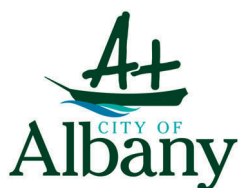


## INFORMATION SHEET



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Synergy Reference No: NIS06567.1

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### CHALETS

#### What is a Chalet?

Chalets refer to short stay self-contained holiday units, each designed to accommodate a single family. A maximum of 3 chalets can be built on any one appropriately zoned property, which must be approved by Council.

#### Scheme Definition

Town Planning Scheme No.3 Chalets means:

*"a detached holiday accommodation unit including cooking facilities which may be fully self contained or not, and which is generally of single storey or split level construction and which is not occupied by a person or persons for more than 3 months in any 12 month period."*

#### Scheme Permissibility

As the use 'Chalet' is not listed within the Scheme, an application for a chalet would be treated as a 'use not listed' and therefore the proposal would need to be advertised for a period of 21 days.

#### Scheme Amendment

A Scheme Amendment may be required when more than three chalets are required. Please contact the Planning Office if you wish to pursue this option.

#### Process to Gain Approval

The following information would need to be provided in order to apply for a chalet:

- A completed application for Planning Scheme Consent (available at front counter);
- 2 copies of a site plan showing the location of the chalet/s on the property (inclusive of setbacks from boundaries), existing dwelling/s, water tank, location of parking, remnant vegetation, any water courses and driveways;
- 2 copies of a floor plan of the chalets (one will be sufficient if they are all the same design);
- A letter explaining the nature of the application, including such issues as condition of road fronting the property, colours and materials associated with the chalets, water supply to be used and management of any fire risk.

## **Referral to Internal and External Agencies**

All chalet applications will be referred to Council's Environmental Health and Works and Services (Engineering) Department for comment so that issues such as water supply, effluent disposal and the condition of the road fronting the property can be investigated.

In instances where watercourses traverse the property or where the clearing of remnant vegetation is proposed, Council will refer the application to the Department of Environment and Water Catchment Protection (DEWCP) for comment. In these instances DEWCP may require additional information from the applicant before providing a formal response to Council.

The Fire and Emergency Services Authority (FESA) may also be consulted if Council perceives that a substantial fire risk might be generated by the proposal.

## **Factors the Council Will Assess**

As there is no use class for 'chalet' within Town Planning Scheme No. 3, a policy has been endorsed by Council which applies the following requirements to chalet applications:

### **1. Zoning & Lot Size**

- The land must be zoned "Rural", unless the relevant provisions of a Special Rural Area allow chalets to be considered by Council; and
- The lot size must be greater than 5 hectares; or
- The lot size must be greater than 10 hectares if it is located within the Priority 1 or Priority 2 Groundwater area as defined by the Water Corporation; or
- The lot size is greater than that identified by the specific requirements of individual policy areas in the City's Local Rural Strategy; and
- The proposal complies with Tourist Development policies outlined in the Local Rural Strategy.

### **2. Amenity**

The proposal does not affect the amenity of the area through inappropriate use of building materials, poor access and parking, inappropriate effluent disposal or the positioning of buildings.

### **3. Car Parking**

A minimum of 1 car parking bay shall be provided for each chalet in a suitable location that does not inhibit vehicular movement.

### **4. Water Supply**

An adequate permanent potable water supply, demonstrated to be of sufficient quality, shall be supplied and connected to each chalet. Only if the water supply is to consist of rainwater storage, will each chalet be required to be served exclusively via tank(s) of at least 55,000 litres (12,000 gallons) capacity.

Additionally if the tank's water supply is proposed for fire fighting in addition to chalet use, then the capacity should be increased to a minimum of 92,000 litres (20,000 gallons). Should additional capacity be required for fire fighting purposes, each chalet shall be provided with a garden hose, served by the upper portion of the water tank, for landscape watering and rapid initial fire suppression.

## **5. Fire Fighting**

An adequate supply of water for fire fighting shall be provided in close proximity to chalets. Where water is supplied via rainwater tanks only, the tank shall be fitted with a dual tap system whereby the lower 27,600 litres (6,000 gallons) can be accessed only by fire fighters. The fitting shall be a bci 38mm female fitting coupling.

Other fire fighting precautions shall include a minimum 20 metre low fuel zone being maintained around each chalet, all eaves shall be enclosed, and the ground below any raised chalet shall be kept clear of all flammable material.

The applicant should install gutter guards, down pipe plugs, fire extinguishers and an approved fire blanket as additional fire precautions.

## **The Assessment Process**

Once an application has been received the following will be undertaken (in chronological order):

- A member of the Development Services Planning section will draft an advertisement for the applicant to take to either The Albany Advertiser or The Weekender. The advertisement will seek the views of the public on the chalet proposal.
- The advertisement is to be placed in a local newspaper (at the applicant's cost), with the advertising period closing 21 days after the notice is published.
- Letters will be sent to neighbours and in certain cases to surrounding landowners, who may be affected by the proposal, asking for any comments.
- Depending on the nature of any submissions received the application may be approved under delegation within the Development Services' Planning Team, or the application may need to go to Council for a decision.

## **Additional Approvals**

Prior to construction a Building Licence is required to be submitted and approved by Council. A Septic Tank Licence may also be required to be approved by Council.

## **More Information....**

Should you have any questions or require any further information, please contact a member of the Development Services Team by either phoning on 9841 9383, by email [planning@albany.wa.gov.au](mailto:planning@albany.wa.gov.au) or in person at the City Offices.

**\*\* DISCLAIMER \*\***

This information sheet is a guide only. Verification with original Local Laws, Acts, Planning Schemes, and other relevant documents is recommended for detailed references. The City of Albany accepts no responsibility for errors or omissions.