

# PS13 – Single House (including Alterations and Additions)



April 2017

A “**Single House**”, also sometimes referred to as a single dwelling, is defined in the [Residential Design Codes](#) (R Codes) of Western Australia as a dwelling standing wholly on its own green title or survey strata lot, together with any easement over adjoining land for support of a wall or for access or services and excludes dwellings on titles with areas held in common property.

## Is planning approval required?

In most circumstances a single house or any alterations and additions to a single house is exempt from planning approval where it complies with the relevant development standards, which apply to that site.

Planning approval for a single house or alterations or additions to a single house is required where:

- the proposed single house or any alterations and additions do not comply with Local Planning Scheme No. 1, the “deemed to comply” requirements of the R-Codes or any relevant local planning policy;
- the single house is located within one of the 4 nominated Special Control Areas under the Local Planning Scheme No.1. (Flinders Bay, Molloy Island, Gnarabup and the Ten Mile Brook Drinking Water Catchment Area);
- the single house is located in Leeuwin-Naturaliste Ridge Conservation and Leeuwin-Naturaliste Ridge Landscape Amenity zones;
- the alterations and additions to the single house would affect the external appearance of the building and the building is on the Register of Heritage Places or are subject to an order under part 6 under the *Heritage of Western Australia Act 1990*, or included on the Shire’s Heritage Register;
- the single house is on a lot that is located in the Hamelin Bay Rural Residential subdivision; and/or
- the single house is proposed on a lot that is 1,100m<sup>2</sup> in area or larger and the Bushfire Attack Level (BAL) is assessed as 40 or FZ (refer to planning information sheet PS06 – Planning For Bushfire Protection for more information).

To determine the development standards, which apply to your property, you will first need to confirm the zoning of your land. The zoning can be obtained by referring to the [Scheme maps](#) (click link, click on “all categories drop down list” and select Local Planning Scheme) that are available from the Shire of Augusta Margaret River’s website (<http://www.amrshire.wa.gov.au/>). The steps to follow to view the scheme maps are:

- go to the Shire’s website;
- click on the “Interactive Shire Maps” icon that is found on the right side of the home page;
- click on ‘start Intramaps’ to open the maps;
- search for the subject property by street address or lot number;
- by clicking on “Local Planning Scheme No.1” (top left corner) the Scheme map layer will be activated to allow you to view the zoning of the subject property (in the Scheme map layer on the right side links are provided to various sections of the Scheme , the Residential Design Codes of WA and any Structure Plan that may be applicable to the subject site).

## Height

Building height standards are specified under clause 5.13 of the Local Planning Scheme no.1. It is important to note that the maximum height of a dwelling in any zone is 8m. The wall height is limited to 7m. There are a number of exceptions where the maximum height standard for dwellings is limited to 6m such as Flinders Bay Special Control Area, East Augusta and land within the Leeuwin-Naturaliste Ridge Conservation zone.

Other general requirements for each zone are outlined below:

### Residential

Development on residential zoned land is controlled by the Residential Design Codes. It includes provisions relating to setbacks, building height, overshadowing, visual privacy as well as many other requirements to preserve the character of the streetscape and protect the amenity of any adjoining property. A copy of the Residential Design Codes can be obtained from the Planning WA website (<http://www.planning.wa.gov.au/>).

Please note that the Residential Design Codes are comprehensive, and in most instances it may be more appropriate to engage a knowledgeable person (builder, architect, drafts person or planning consultant) to lodge the application on your behalf.

### Rural Residential

Development in the zone should comply with the following requirements:

- The development must be contained within the approved building envelope. The location of the building envelope is normally reflected on an approved Structure Plan, Subdivision Guide Plan or Detailed Area Plan (the Shire's planning department can be contacted in this regard);
- Building envelopes may not be nominated in some of the earlier rural residential subdivisions. For this circumstance, the Local Planning Scheme No.1 nominates a default building envelope of 2,000m<sup>2</sup>. Where no development exists, the building envelope shall be defined on a plan submitted with the appropriate application for development. No building envelope may be closer to the boundary than the setbacks for the zone, which is a minimum of 30m from front or rear boundaries and 10m from any side boundary;
- The development should be screened by existing/proposed vegetation from adjoining properties and front boundaries;
- Non-reflective materials and colours are preferred to protect the rural amenity of the locality; and
- Development must be at least 30m from a watercourse unless determined otherwise by the Shire.

### General and Priority Agriculture

Development in the zone should comply with the following requirements:

- Only one single house on a lot is permitted under the provisions of the Local Planning Scheme No.1;
- The development should be screened by existing/proposed vegetation from adjoining properties and front boundaries;
- Non-reflective materials and colours are preferred to protect the rural amenity of the locality; and
- Any development must be setback at least 60m from any lot boundary along Caves Road, Bussell Hwy and Brockman Hwy or 30m from any other road. Development must also be setback 20m from any side or rear boundary.

(For dwellings in any other zones not specified on this Information Sheet, please contact the Shire's Planning Department to establish the relevant design and development requirements. Note that dwellings are not permitted in the Industrial zone).

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It is important to note that any ancillary dwelling or ancillary accommodation proposal requires planning approval. Information sheet PS12 provides information in relation to standards and requirements for outbuildings ancillary to dwellings. If you are unsure of the development standards that apply to your property or you need any assistance when preparing your application, you can contact the Shire's Planning Department on (08) 9780 5255.

### **How do I apply for planning approval?**

You will need to complete a planning application form and the checklist attached to the application form, which will assist you in ensuring that all the required documentation is submitted with your application. Please note that the checklist requires the submission of a detailed statement, which should provide justification for any variations to the standards in the Scheme and/or any relevant Policy.

The application will not be accepted if this information is not attached. The application and checklist can be downloaded from the Shire's website.

### **Is there anything else I need to know?**

#### **Bush Fire Management**

Refer to planning information sheet PS06 – Planning for Bushfire Protection for more information.

#### **Building and Health Approvals**

In most cases, you will also require a building licence and/or approval from the Shire's Environmental Health Department. On this basis it is suggested that you consult with the Shire's Building and Environmental Health Department regarding any other approvals that may be required on (08) 9780 5255.

**Note: Prior to lodging your application you may wish to consider making an appointment with one of Council's Planning Officers to discuss the proposal. Please phone (08) 9780 5220 for an appointment. Applications that do not comply with the relevant standards or contain insufficient information may be refused or take longer to process.**

#### **\*\* DISCLAIMER \*\***

This information sheet is a guide only. Verification with original Local Laws, Acts, Local Planning Scheme No. 1, and other relevant documents is recommended for detailed references. The Shire of Augusta Margaret River accepts no responsibility for errors or omissions.