



FACT SHEET: Building & Planning

Harvey Bushfire Recovery Community Information Session 2016

PLANNING CONSIDERATIONS

Normally there is no requirement for a planning consent for a single dwelling on a single lot. However, there are some matters which need further consideration or there are Scheme Provisions which trigger the need for a Planning Application. At Present in Yarloop – 2 items trigger the need for a Planning Application:

1. Yarloop Heritage Area and Individual Places
2. Bush Fire Regulations

Heritage Area

A copy of the Heritage Area and Policy is available from the Shire. Expression of Interest in regard to the retention or removal of the policy closes date on the 6th July 2016. We welcome your feedback on this matter, please email shire@harvey.wa.gov.au to make your submission.

Density of Development

There are no changes to the residential zoning of properties. Density of development is influenced by the availability of a reticulated sewer. In the absence of such a sewer system a single dwelling per lot is generally the highest density available.

Prior non-compliant Development

There will be instances where existing development which are destroyed do not comply with current planning requirements, for example – setbacks. If the owner wishes to be replaced like for like, Council approval will need to be granted. Consideration is being given to delegating to Staff the ability to approve “Like for Like”.

BUILDING CONSIDERATIONS

Soil Stabilization

The State Government has agreed to look at soil stabilization and has not yet reported back to Harvey Council at this stage.

Building Type & Form

Historically dwellings have been constructed with timber floors whereas replacement dwellings maybe a slab on the ground. Due to existing soil conditions there may be a need to place fill on the site to achieve a level floor.

Street scape is important consideration therefore excessive filling of the lots is not recommended. A maximum height of 500mm is recommended. Costs of fill should be considered.

Bushfire Attack Level (BAL)

State based risk mapping was introduced to WA in December 2015. Should a property be highlighted in ‘pink’ then prior to the issue of a building permit a BAL assessment is required to be carried.

Council has requested the State Government to provide a specific BAL map for Yarloop so that individual assessments are not required. Council has received positive feedback in relation to this request.

HEALTH CONSIDERATIONS

Temporary Accommodation – Building Sites

The Council's Policy is **to decline to approve applications for temporary accommodation on building sites on any lots zoned "Residential" within any townsite boundary unless extraordinary circumstances exist**, in which case the Council will determine on its merits.

There are standard conditions that apply throughout the shire. For Council to consider applications for temporary accommodation on building sites the following conditions must be met

- a. The necessary building application has been received and approved;
- b. Construction of the proposed dwelling has been completed to at least floor level;
- c. Construction work on the dwelling proceeds at a steady pace as determined by the Principal Environmental Health Officer. (If not, the approval may be revoked.);
- d. Satisfactory arrangements are made and maintained with regard to a potable water supply, sanitation, garbage disposal and electricity supply;
- e. Sheds and/or substandard accommodation will not be used as a habitable annex to a caravan;
- f. The approval will be granted for a maximum period of 12 months and any period exceeding 12 months will require Ministerial approval; and
- g. Any caravan and all other facilities, where applicable, are to be placed within the building envelope.

Reference is made to the red highlighted text specifically " **unless extraordinary circumstances exist**". I believe that this is the case and given the delegation powers the PEHO can authorise.

Effluent Disposal (Septic tanks)

Onsite effluent disposal will have to comply with the current standards. The requirement for each house will vary depending upon the;

1. number of bedrooms
2. water table
3. Soil types.

Water table and soil types will decide on the height of the disposal area leach drains or other irrigation systems above ground.

Each application will be investigated and assistance by Council's Health Department can be provided to the applicant on acceptable effluent disposal options.

Refuse Disposal (Bins)

Kerb-side rubbish and recycling bin collections are operational.

Rubbish is weekly and recycling fortnightly. The next recycling week commences on Monday 27th June. Bin collection days have not been altered and are Wednesday. New calendars are being posted out shortly which assist with recycling information.

If bins have been destroyed, a phone call to Council's Rates Department will arrange a new bin to be provided. There is no cost for the replacement and delivery of bins.

Contact Us:

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