



# Halfway Bay Cottages Reserve 34945 Local Planning Policy

Version 2

## Scheme Provisions:

LPS #11  
3.2 Zoning and Development Table  
LPS #10  
4.1 Zoning and Development Table  
6.2 SCA1 Coastal Planning and Management

## Other References:

Shire of Northampton Local Planning Scheme No. 10  
Shire of Northampton Local Planning Scheme No. 11  
Planning and Development Act 2005.

## Special procedural considerations:

Subject to Council lease arrangements.

## 1.0 CITATION

This is a local planning policy prepared under the *Planning and Development (Local Planning Schemes) Regulations 2015* and the *Shire of Northampton Local Planning Schemes: No. 10 - Northampton District; and No. 11 - Kalbarri Townsite* ('the Scheme'). It may be cited as the Halfway Bay Cottages local planning policy.

The local government may prepare a local planning policy in respect of any matter related to the planning and development of the Scheme area. In making a determination under the Scheme the local government must have regard to each relevant local planning policy to the extent that the policy is consistent with the Scheme.

## 2.0 OBJECTIVE

- To promote a coordinated and consistent approach to building design and use of materials for existing cottages, which references the low-key theme of the reserve; and
- To prohibit the development of additional cottages on Reserve 34945.

## 3.0 POLICY STATEMENT

### 3.1 Background

The local planning policy has been formulated to guide the redevelopment of existing cottages that have entered into a lease with the Shire of Northampton.

Reserve 34945 is zoned "Local Scheme Reserves - Parks and Recreation" under the *Shire of Northampton Local Planning Scheme No. 10*. Furthermore Reserve 34945 is located within Special Control Area 1 – Coastal Planning and Management. As such, all use and development of land requires an Application for Development Approval pursuant to Clause 6.2.2 of the Scheme.

Development proposals will be assessed against the Local Planning Policy as well as the Local Planning Scheme requirements.

The Halfway Bay Lease Plan (attached to this Policy) provides details regarding the site of existing cottages and their lease areas.

### 3.2 Design Elements

#### 3.2.1 Element 1 Building Size and Footprint

- The maximum size for cottages contained within Reserve 34945 is 90m<sup>2</sup> or the existing building footprint, whichever is the lesser.

- The minimum size for cottages contained within Reserve 34945 is 50m<sup>2</sup> of habitable area.

### 3.2.2 Element 2 Setbacks

- Cottages are to be a minimum of 2m from any adjoining cottage or structure on an adjoining site;
- Any existing cottages not at a distance of 2m from a neighbouring cottage are exempt from this clause, however, upon alterations or additions a 2m setback will be required.

### 3.2.3 Element 3 Building Design

- Cottages are to be in keeping with the low-key theme of the reserve and shall be in keeping with the design and amenity of a rustic, coastal cottage;
  - As such no approvals will be granted for buildings that are similar in size and nature to a medium to large residential dwelling ie. A 3 or 4 bedroom transportable dwelling or similar single house;
  - The use of second hand materials that have the approval of the Shire of Northampton Building Surveyor are considered appropriate; and
  - New transportable buildings are not considered appropriate.
- The maximum height of any building shall be:
  - wall height of 4.5m;
  - roof pitch of 6m; and
  - limited to one storey only.
- A caravan is not considered to meet the requirements of this policy. However, it should also be noted that where Caravans form part of a cottage these are permitted to remain until such time as the cottage is redeveloped and then their removal will be required in order to comply with the provisions of this policy.

### 3.2.4 Element 4 Materials

- New materials are encouraged in the redevelopment of cottages shall however, in certain circumstances, as approved by the Shire of Northampton Building Surveyor, second hand building materials may be permitted.

### 3.2.5 Element 5 Services and Safety

- Due to the lack of availability of a constant water supply cottage owners are required to install and maintain a 9kg ABE powder type extinguisher and a 1m x 1m fire blanket in a readily accessible area ie. Kitchen.

### 3.2.6 Element 7 Effluent Disposal Systems

- Effluent disposal systems are to be installed by a licensed plumber and inspected by the Shire of Northampton – Environmental Health Officer, prior to backfilling; and
- Soak wells or leach drains are to be a minimum of 30m from any bore or well used for human consumption.

## **4.0 APPLICATION PROCESS**

4.1 An Application for Development Approval is required to be submitted in accordance with the requirements of the *Shire of Northampton Local Planning Scheme No. 10* and Clause 60 of Part 8 of the "Deemed Provisions", *Planning and Development (Local Planning Schemes) Regulations 2015*.

4.2 An Application for Development Approval shall include the following:

- Completion of an Application for Development Approval Form;

- The application is to include the following:
  - Copy of the surveyed site plan which denotes which cottage is being redeveloped, detailing proposed setbacks to any existing cottages or structures;
  - Floor plan, detailing existing footprint and total area of cottage, including habitable area and location of fire safety equipment;
  - Elevations, detailing building materials, building heights;
  - Location of effluent disposal systems; and
  - Development Application fee, charged as per Item 1(a) of Planning Fees.

4.3 In processing an application for the redevelopment of cottages the Shire may:

- Publicly advertise the proposal for a minimum of 14 days through writing to other cottage owners within Reserve 34945 as deemed appropriate by the Shire (Note: the Chief Executive Officer (CEO) retains the right to extend the length of the advertising period); and / or
- Seek comments, as determined by the Shire, from relevant government agencies and other stakeholders or affected parties.

4.4 Should there be no objection, and the application accords with the relevant provisions of this Policy as well as the *Shire of Northampton Local Planning Scheme No. 10*, the proposal may be approved by the Shire's Chief Executive Officer (CEO) under delegated authority afforded by the Shire Council.

<b>5.0 RESPONSIBILITY</b>	The Chief Executive Officer as per the Delegations Policy and Register.		
<b>6.0 ADOPTION</b>	18 May 2012	Advertising	
	3 August 2012	Final Adoption	
	V2 20 July 2018	Advertising / Final Adoption	