

# Single House and Ancillary Structures Assessment

## Local Planning Policy

**VERSION 2**

December 2015

town planning services

Version	Adoption	Comment
1	12 October 2011 Council Item SC015	Draft.
1	20 December 2011 Council Item SC019	Final.
2	15 December 2015 Council Item DRS242	Readopted under the new LPS No. 1.

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## 1.0 CITATION

This is a local planning policy prepared under the *Planning and Development (Local Planning Schemes) Regulations 2015* and the City of Greater Geraldton Local Planning Scheme No. 1 ('the Scheme'). It may be cited as the *Single House and Ancillary Structures Assessments 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 BACKGROUND

The Scheme and the deemed provisions as set out in the *Planning and Development (Local Planning Schemes) Regulations 2015* Schedule 2, stipulate what types of development do not require the development approval of the local government.

In addition to this the *Building Act 2011* and *Building Regulations 2012* requires that a permit authority (the local government) cannot issue a building permit application until all other prescribed matters (including town planning) have been satisfied.

Generally a single house (including any extensions and ancillary structures) does not require development approval provided it complies with the requirements of the Scheme and the R-Codes.

In assessing whether development approval is required for a single house or ancillary structure it involves (inter alia):

- a) R-Codes – if the development satisfies the deemed-to-comply requirements it does not require development approval. If the development involves an assessment against the design principles it requires development approval.
- b) Local Planning Policies – if a development does not comply with a local planning policy it requires development approval.
- c) Local Development Plans – if a development does not comply with a local development plan it requires development approval.
- d) Special Control Areas – if a development is located within a Special Control Area it requires development approval.
- e) Unconstructed Roads – if a development is located on a property that abuts an unconstructed road or is located on a property that does not have frontage to a gazetted road it requires development approval.
- f) Geraldton Airport Obstacle Limitation Surface – if a development exceeds the height limits of the Airport OLS it requires development approval.
- g) New Street Alignment – if a development is located on a property that is affected by a new street alignment it requires development approval.
- h) Heritage – if a development is located on a property that is included in a heritage list (State or Scheme) or within a heritage area it requires development approval.

- i) Contaminated Sites – if a development is located on a contaminated site (under the *Contaminated Sites Act 2003*) it requires development approval, and the local government cannot grant approval without first consulting with the Department of Environmental Regulation.

### 3.0 OBJECTIVES

- a) 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.
- b) To provide a consistent assessment framework so that it can be determined if a development does not require the development approval of the local government.

### 4.0 POLICY MEASURES

#### 4.1 Application Requirements

- 4.1.1 When an application is made for a building permit it should be accompanied by either a completed assessment form (as per the attached), inclusive of all approved plans that demonstrates that the development does not require development approval or a 'Single House Verification Certificate' (available from the WA Planning Commission) or a copy of the development approval, inclusive of all approved plans.
- 4.1.2 If the approved plans have been altered or amended a new development approval or new assessment may be required.
- 4.1.3 Additionally there may be instances where the development 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.

#### 4.2 Assessments and Fees

- 4.2.1 The local government can provide an assessment (for a fee) or a proponent can provide their own assessment.
- 4.2.2 Note: An assessment is not to be construed as a development approval. An assessment will only determine if a development does not require the development approval of the local government. If a development requires development approval there is a separate process and fee applicable. A development approval can only be issued by the local government.
- 4.2.3 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*" and GST must be added to this fee.

5.0 DEFINITIONS

Refer to *State Planning Policy 3.1 – Residential Design Codes (the R-Codes)*.

**Ancillary Structures** means ancillary dwelling, outbuilding, external fixture, boundary wall or fence, patio, pergola, verandah, garage carport or swimming pool on the same lot as a single house or grouped dwelling.

# SINGLE RESIDENTIAL DWELLING PLANNING ASSESSMENT SHEET



## APPLICATION DETAILS

<b>ASSESSING OFFICER NAME</b>	
<b>COMPANY</b>	
<b>ASSESSMENT DATE</b>	
<b>PROPOSAL</b>	
<b>LOCATION</b>	
<b>APPLICANT</b>	
<b>OWNER</b>	
<b>LOT AREA</b>	

## SCHEME ASSESSMENT

Zoning		Local Planning Scheme No.	1 1A
Is the development located within a designated building envelope on the property?	<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 new street alignment requirement (LPS No. 1)?	<input type="checkbox"/> No <input type="checkbox"/> Yes (Specify) _____		
Does the development comply with any applicable Local Development Plans?	<input type="checkbox"/> No <input type="checkbox"/> Yes (Specify) _____		
Does the development comply with all relevant local planning policies?	<input type="checkbox"/> No (Specify) _____ <input type="checkbox"/> Yes		
Does the development comply with the Geraldton Airport Obstacle Limitation Surface Height Limits?	<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 development located on property that abuts an unconstructed road or does not have frontage to a gazetted road?	<input type="checkbox"/> No <input type="checkbox"/> Yes (Specify) _____		
Are there any other site specific planning considerations that require a development application to be lodged?	<input type="checkbox"/> No <input type="checkbox"/> Yes (Specify) _____		

Is the property within DFES  
Bushfire Prone Area?

No

Yes (Specify) \_\_\_\_\_

## RESIDENTIAL DESIGN CODES

### 5.1 Context

#### 5.1.1 Site Area

	Deemed to Comply Provision	Proposed	Complies and Comments
C1.1 - Site Area Requirements			
C1.2 - Minimum Site Area as per Table 1			
C1.3 – Additional Site Area Requirements/ Concessions			
C1.4 – Variation to the Minimum Site Area Requirements			

#### 5.1.2 Street Setback

	Deemed to Comply Provision	Proposed	Complies and Comments
C2.1 (i.) - Buildings setback from the primary street in accordance with Table 1			
C2.1 (ii) – Corresponding to the average of the setback of existing dwellings on each adjacent property fronting the same street			
C2.1 (ii) – Reduced by up to 50% provided the required setback averages			
C2.1 (iv) – Areas coded R15 or higher			
C2.1 (v) – Provide for easements for essential services			
C2.2 – Setback from secondary street boundary in accordance with Table 1			

C2.3 – Setback from corner truncation boundary in accordance with secondary street setback in Table 1			
C2.4 – Porch, balcony, verandah, chimney etc may not project more than 1m into street setback area, providing total of such projections does not exceed 20% of street frontage at any level (Figure 2b)			

**5.1.3 Lot Boundary Setback**

C3.1 (i) – Building setbacks from lot boundaries in accordance with table 1, tables 2a and 2b

<b>SIDE</b>	<b>Length</b>	<b>Height</b>	<b>Major Opening</b>	<b>Required Setback</b>	<b>Provided</b>	<b>Complies and Comments</b>
1 <sup>st</sup> Floor			Y N			
2 <sup>nd</sup> Floor			Y N			
<b>SIDE</b>	<b>Length</b>	<b>Height</b>	<b>Major Opening</b>	<b>Required Setback</b>	<b>Provided</b>	<b>Complies and Comments</b>
1 <sup>st</sup> Floor			Y N			
2 <sup>nd</sup> Floor			Y N			
<b>REAR</b>	<b>Length</b>	<b>Height</b>	<b>Major Opening</b>	<b>Required Setback</b>	<b>Provided</b>	<b>Complies and Comments</b>
1 <sup>st</sup> Floor			Y N			
2 <sup>nd</sup> Floor			Y N			

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

	<b>Deemed to Comply Provision</b>	<b>Proposed</b>	<b>Complies and Comments</b>
C3.1 (ii) – Unenclosed areas for use as outdoor living areas elevated 0.5m			
C3.1 (iii) – Separate buildings on same site setback from each other as though there was a boundary between them			
C3.1 (iv) – Minor projections such as chimney, eaves or architectural feature not projecting more than 0.75m into a setback area			
C3.1 (v) – Setbacks where adjoins right of way, pedestrian accessway communal street or battleaxe lot			
C3.2 – Walls built up to a boundary			

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



<b>5.1.4 Open Space</b>			
	<b>Deemed to Comply Provision</b>	<b>Proposed</b>	<b>Complies and Comments</b>
C4 – Open space provided in accordance with Table 1			
<b>5.1.6 Building Height</b>			
	<b>Deemed to Comply Provision</b>	<b>Proposed</b>	<b>Complies and Comments</b>
C6 – Buildings to comply with table 3 for category B buildings			
<b>5.2 Streetscape</b>			
<b>5.2.1 Setback of Garages and Carports</b>			
	<b>Deemed to Comply Provision</b>	<b>Proposed</b>	<b>Complies and Comments</b>
C1.1 – Garages setback from the primary street			
C1.2 – Carports setback from the primary street in accordance with clause 5.1.2 C2.1			
C1.3 – Garages and carports built up to the boundary abutting a private street or ROW			
C1.4 – Garages and carports setback 1.5m from a secondary street			
C1.5 – Carports within the street setback area and width of carport does not exceed 50%			
<b>5.2.2 Garage Width</b>			
	<b>Deemed to Comply Provision</b>	<b>Proposed</b>	<b>Complies and Comments</b>
C2 – Garage doors and supporting structures not to occupy more than 50% of the frontage at the setback line			
<b>5.2.3 Street Surveillance</b>			
C3.1 – Street elevation of the dwelling to address the street with clearly definable entry points visible and accessed from the street			
C3.2 – One major opening from a habitable room of the dwelling faces the street and the pedestrian or vehicular approach to the dwelling			

<b>5.2.4 Street Walls and Fences</b>			
	<b>Deemed to Comply Provision</b>	<b>Proposed</b>	<b>Complies and Comments</b>
C4 – Visually permeable front walls and fences			
<b>5.2.5 Sight Lines</b>			
	<b>Deemed to Comply Provision</b>	<b>Proposed</b>	<b>Complies and Comments</b>
C5 – Walls and fences truncated			

<b>5.3 Site Planning and Design</b>			
<b>5.3.1 Outdoor Living Areas</b>			
	<b>Deemed to Comply Provision</b>	<b>Proposed</b>	<b>Complies and Comments</b>
C1.1 – Requirements for the provision of outdoor living areas			
<b>5.3.3 Parking</b>			
	<b>Deemed to Comply Provision</b>	<b>Proposed</b>	<b>Complies and Comments</b>
C3.1 – Minimum number of on-site car parking spaces for single houses			
<b>5.3.4 Design of Parking Spaces</b>			
	<b>Deemed to Comply Provision</b>	<b>Proposed</b>	<b>Complies and Comments</b>
C4.1 – Car parking spaces in accordance with AS2890.1			
C4.2 – Visitor car parking			
C4.3 – Car parking with 6 or more spaces to be landscaped			
<b>5.3.5 Vehicular Access</b>			
	<b>Deemed to Comply Provision</b>	<b>Proposed</b>	<b>Complies and Comments</b>
C5.1 – Access to onsite parking provided where available from a right of way			
C5.2 – Primary or secondary street driveways			
C5.3 – Location of driveways			
C5.4 – Driveways designed for two way access and for vehicles to enter the street in forward gear			

<b>5.3.6 Pedestrian Access</b>			
	<b>Deemed to Comply Provision</b>	<b>Proposed</b>	<b>Complies and Comments</b>
C6.1 – Pedestrian path separate from vehicle access			
C6.2 – Access way provides clear sight lines and adequate lighting			
C6.3 – Communal access way to be no closer than 3m to a wall with a major opening unless screened			
<b>5.3.7 Site Works</b>			
	<b>Deemed to Comply Provision</b>	<b>Proposed</b>	<b>Complies and Comments</b>
C7.1 – Excavation or filling between the street and building			
C7.2 – Excavation or filling within a site and behind street setback line			
C7.3 – Excavation or filling behind street setback line and within 1m of a lot boundary			
<b>5.3.8 Retaining Walls</b>			
	<b>Deemed to Comply Provision</b>	<b>Proposed</b>	<b>Complies and Comments</b>
C8.1 – Retaining walls setback from lot boundaries in accordance with setback provisions of table 1			
C8.2 – Retaining wall less than 0.5m may be located up to the lot boundary			
<b>NOTE: REFER TO THE CITY'S 'RETAINING WALLS' LOCAL PLANNING POLICY</b>			
<b>5.3.9 Stormwater Management</b>			
	<b>Deemed to Comply Provision</b>	<b>Proposed</b>	<b>Complies and Comments</b>
C9 – Retention of stormwater on-site			
<b>5.4 Building Design</b>			
<b>5.4.1 Visual Privacy</b>			
	<b>Deemed to Comply Provision</b>	<b>Proposed</b>	<b>Complies and Comments</b>
C1.1 (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		

C1.1 (ii) – Provided with permanent vertical screening			
C1.2 – Screening devices to be at least 1.6m in height, at least 75% obscure, durable material and permanently fixed			

**5.4.2 Solar Access for Adjoining Sites**

	Deemed to Comply Provision	Proposed	Complies and Comments
C2.1 – Overshadowing R25 and lower: 25% R30 to R40: 35% Higher than R40: 50%			
C2.2 – Development site shares southern boundary with a lot, refer to figure 11b			
A2 – Retention of stormwater on site			

**5.4.3 Outbuildings**

	Deemed to Comply Provision	Proposed	Complies and Comments
C3 – Outbuildings			

**NOTE: REFER TO THE CITY'S 'OUTBUILDINGS' LOCAL PLANNING POLICY AND SEPARATE ASSESSMENT SHEET**

**5.4.4 External Fixtures**

	Deemed to Comply Provision	Proposed	Complies and Comments
C4.1 – Solar collectors			
C4.2 – Television aerials			
C4.3 – Other fixtures			
C4.4 – Antennae, satellite dishes and the like not visible from the street			

**5.4.5 Utilities and Facilities**

	Deemed to Comply Provision	Proposed	Complies and Comments
C5.2 – Rubbish bins not collected from the street			
C5.3 – 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

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

Complies       Does Not Comply

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: \_\_\_\_\_

# SINGLE RESIDENTIAL DWELLING PLANNING ASSESSMENT SHEET (Rural Residential & Rural)



## APPLICATION DETAILS

<b>ASSESSING OFFICER NAME</b>	
<b>COMPANY</b>	
<b>ASSESSMENT DATE</b>	
<b>PROPOSAL</b>	
<b>LOCATION</b>	
<b>APPLICANT</b>	
<b>OWNER</b>	
<b>LOT AREA</b>	

## SCHEME ASSESSMENT

Zoning		Local Planning Scheme No.	1
Is the development located within a designated building envelope on the property?	<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 new street alignment requirement (LPS No. 1)?	<input type="checkbox"/> No <input type="checkbox"/> Yes (Specify) _____		
Does the development comply with any applicable Local Development Plans?	<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		
Does the development comply with the Geraldton Airport Obstacle Limitation Surface height limits?	<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 development located on a property that abuts an unconstructed road or does not have frontage to a gazetted road?	<input type="checkbox"/> No <input type="checkbox"/> Yes (Specify) _____		
Are there any other site specific planning considerations that require a development application to be lodged?	<input type="checkbox"/> No <input type="checkbox"/> Yes (Specify) _____		

Is the property within DFES Bushfire Prone Area?	<input type="checkbox"/> No <input type="checkbox"/> Yes (Specify) _____
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**LPS No. 1 TABLE 10 & TABLE 11: SITE & DEVELOPMENT REQUIREMENTS**

**SETBACKS**

	Required Setback	Proposed	Complies and Comments
FRONT			
SIDES			
REAR			

**MAXIMUM PLOT RATIO & LANDSCAPING**

	Allowable	Proposed	Complies and Comments
Maximum Plot Ratio	Rural Residential – 0.1 Rural - Variable		
Landscaping	Variable		

**RESIDENTIAL DESIGN CODES**

**5.1 – CONTEXT**

**5.1.2 Street Setback**

	Deemed to Comply Provision	Proposed	Complies and Comments
C2.4 – Porch, balcony, verandah or equivalent projections no more than 1m and not exceeding 20%			

**5.1.3 Lot Boundary Setback**

	Deemed to Comply Provision	Proposed	Complies and Comments
C3.1 (ii) – Unenclosed areas for use as outdoor living areas elevated 0.5m			
C3.1 (iv) – Minor projections such as chimney, eaves or architectural feature not projecting more than 0.75m in setback area			
	Deemed to Comply Provision	Proposed	Complies and Comments
C3.2 – Walls built up to a boundary			

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

<b>Clause 5.1.6 Building Height</b>			
C6 – Buildings to comply with table 3 for category B buildings			
<b>5.2 Streetscape</b>			
<b>5.2.1 Setback of Garages and Carports</b>			
	<b>Deemed to Comply Provision</b>	<b>Proposed</b>	<b>Complies and Comments</b>
C1.1 – Garages setback from the primary street			
C1.2 – Carports setback from the primary street in accordance with clause 5.1.2 C2.1			
C1.3 – Garages and carports built up to the boundary abutting a private street or ROW			
C1.4 – Garages and carports setback 1.5m from a secondary street			
C1.5 – Carports within the street setback area and width not exceeding 50%			
<b>5.2.3 Street Surveillance</b>			
	<b>Deemed to Comply Provision</b>	<b>Proposed</b>	<b>Complies and Comments</b>
C3.1 – Street elevation of the dwelling to address the street with clearly definable entry points visible and accessed from the street			
C3.2 – One major opening from a habitable room of the dwelling faces the street and the pedestrian or vehicular approach to the dwelling			
<b>5.2.4 Street Walls and Fences</b>			
	<b>Deemed to Comply Provision</b>	<b>Proposed</b>	<b>Complies and Comments</b>
C4 – Visually permeable front walls and fences			
<b>5.2.5 Sight Lines</b>			
	<b>Deemed to Comply Provision</b>	<b>Proposed</b>	<b>Complies and Comments</b>
C5– Walls and fences truncated			



<b>5.2.2 Garage Width</b>			
	<b>Deemed to Comply Provision</b>	<b>Proposed</b>	<b>Complies and Comments</b>
C2 – Garage doors and supporting structures			
<b>5.3 Site Planning and Design</b>			
<b>5.3.3 Parking</b>			
	<b>Deemed to Comply Provision</b>	<b>Proposed</b>	<b>Complies and Comments</b>
C3.1 – Single Houses			
<b>5.3.4 Design of Car Parking Spaces</b>			
	<b>Deemed to Comply Provision</b>	<b>Proposed</b>	<b>Complies and Comments</b>
C4.1 – Car parking spaces in accordance with AS2890.1			
C4.2 – Visitor car parking			
C4.3 – Carparking with 6 or more spaced to be landscaped			
<b>5.3.5 Vehicular Access</b>			
	<b>Deemed to Comply Provision</b>	<b>Proposed</b>	<b>Complies and Comments</b>
C5.1 – Access to onsite parking provided where available from a right of way			
C5.2 – Primary or secondary street driveways			
C5.3 –Location of driveways			
C5.4 – Driveways designed for two way access and for vehicles to enter the street in forward gear			
<b>5.3.6 Pedestrian Access</b>			
	<b>Deemed to Comply Provision</b>	<b>Proposed</b>	<b>Complies and Comments</b>
C6.1 – Pedestrian path separate from vehicle access			
C6.2 – Access way provides clear sight lines and adequate lighting			
C6.3 – Communal access way to be no closer than 3m to a wall			
<b>5.3.7 Site Works</b>			
	<b>Deemed to Comply Provision</b>	<b>Proposed</b>	<b>Complies and Comments</b>
C7.1 – Excavation or filling between the street and building			

C7.2 – Excavation or filling within a site and behind street setback line			
C7.3 – Excavation or filling behind street setback line and within 1m of a lot boundary			

### 5.3.8 Retaining Walls

	Deemed to Comply Provision	Proposed	Complies and Comments
C8.1 – Retaining walls setback from lot boundaries in accordance with setback provisions of Table 1			
C8.2 – Retaining wall less than 0.5m may be located up to the lot boundary			

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

### 5.3.9 Stormwater Management

	Deemed to Comply Provision	Proposed	Complies and Comments
C9 – Retention of stormwater on-site			

## 5.4 Building Design

### 5.4.1 Visual Privacy

	Deemed to Comply Provision	Proposed	Complies and Comments
C1.1 (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		
C1.1 (ii) – Provided with permanent vertical screening			
C1.2 – Screening devices to be at least 1.6m in height, at least 75% obscure, durable material and permanently fixed			

### 5.4.2 Solar Access for Adjoining Sites

	Deemed to Comply Provision	Proposed	Complies and Comments
C2.1 – Overshadowing R25 and lower: 25% R30 to R40: 35% Higher than R40: 50%			

C2.2 – Development site shares southern boundary with a lot. Refer to figure 11b			
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**5.4.3 Outbuildings**

	Deemed to Comply Provision	Proposed	Complies and Comments
C3 – Outbuildings			

**NOTE: REFER TO THE CITY'S 'OUTBUILDINGS' LOCAL PLANNING POLICY AND SEPARATE ASSESSMENT SHEET**

**5.4.4 External Fixtures**

	Deemed to Comply Provision	Proposed	Complies and Comments
C4.1 – Solar collectors			
C4.2 – Television aerials			
C4.3 – Other fixtures			
C4.4 – Antennae, satellite dishes and the like not visible from the street			

**5.4.5 Utilities and Facilities**

	Deemed to Comply Provision	Proposed	Complies and Comments
C5.2 – Rubbish bins not collected from the street			
C5.3 – 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

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

Complies       Does Not Comply

with Local Planning Scheme No. 1

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 PLANNING ASSESSMENT SHEET



## APPLICATION DETAILS

<b>ASSESSING OFFICER NAME</b>	
<b>COMPANY</b>	
<b>ASSESSMENT DATE</b>	
<b>PROPOSAL</b>	
<b>LOCATION</b>	
<b>APPLICANT</b>	
<b>OWNER</b>	
<b>LOT AREA</b>	

## SCHEME ASSESSMENT

<b>Zoning</b>		<b>Local Planning Scheme No.</b>	1 1A
Is the development located within any designated building envelope on the property?	<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 new street alignment requirement (LPS No. 1)?	<input type="checkbox"/> No <input type="checkbox"/> Yes (Specify) _____		
Does the proposed outbuilding comply with any applicable Local Development Plans ?	<input type="checkbox"/> No <input type="checkbox"/> Yes (Specify) _____		
Does the property comply with all relevant local planning policies?	<input type="checkbox"/> No <input type="checkbox"/> Yes (Specify) _____		
Does the proposed outbuilding comply with the Geraldton Airport Obstacle Limitation Surface height limits?	<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 development located on a property that abuts an unconstructed road or does not have frontage to a gazetted road	<input type="checkbox"/> No <input type="checkbox"/> Yes (Specify) _____		
Are there any other site specific planning considerations that require a development application to be lodged?	<input type="checkbox"/> No <input type="checkbox"/> Yes (Specify) _____		
Is the property within DFES Bushfire Prone Area?	<input type="checkbox"/> No <input type="checkbox"/> Yes (Specify) _____		

**RESIDENTIAL DESIGN CODES****DESIGN ELEMENT 5.4.3 – OUTBUILDINGS**

<b>Deemed to Comply</b>	<b>Proposed</b>	<b>Ok</b>	<b>Comment:</b>
<b>(i) Not attached to dwelling</b>			
<b>(ii) Are non Habitable</b>			
<b>(iii) Do Not Exceed aggregate area as per Outbuilding Policy</b>			
<b>(iv) Do not Exceed max wall height as per Outbuilding Policy</b>			
<b>(v) Do not Exceed total max height as per Outbuilding Policy</b>			
<b>(vi) Not within Primary Street setback area as per R Codes</b>			
<b>(vii) Located entirely behind existing dwelling as per Outbuilding Policy Clause 5.2.5</b>			

Deemed to Comply	Proposed	OK	Comment:
(viii) Do not reduce amount of open space required in Table 1 of the R Codes			
(ix) Setback in accordance with Table 1 of the R Codes & the 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			
<b>Building on Boundary</b>		<b>Comment:</b>	
Does the building meet with performance criteria of Clause 5.1.3 C3.2 or AD permission if higher density and the R Codes – Buildings on Boundary Policy			
<b>Erection of Outbuilding on Vacant Residential Land</b>		<b>Comment:</b>	
Have the requirements of Clause 5.2.3 of the Outbuilding Policy been satisfied			
<b>USE OF OUTBUILDING</b>		<b>Comment:</b>	
Clarify that outbuilding is not to be used for any commercial or industrial use in accordance with Clause 5.2.4 of Outbuilding Policy			

<b>Second Hand Materials</b>	<b>Comment:</b>
Refer to clause 5.2.6 of the Outbuilding Policy. Use of second hand materials will not be permitted.	
<b>Masonry Constructed Outbuildings</b>	<b>Comment:</b>
Refer to clause 5.2.7 of the Outbuilding Policy. Masonry constructed outbuildings shall be constructed of similar material and exterior finish as the existing dwelling.	
<b>Non Masonry Outbuildings in Excess of 60m<sup>2</sup></b>	<b>Comment:</b>
Refer to clause 5.2.8 of the Outbuilding policy.	

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

Complies       Does Not Comply

with the Residential Design Codes

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

Complies       Does Not Comply

with Local Planning Scheme No. \_\_\_\_\_

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

Complies       Does Not Comply

with all relevant local planning policies

Officer: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

# PATIO PLANNING ASSESSMENT SHEET



City of  
Greater Geraldton  
a vibrant future



## APPLICATION DETAILS

<b>ASSESSING OFFICER NAME</b>	
<b>COMPANY</b>	
<b>ASSESSMENT DATE</b>	
<b>PROPOSAL</b>	
<b>LOCATION</b>	
<b>APPLICANT</b>	
<b>OWNER</b>	
<b>LOT AREA</b>	

## SCHEME ASSESSMENT

Zoning		Local Planning Scheme No.	1 1A
Is the development located within a designated building envelope on the property?	<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 new street alignment requirement (LPS No. 1)?	<input type="checkbox"/> No <input type="checkbox"/> Yes (Specify) _____		
Does the proposed development comply with any applicable Local Development Plans?	<input type="checkbox"/> No <input type="checkbox"/> Yes (Specify) _____		
Does the proposed development comply with all relevant local planning policies?	<input type="checkbox"/> No <input type="checkbox"/> Yes (Specify) _____		
Does the proposed development comply with the Geraldton Obstacle Limitation Surface height limits?	<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 development located on a property that abuts an unconstructed road or does not have frontage to a gazetted road	<input type="checkbox"/> No <input type="checkbox"/> Yes (Specify) _____		
Are there any other site specific planning considerations that require a development application to be lodged?	<input type="checkbox"/> No <input type="checkbox"/> Yes (Specify) _____		



Is the property within DFES Bushfire Prone Area?	<input type="checkbox"/> No
	<input type="checkbox"/> Yes (Specify) _____

### 5.1 – Context

#### 5.1.2 Street Setback

	Deemed to Comply Provision	Proposed	Complies and Comments
C2.1 (i), (ii) & (iii) – Buildings setback from the primary street			
C2.1 (iv) – Areas coded R15 or higher			
C2.1 (v) – Provide for registered easements for essential services			
C2.2 & C2.3 – Buildings setback from the secondary street			
C2.4 – Porch, balcony, verandah or equivalent projections no more than 1m and not exceeding 20%			

#### 5.1.3 Lot Boundary Setback

##### C3.1 (i) – Building setbacks

SIDE	Length	Height	Major Opening	Required Setback	Provided	Complies and Comments
1 <sup>st</sup> Floor			Y N			
2 <sup>nd</sup> Floor			Y N			
SIDE	Length	Height	Major Opening	Required Setback	Provided	Complies and Comments
1 <sup>st</sup> Floor			Y N			
2 <sup>nd</sup> Floor			Y N			
REAR	Length	Height	Major Opening	Required Setback	Provided	Complies and Comments
1 <sup>st</sup> Floor			Y N			
2 <sup>nd</sup> Floor			Y N			

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

	Deemed to Comply Provision	Proposed	Complies and Comments
C3.1 (ii) – Unenclosed areas for use as outdoor living areas elevated 0.5m			
C3.1 (iv) – Minor projections such as chimney, eaves or architectural feature not projecting more than 0.75m into a setback area			

#### 5.1.4 Open Space

	Deemed to Comply Provision	Proposed	Complies and Comments
C4 – Open space provided in accordance with table 1			

<b>5.1.6 Building Height</b>			
	<b>Deemed to Comply Provision</b>	<b>Proposed</b>	<b>Complies and Comments</b>
C6 – Buildings to comply with table 3 for category B buildings	<ul style="list-style-type: none"> <li>• Top of External Wall (Roof Above) <b>6.0m</b></li> <li>• Top of External Wall (Concealed Roof) <b>7.0m</b></li> <li>• Top of Pitched Roof <b>9.0m</b></li> </ul>		
<b>5.3 Site Planning and Design</b>			
<b>5.3.1 Outdoor Living Areas</b>			
	<b>Deemed to Comply Provision</b>	<b>Proposed</b>	<b>Complies and Comments</b>
C1.1 – Requirements for the provision of outdoor living areas			
<b>5.3.9 Stormwater Management</b>			
	<b>Deemed to Comply Provision</b>	<b>Proposed</b>	<b>Complies and Comments</b>
C9 – Retention of stormwater on-site			
<b>5.4 – Building Design</b>			
<b>5.4.1 Visual Privacy</b>			
	<b>Deemed to Comply Provision</b>	<b>Proposed</b>	<b>Complies and Comments</b>
C1.1(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		
C1.1 (ii) – Provided with permanent vertical screening			
C1.2 – Screening devices to be at least 1.6m in height, at least 75% obscure, durable material and permanently fixed			

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

Complies       Does Not Comply

with the Residential Design Codes

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

Complies       Does Not Comply

with Local Planning Scheme No. \_\_\_\_\_

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

Complies  Does Not Comply  
with all relevant local planning policies

Officer: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

# RETAINING WALLS PLANNING ASSESSMENT SHEET



## APPLICATION DETAILS

<b>ASSESSING OFFICER NAME</b>	
<b>COMPANY</b>	
<b>ASSESSMENT DATE</b>	
<b>PROPOSAL</b>	
<b>LOCATION</b>	
<b>APPLICANT</b>	
<b>OWNER</b>	
<b>LOT AREA</b>	

## SCHEME ASSESSMENT

Zoning		Local Planning Scheme No.	1 1A
Is the development located within a designated building envelope on the property?	<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 new street alignment requirement (LPS No. 1)?	<input type="checkbox"/> No <input type="checkbox"/> Yes (Specify) _____		
Does the proposed development comply with any applicable Local Development Plans?	<input type="checkbox"/> No <input type="checkbox"/> Yes (Specify) _____		
Does the proposed development comply with all relevant local planning policies?	<input type="checkbox"/> No <input type="checkbox"/> Yes (Specify) _____		
Does the proposed development comply with the Geraldton Airport Obstacle Limitation Surface height limits?	<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 development located on a property that abuts an unconstructed road or does not have frontage to a gazetted road	<input type="checkbox"/> No <input type="checkbox"/> Yes (Specify) _____		
Are there any other site specific planning considerations that require a development application to be lodged?	<input type="checkbox"/> No <input type="checkbox"/> Yes (Specify) _____		

Is the property within DFES Bushfire Prone Area?	<input type="checkbox"/> No <input type="checkbox"/> Yes (Specify) _____
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### 5.3 – Site Planning and Design

#### 5.3.7 Site Works

	Deemed to Comply Provision	Proposed	Complies	Does Not Comply	N/A
C7.1 – Excavation or filling between the street and building					
C7.2 – Excavation or filling within a site and behind street setback line					
C7.3 – Excavation or filling behind street setback line and within 1m or a lot boundary					

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

#### 5.3.8 Retaining Walls

	Deemed to Comply Provision	Proposed	Complies	Does Not Comply	N/A
C8.1 – Retaining walls setback from lot boundaries in accordance with setback provisions of table 1					
C8.2 – Retaining wall less than 0.5m may be located up to the lot boundary					

### 5.4 – Building Design

#### 5.4.1 Visual Privacy

	Deemed to Comply Provision	Proposed	Complies and Comments
C1.1(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		
C1.1 (ii) – Provided with permanent vertical screening			
C1.2 – Screening devices to be at least 1.6m in height, at least 75% obscure, durable material and permanently fixed			

**'RETAINING WALLS' LOCAL PLANNING POLICY**

**5.6 Construction Materials and Surface Treatment**

	<b>Proposed</b>	<b>Complies</b>	<b>Does Not Comply</b>	<b>N/A</b>
All retaining walls are to be constructed in approved materials and in accordance with the design by a practicing structural engineer. The owner(s) is required to liaise with the affected abutting property owners in order to ensure a mutually acceptable outcome is achieved in regard to the surface treatment and colour of the retaining wall. In the event of any dispute between neighbours, the surface treatment and colour will be as determined by the local government.				

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

Complies     Does Not Comply

with the Residential Design Codes

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

Complies     Does Not Comply

with Local Planning Scheme No. \_\_\_\_\_

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

Complies     Does Not Comply

with all relevant local planning policies

Officer: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

# STREET WALLS AND FENCES PLANNING ASSESSMENT SHEET



## APPLICATION DETAILS

<b>ASSESSING OFFICER NAME</b>	
<b>COMPANY</b>	
<b>ASSESSMENT DATE</b>	
<b>PROPOSAL</b>	
<b>LOCATION</b>	
<b>APPLICANT</b>	
<b>OWNER</b>	
<b>LOT AREA</b>	

## SCHEME ASSESSMENT

Zoning		Local Planning Scheme No.	1	1A
Is the development located within any designated building envelope on the property?	<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 new street alignment requirement (LPS No. 1)?	<input type="checkbox"/> No <input type="checkbox"/> Yes (Specify) _____			
Does the development comply with any applicable Local Development Plans?	<input type="checkbox"/> No <input type="checkbox"/> Yes (Specify) _____			
Does the property comply with all relevant local planning policies?	<input type="checkbox"/> No <input type="checkbox"/> Yes (Specify) _____			
Does the development comply with the Geraldton Airport Obstacle Limitation Surface height limits?	<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 development located on a property that abuts an unconstructed road or does not have frontage to a gazetted road?	<input type="checkbox"/> No <input type="checkbox"/> Yes (Specify) _____			
Are there any other site specific planning considerations that require a development application to be lodged?	<input type="checkbox"/> No <input type="checkbox"/> Yes (Specify) _____			

Is the property within DFES Bushfire Prone Area?	<input type="checkbox"/> No <input type="checkbox"/> Yes (Specify) _____
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**5.2 Streetscape**

**5.2.4 Street Walls and Fences**

	Deemed to Comply Provision	Proposed	Complies and Comments
C4 – Visually permeable front walls and fences			

**5.2.5 Sight Lines**

	Deemed to Comply Provision	Proposed	Complies and Comments
C5 – Walls and fences truncated			

I have undertaken an assessment of this application and in accordance with the above assessment the proposed street wall / fence

Complies     Does Not Comply

with the Residential Design Codes

I have undertaken an assessment of this application and in accordance with the above assessment the proposed street wall / fence

Complies     Does Not Comply

With Local Planning Scheme No. \_\_\_\_\_

I have undertaken an assessment of this application and in accordance with the above assessment the proposed street wall / fence

Complies     Does Not Comply

with all relevant local planning policies

Officer: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_