

Local Planning Policy 1.3 Setbacks

VERSION 5

April 2026

town planning services

Version	Adoption	Comment
1	26 August 2008 Council Item SC002	Final – No objections received during advertising.
2	28 July 2009 Council Item SC091	Final – No objections received during advertising.
3	1 July 2011 Council Item SC001	Final – Readopted under the new City of Greater Geraldton.
4	15 December 2015 Council Item DRS242	Readopted under the new LPS No. 1.
5	TBC	Updated following policy review.

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1.0 CITATION

This is a local planning policy prepared under the *Planning and Development (Local Planning Schemes) Regulations 2015 (the Regulations)* and the City of Greater Geraldton Local Planning Scheme No. 1 ('the Scheme'). It may be cited as Local Planning Policy 1.3 Setbacks.

2.0 INTRODUCTION

The Residential Design Codes (the R-Codes) includes provisions for decision-makers to prepare local planning policies to alter certain development standards of the R-Codes where a specific local need arises. The R-Codes also acknowledge that applications for proposals which do not satisfy the deemed-to-comply provisions of the R-Codes may need to rely more specifically on local housing requirements and design objectives.

This policy varies relevant deemed-to-comply provisions of the R-Codes so that they reflect local conditions. It should be read in conjunction with the R-Codes.

3.0 POLICY SCOPE

The provisions of this policy apply to:

- a) Single houses and associated structures, such as patios, carports and garages on land zoned 'Residential' with a density code of R40 and below;
- b) Grouped Dwellings and associated structures, such as patios, carports and garages on land zoned Residential with a density code of R25 and below;

This policy applies to all residential development, covered by R-Codes Volume 1, within the City of Greater Geraldton unless another document such as LPS1, an activity centre plan and any other relevant local or Council policy specifies otherwise.

Where a proposed development does not meet the Deemed to Comply standards as amended by this policy, then assessment against the corresponding Design Principles will be required.

4.0 POLICY OBJECTIVE

The objectives of this policy are:

- a) To ensure that the deemed-to-comply provisions of the R-Codes for Design Principle 5.1.3 – Lot boundary setback reflect local conditions within the City of Greater Geraldton.
- b) To ensure neighbours are appropriately informed about proposals for lot boundary walls.
- c) To ensure that boundary walls have a finished service that make a positive contribution to the visual amenity of the neighbouring property and streetscape, and are durable, minimising the need for regular maintenance.

5.0 DEVELOPMENT REQUIREMENTS

R-Codes Volume 1 deemed-to-comply requirements are replaced with the following:

R-Codes Volume 1 Part B		
Clause	Deemed to comply provision	Replacement Deemed to Comply provision
5.1.3 Lot Boundary Setbacks	C3.1i	Clause 5.1 – Lot Boundary setbacks
	C3.1ii	Clause 5.2 – carport, patio, verandahs or equivalent structures
	C3.2	Clause 5.3 – Boundary walls
5.2.1 Setback of Garages and Carports	C1.1, C1.2 & C1.4	Clause 5.5 – Setback of carports and garages

5.1 Lot Boundary Setback

Buildings setback from lot boundaries in accordance with Table B and Tables 2a and 2b (refer to Figure Series 3 and 4)

For areas coded R10, R12.5 and R15 – the rear setback requirement of Table B can be reduced by up to 50%.

5.2 Carport, patio, verandahs or equivalent structures

5.2.1 For carports, patios, verandahs or equivalent structures, the lot boundary setbacks in Table B and Table 2a and 2b may be reduced to nil to the posts where the structure*;

- a) Is not more than 2.7m in height;
- b) Is located behind the primary street setback; and
- c) Has eaves, gutters and roofs setback at least 450mm from the lot boundary.

Note: Pillars and posts with a horizontal dimension of 450mm by 450mm or less do not constitute a boundary wall

Note: * there are separate building code requirements which may apply.

5.3 Boundary Walls

5.3.1 The following shall apply in addition to the deemed-to-comply requirements for Part 5.1.3, C3.2 of the R-Codes:

- a) For areas coded R12.5, R15 and R17.5 – walls not higher than 3m with an average of 2.7m up to 9m in length up to one side boundary only. No development application is required provided the adjoining property has given its consent.
- b) The surface finish of boundary walls shall be as per Clause 5.4 below.

- c) A development application is required for walls to be built up to a lot boundary for areas coded lower than R12.5 and in considering applications, consultation with adjoining properties may be required.

5.4 Surface Finish of Lot Boundary Walls

5.4.1 Boundary walls are to have a finished external face. Acceptable finishes include:

- a) Face finish brickwork with tooled joints.
- b) Non face finish brick (i.e. commons) to have sand finish render.
- c) Concrete panels to have smooth finish.
- d) Face finish limestone blocks with tooled joints.
- e) Concrete blocks larger than 0.16m² (standard 200mm x 400mm) to have sand finish render.
- f) Face finish concrete block less than 0.16m with tooled joints.
- g) For outbuildings only, colourbond of the same colour as the adjoining dividing fence.

5.5 Setback of Garages and Carports

5.5.1 For areas coded R2, R2.5 and R5 the minimum primary street setback for garages and carports is 50 per cent of the required primary street setback in Table B. For example areas coded R5 have a primary street setback of 12 metres, therefore a garage or carport could have a setback of 6 metres or more.

5.5.2 For areas coded R10 and higher the minimum primary street setback for carports is 1.5 metres where the structure:

- a) is not more than 10 metres in length and 2.7m in height;
- b) the width of the carport does not exceed 60 per cent of the frontage;
- c) the construction allows an unobstructed view between the dwelling and the street, right of way or equivalent; and
- d) the carport roof pitch, colours and materials are compatible with the dwelling.

6.0 DEFINITIONS

Refer to *Residential Design Codes Volume 1 (the R-Codes)*.

Sand finish means a finish obtained by floating the final coat of a render with a wooden felt-covered or carpet-covered float.