Rural Residential Zone – Information Sheet

1 INTRODUCTION

The following information is extracted from the Shire of Irwin Local Planning Scheme No. 5. There may be additional requirements that apply to specific sites.

For further information, please contact the Shire of Irwin Regulatory Services team.

2 SITE AND DEVELOPMENT REQUIREMENTS

Development Approval is always required for Single Houses, Additions (i.e. Patios), Ancillary Dwellings, Outbuildings and Carports in the Rural Residential zone. All development must be located within an approved Building Envelope

Maximum no. of Single Houses and Ancillary Dwellings	One
Minimum Lot Size	1ha to 4ha (or as guided by an approved structure plan)
Minimum Front Setback	15 metres
Minimum Rear Setback	7.5 metres
Minimum Side Setback	5 metres
Maximum Building Height	10 metres
Clearing Requirements	No clearing outside an approved Building Envelope

3 ANCILLARY DWELLINGS

Ancillary Dwellings will not be approved unless there is a Single House on the lot.

- Maximum floor area of Ancillary Dwellings is 100m².
- Ancillary Dwellings must be within **20m** of the proposed/existing single house.
- Ancillary Dwellings are only permitted to have **one** kitchen, **one** laundry and **one** bathroom. There is to be a maximum of **two** habitable rooms (e.g. one bedroom and one lounge room).

4 OUTBUILDINGS

- Maximum (total) floor area of Outbuildings is 100m².
- Outbuildings cannot be used for human habitation, commercial or industrial purposes.

If you wish to use an Outbuilding for another purpose, please contact Shire of Irwin Regulatory Services.

For more information on Planning Services and requirements for your land, check out the Planning page on the Shire of Irwin website at www.irwin.wa.gov.au, or contact us directly at 9927 0000.