

<p>CITY OF GREATER GERALDTON</p> <p>SINGLE HOUSE PLANNING ASSESSMENTS</p> <p>Local Planning Policy</p>	<p>Version; 1</p> <p>Originated Date; xx September 2011</p> <p>Review Date; Annually</p>
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SINGLE HOUSE & ANCILLARY STRUCTURES PLANNING ASSESSMENTS
Local Planning Policy

- 1.0 PURPOSE
- 2.0 SCOPE
- 3.0 OBJECTIVE
- 4.0 POLICY STATEMENT
 - 4.1 Background
 - 4.2 Minimum Requirements
 - 4.3 Assessments and Fees
- 5.0 REFERENCE
- 6.0 RESPONSIBILITIES
- 7.0 ADOPTION

1.0 PURPOSE:

Local Planning Policies are guidelines used to assist the local government in making decisions under the Scheme. The Scheme prevails should there be any conflict between this Policy and the Scheme.

It is not intended that a policy be applied rigidly, but each application be examined on it's merits, with the objectives and intent of the policy the key for assessment. However, it should not be assumed that the local government, in exercising its planning discretion, be limited to the policy provisions and that mere compliance will result in an approval. This approach has produced many examples of inappropriate built form that has a long-term impact on the amenity and sustainability of the locality.

The City encourages applicants to produce innovative ways of achieving the stated objectives and acknowledges that these may sit outside the more traditional planning and architectural approaches. In these instances the local government is open to considering (and encourages) well presented cases, during pre-application consultation, having due regard to the outcome of any public consultation undertaken and the orderly and proper planning of the locality.

2.0 SCOPE:

A Local Planning Policy is not part of the Scheme and does not bind the local government in respect of any application for planning approval but the local government is to have due regard to the provisions of the Policy and the objectives which the Policy is designed to achieve before making its determination.

3.0 OBJECTIVE:

- 3.1 To ensure that sufficient information is provided with an application for a building permit so that the permit authority can be satisfied that the applicant has complied with each provision of a town planning written law and local planning policy.
- 3.2 To provide planning assessments so that it can be determined if a development requires planning approval.

4.0 POLICY STATEMENT:

4.1 Definitions

For the purposes of this policy “**Ancillary Structures**” means structures appurtenant to dwellings such as carports, garages, verandahs, patios, outbuildings and retaining walls but excludes boundary fences, pergolas and swimming pools.

4.2 Background

- 4.2.1 Under the Building Act 2011 a permit authority (the City) can't accept a building permit application until all other matters (including town planning) have been satisfied.
- 4.2.2 The relevant Local/Town Planning Scheme stipulates that a single house (including any extensions and ancillary outbuildings/structures) may be exempt from planning approval provided it complies with the requirements of the Scheme and the Residential Design Codes.
- 4.2.3 All other types of development require the planning approval of the local government.
- 4.2.4 In determining whether a single house is exempt from planning approval it involves (inter alia):
- a. Residential Design Codes – if the development is fully compliant with the Acceptable Development criteria it is exempt from planning approval. If the development involves an assessment against the Performance criteria it requires the planning approval of the local government.
 - b. Local Planning Policies – if a development does not comply with a local planning policy it requires the planning approval of the local government.
 - c. Design Guidelines (including Detailed Area Plans) – if a development does not comply with design guidelines it requires the planning approval of the local government.
 - d. Special Control Areas – if a development is located within a Special Control Area it requires the planning approval of the local government.

SINGLE HOUSE & ANCILLARY STRUCTURES PLANNING ASSESSMENTS (draft)

- e. Heritage – if a development is located on a property that is heritage listed or is adjacent to a State Registered heritage place it requires the planning approval of the local government.
- f. Flooding – if a development is located on a property that is within a flood plain it requires the planning approval of the local government.
- g. Buffers – if a development is located on a property that is within a buffer area (eg. Geraldton Airport) it requires the planning approval of the local government.
- h. Contaminated Sites – if a development is located on a property known to be a contaminated site it requires the planning approval of the local government.
- i. Proximity to Ocean – if a development is located in close proximity to the ocean with a risk of erosion or inundation it requires the planning approval of the local government.

It should be noted that there may also be other site specific planning considerations that will require the planning approval of the local government.

4.3 Minimum Requirements

- 4.3.1 When an application is made for a building permit it must be accompanied by either a completed planning assessment form (as per the attached) or a copy, inclusive of all valid approved plans, of the planning/development approval from the local government. If the valid approved plans have been amended a new planning assessment form is required to be lodged.
- 4.3.2 Additionally there may be instances where the planning approval will have conditions that are required to be complied with prior to applying for a building permit. Evidence of compliance with these conditions will also need to be provided.

4.4 Assessments and Fees

- 4.4.1 The City can provide a planning assessment for a fee or an assessment can be carried out from another provider.
- 4.4.2 The City will only accept a planning assessment if it is fully completed on the attached form.
- 4.4.3 NOTE: a planning assessment will only determine if a development is exempt from requiring the planning approval of the local government. If a development requires a planning approval there is a separate process and fee applicable.
- 4.4.4 The fee for a planning assessment shall be as per the fee charged for “Determining a development application and the estimated cost of development is not more than \$50,000”. GST must be added to this fee.

5.0 REFERENCE:

The City of Greater Geraldton Town Planning Scheme(s), the Planning & Development Act 2005 and the Building Act 2011 .

6.0 RESPONSIBILITIES:

The Town Planning Services Team as per the Delegations Policy and Register.

7.0 ADOPTION:

Version 1 (draft for advertising)

12th October 2011

SINGLE RESIDENTIAL DWELLING ASSESSMENT SHEET

APPLICATION DETAILS

ASSESSING OFFICER NAME	
COMPANY	
PROPOSAL	
LOCATION	
APPLICANT	
OWNER	
LOT AREA	

SCHEME ASSESSMENT

Zoning		Local Planning Scheme No.	1 1A 3 5 IDO11
Does the site contain a building envelope?	<input type="checkbox"/> Yes <input type="checkbox"/> No	Is the site a designated contaminated site?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Is there a road widening requirement (TPS No. 3)?	<input type="checkbox"/> No <input type="checkbox"/> Yes (Specify) _____		
Is the site located within a precinct as per the scheme (Design Guidelines, DAP etc)	<input type="checkbox"/> No <input type="checkbox"/> Yes (Specify) _____		
Does the property comply with all relevant local planning policies?	<input type="checkbox"/> No (Specify) _____ <input type="checkbox"/> Yes		
Is the site located within a buffer?	<input type="checkbox"/> No <input type="checkbox"/> Yes (Specify) _____		
Is the property located within a Special Control Area?	<input type="checkbox"/> No <input type="checkbox"/> Yes (Specify) _____		
Is the property affected by heritage? (Local, state or adjoining a state registered property)	<input type="checkbox"/> No <input type="checkbox"/> Yes (Specify) _____		
Is the property located in a floodplain?	<input type="checkbox"/> No <input type="checkbox"/> Yes (Specify) _____		
Is the property is proximity to the ocean?	<input type="checkbox"/> No <input type="checkbox"/> Yes (Specify) _____		
Are there any other site specific planning considerations that require a planning application to be lodged?	<input type="checkbox"/> No <input type="checkbox"/> Yes (Specify) _____		

RESIDENTIAL DESIGN CODES

6.1 – HOUSING DENSITY

6.1.1 Site Requirement Areas

	Acceptable Development Provision	Proposed	Complies	Does Not Comply	N/A
A1.1 - Site Area Requirements					
A1.2 - Minimum Site Area					

6.1.2 Additional Site Area Requirements / Concessions

A2 – Additional Site Area Requirements / Concessions					
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6.1.3 Variation to the Minimum Site Area Requirements

A3 – Variation to the Minimum Site Area Requirements					
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6.2 – STREETScape REQUIREMENTS

6.2.1 Setback of Buildings Generally

	Acceptable Development Provision	Proposed	Complies	Does Not Comply	N/A
A1.1 (i) – Buildings setback from the primary street					
A1.1 (ii) – Areas coded R15 or higher					
A1.1 (iii) – Provide for registered easements for essential services					
A1.2 – Buildings setback from the secondary street					

6.2.2 Minor Incursions into the Street Setback Area

	Acceptable Development Provision	Proposed	Complies	Does Not Comply	N/A
A2 (i) – Minor incursions projections does not exceed 20% of the frontage at any level					
A2 (ii) – Any eaves not forming part of the porch, balcony or verandah to project no more than 1m into the street setback area for the full width of the building					

6.2.3 Setback of Garages and Carports					
	Acceptable Development Provision	Proposed	Complies	Does Not Comply	N/A
A3.1 – Variation to the Minimum Site Area Requirements					
A3.2 – Garages abutting private streets or right of ways.					
A3.3 – Garages setback from Secondary streets					
A3.4 – Carports within the street setback area					
A3.5 – Garages setback from the primary street					
6.2.4 Surveillance of the Street					
	Acceptable Development Provision	Proposed	Complies	Does Not Comply	N/A
A4.1 – One habitable room having clear view of street and approach					
6.2.5 Street Walls and Fences					
	Acceptable Development Provision	Proposed	Complies	Does Not Comply	N/A
A5 – Visually permeable front walls and fences					
6.2.6 Sight Lines at Vehicle Access Points and Street Corners					
	Acceptable Development Provision	Proposed	Complies	Does Not Comply	N/A
A6 – Walls and fences truncated					
6.2.7 Building Design					
	Acceptable Development Provision	Proposed	Complies	Does Not Comply	N/A
A7 – Design					
6.2.8 Garage Doors					
	Acceptable Development Provision	Proposed	Complies	Does Not Comply	N/A
A8 – Garage doors and supporting structures					

6.3 – BOUNDARY SET-BACK REQUIREMENTS								
6.3.1 Buildings Setback from the Boundary								
A1 – Building setbacks								
SIDE	Length	Height	Major Opening	Required Setback	Provided	Complies	Does Not Comply	N/A
1 st Floor			Y N					
2 nd Floor			Y N					
SIDE	Length	Height	Major Opening	Required Setback	Provided	Complies	Does Not Comply	N/A
1 st Floor			Y N					
2 nd Floor			Y N					

REAR	Length	Height	Major Opening	Required Setback	Provided	Complies	Does Not Comply	N/A
1st Floor			Y N					
2nd Floor			Y N					

NOTE: REFER TO THE CITY'S 'RESIDENTIAL DESIGN CODES – SETBACK VARIATIONS' LOCAL PLANNING POLICY

6.3.2 Buildings on Boundary					
	Acceptable Development Provision	Proposed	Complies	Does Not Comply	N/A
A2 – Walls built up to a boundary					

NOTE: REFER TO THE CITY'S 'RESIDENTIAL DESIGN CODES – BUILDING ON BOUNDARY) LOCAL PLANNING POLICY

6.3.3 Setback of Retaining Walls					
	Acceptable Development Provision	Proposed	Complies	Does Not Comply	N/A
A3 – Retaining walls setback from common boundaries					

NOTE: REFER TO THE CITY'S 'RETAINING WALLS' LOCAL PLANNING POLICY

6.4 – OPEN SPACE REQUIREMENTS					
6.4.1 Open Space Requirements					
	Acceptable Development Provision	Proposed	Complies	Does Not Comply	N/A
A1 – Open space provided					
6.4.2 Outdoor Living Areas					
	Acceptable Development Provision	Proposed	Complies	Does Not Comply	N/A
A2 – Outdoor living area provided					

6.5 – ACCESS AND PARKING REQUIREMENTS					
6.5.1 On-site Parking Provision					
	Acceptable Development Provision	Proposed	Complies	Does Not Comply	N/A
A1 (i) – Single Houses					
6.5.2 Off-Site Parking					
	Acceptable Development Provision	Proposed	Complies	Does Not Comply	N/A
A2 – Some or all required parking spaces located off site					
6.5.3 Design of Parking Spaces					
	Acceptable Development Provision	Proposed	Complies	Does Not Comply	N/A
A3.1 – Visitor spaces					
A3.2 – Spaces in accordance with AS2890.1					

A3.3 – Carparking with 6 or more spaced to be landscaped					
6.5.4 Vehicular Access					
	Acceptable Development Provision	Proposed	Complies	Does Not Comply	N/A
A4.1 – Access to onsite parking provided where available from a right of way					
A4.2 – Primary or secondary street formed driveways					
A4.3 – Formed driveways					
A4.4 – Formed driveways designed for two way access and for vehicles to enter the street in forward gear					
6.5.5 Pedestrian Access					
	Acceptable Development Provision	Proposed	Complies	Does Not Comply	N/A
A5.1 – Pedestrian path separate from vehicle access					
A5.2 – Access way provides clear sight lines and adequate lighting					
A5.3 – Communal access way to be no closer than 3m to a wall with a major opening unless screened					

6.6 – SITE WORK REQUIREMENTS					
6.6.1 Excavation or Fill					
	Acceptable Development Provision	Proposed	Complies	Does Not Comply	N/A
A1.1 – Excavation or filling between the street alignment and building					
A1.2 – Excavation or filling within the perimeter of the external walls of the building					
A1.3 – Excavation within a site and behind a street setback line shall have no limit					
A1.4 – Subject to A1.2, filling not more than 0.5m					

6.7 – BUILDING HEIGHT REQUIREMENTS					
6.7.1 Building Height					
	Acceptable Development Provision	Proposed	Complies	Does Not Comply	N/A
A1.1 – Buildings to comply with table 3 for category B buildings	<ul style="list-style-type: none"> • Top of External Wall (Roof Above) 6.0m • Top of External Wall (Concealed Roof) 7.0m • Top of Pitched Roof 9.0m 				

6.8 – PRIVACY REQUIREMENTS					
6.8.1 Visual Privacy					
	Acceptable Development Provision	Proposed	Complies	Does Not Comply	N/A
A1 (i) – Major openings setback, in direct line of sight within the cone of vision the minimum distances	Bedroom 4.5m Other habitable Room 6m Balcony etc. 7.5m				
A1 (ii) – Provided with permanent vertical screening					

6.9 – DESIGN FOR CLIMATE REQUIREMENTS					
6.9.1 Solar Access for Adjoining Sites					
	Acceptable Development Provision	Proposed	Complies	Does Not Comply	N/A
A1 – Overshadowing R25 and lower: 25% R30 to R40: 35% Higher than R40: 50%					
6.9.2 Stormwater Disposal					
A2 – Retention of stormwater on site					

6.10 – INCIDENTAL DEVELOPMENT REQUIREMENTS					
6.10.1 Outbuildings					
	Acceptable Development Provision	Proposed	Complies	Does Not Comply	N/A
A1 – Outbuildings					
NOTE: REFER TO THE CITY'S 'OUTBUILDINGS' LOCAL PLANNING POLICY AND SEPARATE ASSESSMENT SHEET					
	Acceptable Development Provision	Proposed	Complies	Does Not Comply	N/A
A2.1 – Solar collectors					
A2.2 – Television aerials					
A2.3 – Other fixtures					
A2.4 – Antennae, satellite dishes and the like not visible from the street					

6.10.3 Essential Facilities

	Acceptable Development Provision	Proposed	Complies	Does Not Comply	N/A
A3.2 – Rubbish bins not collected from the street					
A3.3 – Single houses provided with adequate clothes drying areas, screened from the street					

I have undertaken an assessment of this application and in accordance with the above assessment the proposed dwelling

Complies Does Not Comply

with the Residential Design Codes (2008)

I have undertaken an assessment of this application and in accordance with the above assessment the proposed dwelling

Complies Does Not Comply

with Town / Local Planning Scheme No. _____

I have undertaken an assessment of this application and in accordance with the above assessment the proposed dwelling

Complies Does Not Comply

with all relevant local planning policies

Officer: _____

Signature: _____ Date: _____

OUTBUILDING ASSESSMENT SHEET

APPLICATION DETAILS

ASSESSING OFFICER NAME	
COMPANY	
PROPOSAL	
LOCATION	
APPLICANT	
OWNER	
LOT AREA	

SCHEME ASSESSMENT

Zoning		Local Planning Scheme No.	1	1A	3	5	IDO11
Does the site contain a building envelope?	<input type="checkbox"/> Yes <input type="checkbox"/> No	Is the site a designated contaminated site?	<input type="checkbox"/> Yes <input type="checkbox"/> No				
Is there a road widening requirement (TPS No. 3)?	<input type="checkbox"/> No <input type="checkbox"/> Yes (Specify) _____						
Is the site located within a precinct as per the scheme (Design Guidelines, DAP etc)	<input type="checkbox"/> No <input type="checkbox"/> Yes (Specify) _____						
Does the property comply with all relevant local planning policies?	<input type="checkbox"/> No (Specify) _____ <input type="checkbox"/> Yes						
Is the site located within a buffer?	<input type="checkbox"/> No <input type="checkbox"/> Yes (Specify) _____						
Is the property located within a Special Control Area?	<input type="checkbox"/> No <input type="checkbox"/> Yes (Specify) _____						
Is the property affected by heritage? (Local, state or adjoining a state registered property)	<input type="checkbox"/> No <input type="checkbox"/> Yes (Specify) _____						
Is the property located in a floodplain?	<input type="checkbox"/> No <input type="checkbox"/> Yes (Specify) _____						
Is the property is proximity to the ocean?	<input type="checkbox"/> No <input type="checkbox"/> Yes (Specify) _____						
Are there any other site specific planning considerations that require a planning application to be lodged?	<input type="checkbox"/> No <input type="checkbox"/> Yes (Specify) _____						

RESIDENTIAL DESIGN CODES**3.10 ELEMENT 10 – INCIDENTAL DEVELOPMENT**

AD Provision	Proposed	Ok	Comment:
(i) Not attached to dwelling			
(ii) Are non Habitable			
(iii) Do Not Exceed aggregate area as per Outbuilding Policy			
(iv) Do not Exceed max wall height as per Outbuilding Policy			
(v) Do not Exceed total max height as per Outbuilding Policy			
(vi) Not within Primary Street setback area as per R Codes & located entirely behind existing dwelling as per Outbuilding Policy			

AD Provision	Proposed	Ok	Comment:
(vii) Do not reduce amount of open space required in Table 1			
(viii) Setback in accordance with Element 6.3 & Outbuilding Policy			
(ix) Comply with the siting and design requirements for the dwelling, but do not need to meet rear setback requirements of Table 1. Rear setbacks as per the Outbuilding Policy			
Building on Boundary		Comment:	
Does the building meet with performance criteria of Clause 6.3.2 or AD permission if higher density and the R Codes – Buildings on Boundary Policy			
Erection of Outbuilding on Vacant Residential Land		Comment:	
Have the requirements of Clause 4.2.3 of the Outbuilding Policy been satisfied			
USE OF OUTBUILDING		Comment:	
Clarify that outbuilding is not to be used for any commercial or industrial use in accordance with Clause 4.2.4 of Outbuilding Policy			

Second Hand Materials	Comment:
Refer to clause 4.2.6 of the Outbuilding Policy. Use of second hand materials will not be permitted.	
Masonry Constructed Outbuildings	Comment:
Refer to clause 4.2.7 of the Outbuilding Policy. Masonry constructed outbuildings shall be constructed of similar material and exterior finish as the existing dwelling.	
Non Masonry Outbuildings in Excess of 60m²	Comment:
Refer to clause 4.2.8 of the Outbuilding policy.	

I have undertaken an assessment of this application and in accordance with the above assessment the proposed dwelling

Complies Does Not Comply

with the Residential Design Codes (2008)

I have undertaken an assessment of this application and in accordance with the above assessment the proposed dwelling

Complies Does Not Comply

with Town / Local Planning Scheme No. _____

I have undertaken an assessment of this application and in accordance with the above assessment the proposed dwelling

Complies Does Not Comply

with all relevant local planning policies

Officer: _____

Signature: _____ Date: _____

PATIO ASSESSMENT SHEET

APPLICATION DETAILS

ASSESSING OFFICER NAME	
COMPANY	
PROPOSAL	
LOCATION	
APPLICANT	
OWNER	
LOT AREA	

SCHEME ASSESSMENT

Zoning		Local Planning Scheme No.	1 1A 3 5 IDO11
Does the site contain a building envelope?	<input type="checkbox"/> Yes <input type="checkbox"/> No	Is the site a designated contaminated site?	<input type="checkbox"/> Yes <input type="checkbox"/> No
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Is the site located within a precinct as per the scheme (Design Guidelines, DAP etc)	<input type="checkbox"/> No <input type="checkbox"/> Yes (Specify) _____		
Does the property comply with all relevant local planning policies?	<input type="checkbox"/> No (Specify) _____ <input type="checkbox"/> Yes		
Is the site located within a buffer?	<input type="checkbox"/> No <input type="checkbox"/> Yes (Specify) _____		
Is the property located within a Special Control Area?	<input type="checkbox"/> No <input type="checkbox"/> Yes (Specify) _____		
Is the property affected by heritage? (Local, state or adjoining a state registered property)	<input type="checkbox"/> No <input type="checkbox"/> Yes (Specify) _____		
Is the property located in a floodplain?	<input type="checkbox"/> No <input type="checkbox"/> Yes (Specify) _____		
Is the property is proximity to the ocean?	<input type="checkbox"/> No <input type="checkbox"/> Yes (Specify) _____		
Are there any other site specific planning considerations that require a planning application to be lodged?	<input type="checkbox"/> No <input type="checkbox"/> Yes (Specify) _____		

6.2 – STREETScape REQUIREMENTS

6.2.1 Setback of Buildings Generally

	Acceptable Development Provision	Proposed	Complies	Does Not Comply	N/A
A1.1 (i) – Buildings setback from the primary street					
A1.1 (ii) – Areas coded R15 or higher					
A1.1 (iii) – Provide for registered easements for essential services					
A1.2 – Buildings setback from the secondary street					

6.2.2 Minor Incursions into the Street Setback Area

	Acceptable Development Provision	Proposed	Complies	Does Not Comply	N/A
A2 (i) – Minor incursions projections does not exceed 20% of the frontage at any level					
A2 (ii) – Any eaves not forming part of the porch, balcony or verandah to project no more than 1m into the street setback area for the full width of the building					

6.3 – BOUNDARY SET-BACK REQUIREMENTS

6.3.1 Buildings Setback from the Boundary

A1 – Building setbacks								
SIDE	Length	Height	Major Opening	Required Setback	Provided	Complies	Does Not Comply	N/A
1 st Floor			Y N					
2 nd Floor			Y N					
SIDE	Length	Height	Major Opening	Required Setback	Provided	Complies	Does Not Comply	N/A
1 st Floor			Y N					
2 nd Floor			Y N					
REAR	Length	Height	Major Opening	Required Setback	Provided	Complies	Does Not Comply	N/A
1 st Floor			Y N					
2 nd Floor			Y N					

NOTE: REFER TO THE CITY'S 'RESIDENTIAL DESIGN CODES – SETBACK VARIATIONS' LOCAL PLANNING POLICY

6.4.1 Open Space Requirements

	Acceptable Development Provision	Proposed	Complies	Does Not Comply	N/A
A1 – Open space provided					

6.7 – BUILDING HEIGHT REQUIREMENTS

6.7.1 Building Height

	Acceptable Development Provision	Proposed	Complies	Does Not Comply	N/A
A1.1 – Buildings to comply with table 3 for category B buildings	<ul style="list-style-type: none"> • Top of External Wall (Roof Above) 6.0m • Top of External Wall (Concealed Roof) 7.0m • Top of Pitched Roof 9.0m 				

6.8 – PRIVACY REQUIREMENTS

6.8.1 Visual Privacy

	Acceptable Development Provision	Proposed	Complies	Does Not Comply	N/A
A1 (i) – Major openings setback, in direct line of sight within the cone of vision the minimum distances	Bedroom 4.5m Other habitable Room 6m Balcony etc. 7.5m				
A1 (ii) – Provided with permanent vertical screening					

I have undertaken an assessment of this application and in accordance with the above assessment the proposed dwelling

Complies Does Not Comply

with the Residential Design Codes (2008)

I have undertaken an assessment of this application and in accordance with the above assessment the proposed dwelling

Complies Does Not Comply

with Town / Local Planning Scheme No. _____

I have undertaken an assessment of this application and in accordance with the above assessment the proposed dwelling

Complies Does Not Comply

with all relevant local planning policies

Officer: _____

Signature: _____ Date: _____