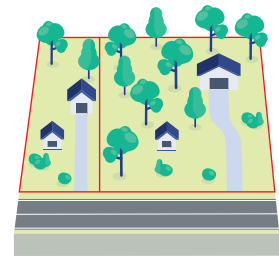
1. Avoiding building envelope variations.

The location of building envelopes imposed by developers rarely meet the needs of future purchasers thus requiring an application to the Shire for a 'variation'. The Scheme will set out alternative means of requiring development to be clustered.



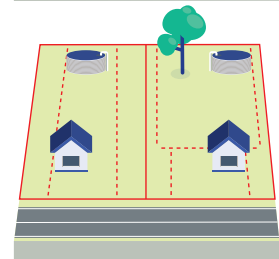
2. Scalable outbuilding requirements.

Current limits on the size of sheds are applicable to all lots no matter their size. Floor area limits will be changed to correspond to lot size, with large lots having potential for bigger sheds without the need for development approval. Similar requirements will be explored for Farm Buildings.



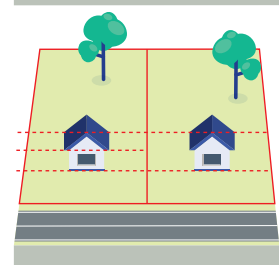
3. Modifying the 5m side setback in the R5 zone.

Currently all forms of development located closer than 5m to the side boundary require approval (including tanks, pergolas, small retaining walls and elevated gardens). This rule will be changed so that it applies to the dwelling only.



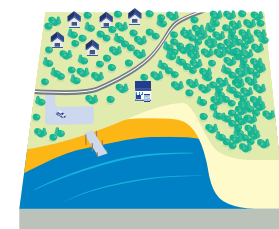
4. Greater choice in roof design.

Building heights will be simplified to an 8m overall height limit, as compared to the current 7m wall and 8m roof height limit. The current requirements penalise skillion or flat roof design, for no particular benefit.



5. Removal of Gnarabup Special Control Area.

All development currently requires planning approval in Gnarabup which is inconsistent with the balance of the Shire. Rules will be changed so that planning approval is no longer required for compliant development.



6. Unlocking grouped dwelling potential.

A number of residential properties in Augusta are zoned Town Centre, and redevelopment of these properties is required to incorporate commercial floor space, even when there is no need or connection to the current town centre. The new scheme will reduce the town centre zone to an area that relates to the current commercial activity within the townsite.

