

Single House Information Sheet

What is a Single House?

A Single House is a dwelling standing wholly on its own green title or survey strata lot. It does not include any dwellings on a lot where the is common property.

Do Single Houses require development and building approval?

Single Houses are exempt from development approval where the development is in strict accordance with all Deemed-to-Comply requirements of the Residential Design Codes (R-Codes), the City's Local Planning Scheme No. 3 (LPS 3) and associated Local Planning Policies. Any variations to the Deemed-to-Comply requirements of the R-Codes, LPS 3 or associated policies will require development approval.

If a Single House is proposed within a Heritage Protection Area (Mt Lawley, Menora or Inglewood) development approval is required regardless, even if the development is in accordance with the Deemed-to-Comply requirements of the R-Codes, LPS 3 and associated policies.

All Single Houses require a Building Permit.

What are some general requirements?

The below are some frequently asked questions regarding Single Houses:

- What distance does a single house need from the front lot boundary?
- What is the minimum outdoor living area?
- How much open space do I need to provide?

The answers to the above questions are provided within Table 1 of the R-Codes which is summarised in the Table below.

Zoning	Average Street Setback	Min Outdoor Living Area	Min Open Space
R10	7.5m	No minimum	60%
R12.5	7.5m	No minimum	55%
R20 / R25	6m	30m ²	50%
R30	4m	24m ²	45%
R40	4m	20m ²	45%
R50 / R60	2m	16m ²	40%
R80	1m	16m ²	30%

Note: two thirds of the minimum outdoor living area is to be uncovered as per Clause 5.3.1 – Outdoor Living Areas of the R-Codes.

How many parking spaces do I need to provide?

The number of parking spaces to be provided within the property are outlined in Clause 5.3.3 of the R-Codes, as shown in the table below:

Type of Dwelling	Location A*	Location B
1 bedroom dwelling	1 car parking bay	1 car parking bay
2+ bedroom dwelling	1 car parking bay	2 car parking bays
Aged persons' dwelling	1 car parking bay	1 car parking bay

***Location A** is any property that satisfies one the following:

- 800m of a train station on a high frequency rail route, measured in a straight line from the pedestrian entry to the train station platform to any part of a lot; **or**
- 250m of a high frequency bus route, or multiple bus routes that, if combined, have timed stops every 15 minutes during weekday peak periods (7 – 9am and 5 – 7pm), measured in a straight line from along any part of the bus route to any part of the lot.

If the property does not satisfy the above, then it is located within **Location B**.

How do I find my zoning?

Your zoning can be found by entering your address into the [Address & Application Assistant](#) on the City's website.

Zone	Residential R30
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How far from the site and rear boundary can I build a single house?

The setback of the additions from the lot boundary will depend on the length and height of the wall. Generally, the longer and higher the wall the greater the setback from the boundary is required. Please refer to Table 2A and 2B of the R-codes which specifies the required setbacks depending if the wall is associated with a major opening or not. The R-Codes may be [accessed online here](#).

Can I build a wall on the boundary?

The R-Codes permit up to two lot boundaries to be constructed as boundary walls in areas zoned R20 and above. The length and height of the boundary walls are specified in Clause 5.1.3 – Lot boundary setback of the R-Codes.

What is the building height for a Single House?

The building height is measured from the Average Natural Ground Level (ANGL). Please refer to [Local Planning Policy 2.6 – Residential Building Heights](#) which explains how the ANGL is determined. The permitted height for Single House is in accordance with Clause 5.1.6 and Table 3 (Category B) of the R-Codes.

I live in a heritage area, does a new dwelling need to match the existing heritage streetscape?

Any development located within the City's Heritage Protection Area must be in strict accordance with the requirements set out within [Local Planning Policy 3.1 – Character Retention Guidelines Mt Lawley and Menora](#), [Local Planning Policy 3.1A – Character Retention Guidelines Inglewood](#) and the [Beaufort Street Local Development Plan](#).

What is a deemed-to-comply (DTC) check?

This is an assessment check service that applies to a Single House in which the City provides advice that will state either that:

- The proposal is exempt from development approval and the proposal can proceed straight to a building permit
- The proposal is not exempt from development approval including an outline of where and how the proposal does not meet the DTC criteria of the R-Codes and any relevant local planning policy.

Please note: as part of your Building Permit submission, confirmation that the proposal is exempt from requiring a development application must be provided by the applicant or landowner.

The City will provide advice to customer within 14 calendar days. Please note a fee of \$295.00 applies for Single House assessments.

Full details on a DTC check can be found [here](#).

Do I need my neighbour's approval?

Neighbour's approval is not required to lodge an application. The City will assess the application and if required advertise the proposal to affected neighbours.

If you have a strata-titled lot you may require separate approval under the Strata-Titles Act. Please contact Landgate on 9273 7373 for further information in regards to Strata Titles.

How long does the planning application process take?

The City has 60 days in which to determine the application as stipulated in the *Planning and Development (Local Planning Scheme) Regulations 2015*.

How much does an application cost?

Please refer to the Planning Fees and Charges which can be found [here](#).

What information is required for a Planning Application?

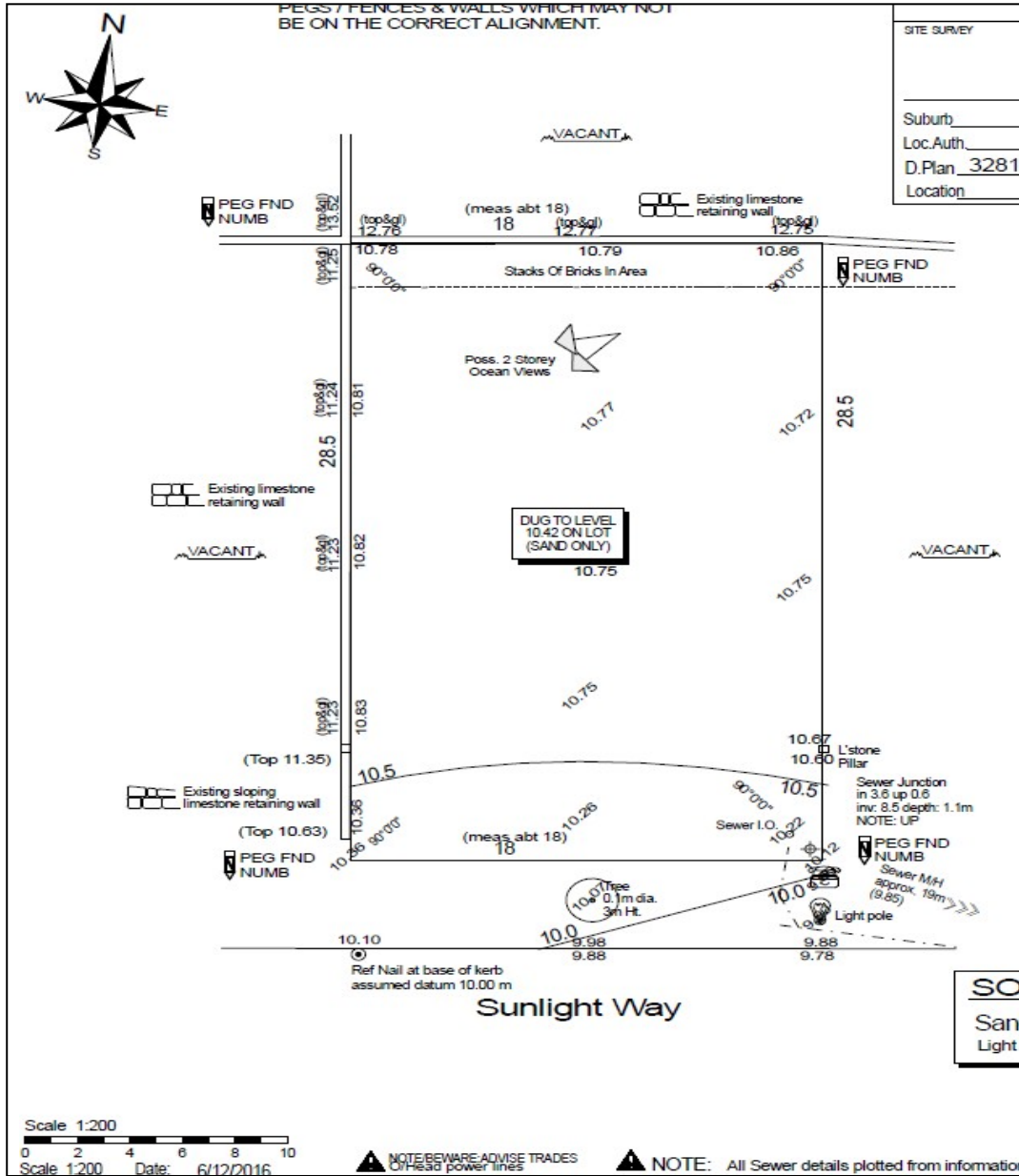
- 1) Completed Development Application Form (including MRS Form 1)
 - Signed by each owner of the property
- 2) Planning Application Fee
 - Please refer to the Planning Fees and Charges form to determine the relevant fee
- 3) Certificate of Title issued by Landgate in the last six months
- 4) Clean site feature survey endorsed by a Licensed Land Surveyor in AHD
- 5) Site Plan – one copy – Scale 1:200 showing:
 - North Point
 - Lot boundaries
 - Location of the proposed house in relation to the lot boundaries
 - Existing and proposed structures within the lot
 - Existing and proposed ground level/floor level
 - Either one (1) new advanced tree with a 9m² deep soil zone, **or** one (1) significant tree shown to be retained.

Refer to example at the end of this document
- 6) Floor plans – one copy – Scale 1:100 showing:
 - Proposed layout of the single house
 - Lot boundaries

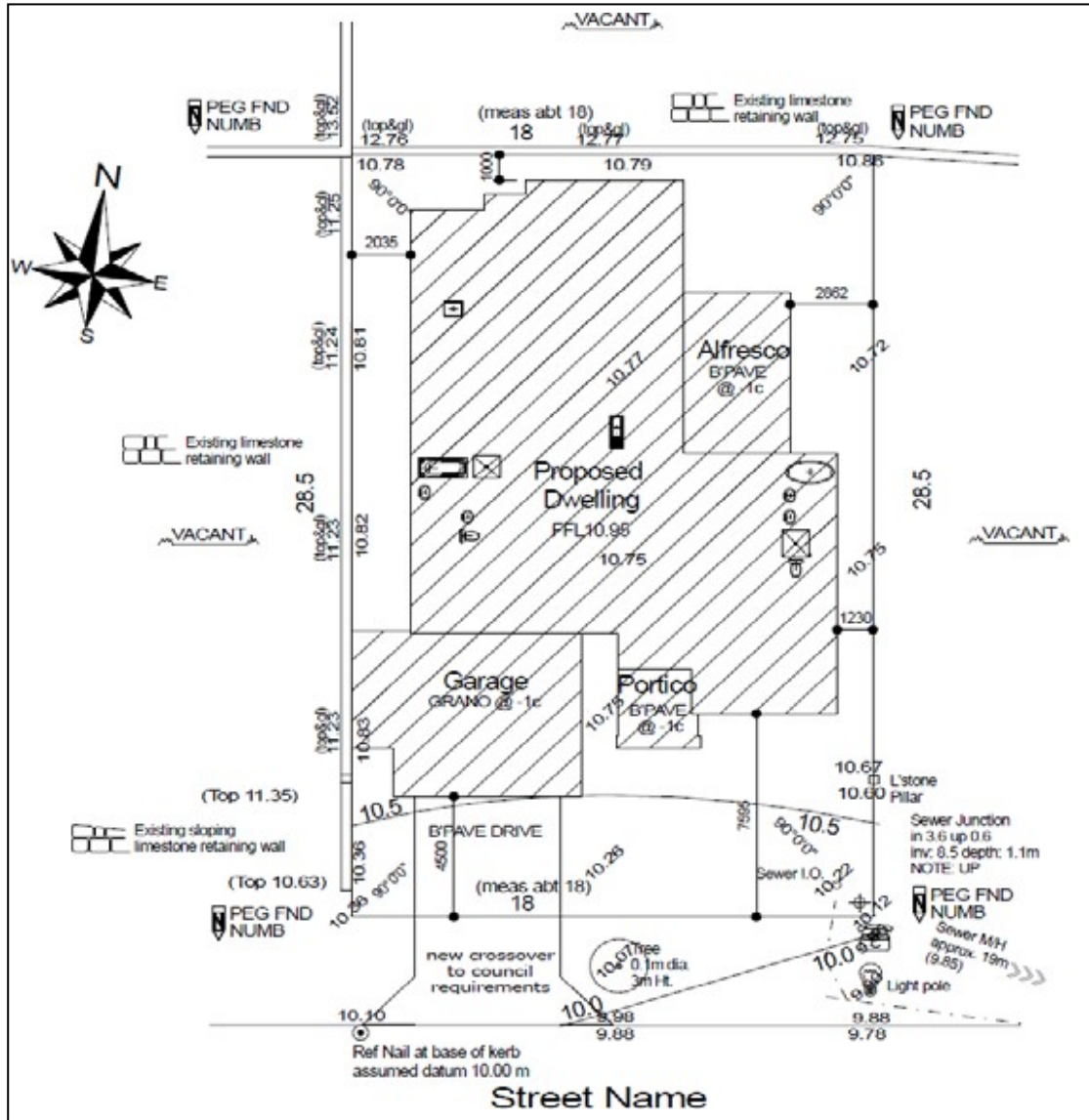
Refer to example to the end of this document
- 7) Elevations – one copy – Scale 1:100 showing:
 - Front, sides, and rear elevations showing height, natural ground levels and finished floor levels

Refer to the example at the end of this document
- 8) Additional information (where applicable)
 - Written justification for variations to Deemed-to-comply requirements of the R-Codes
 - Materials and roof colour for properties within the City's Heritage Protection Area

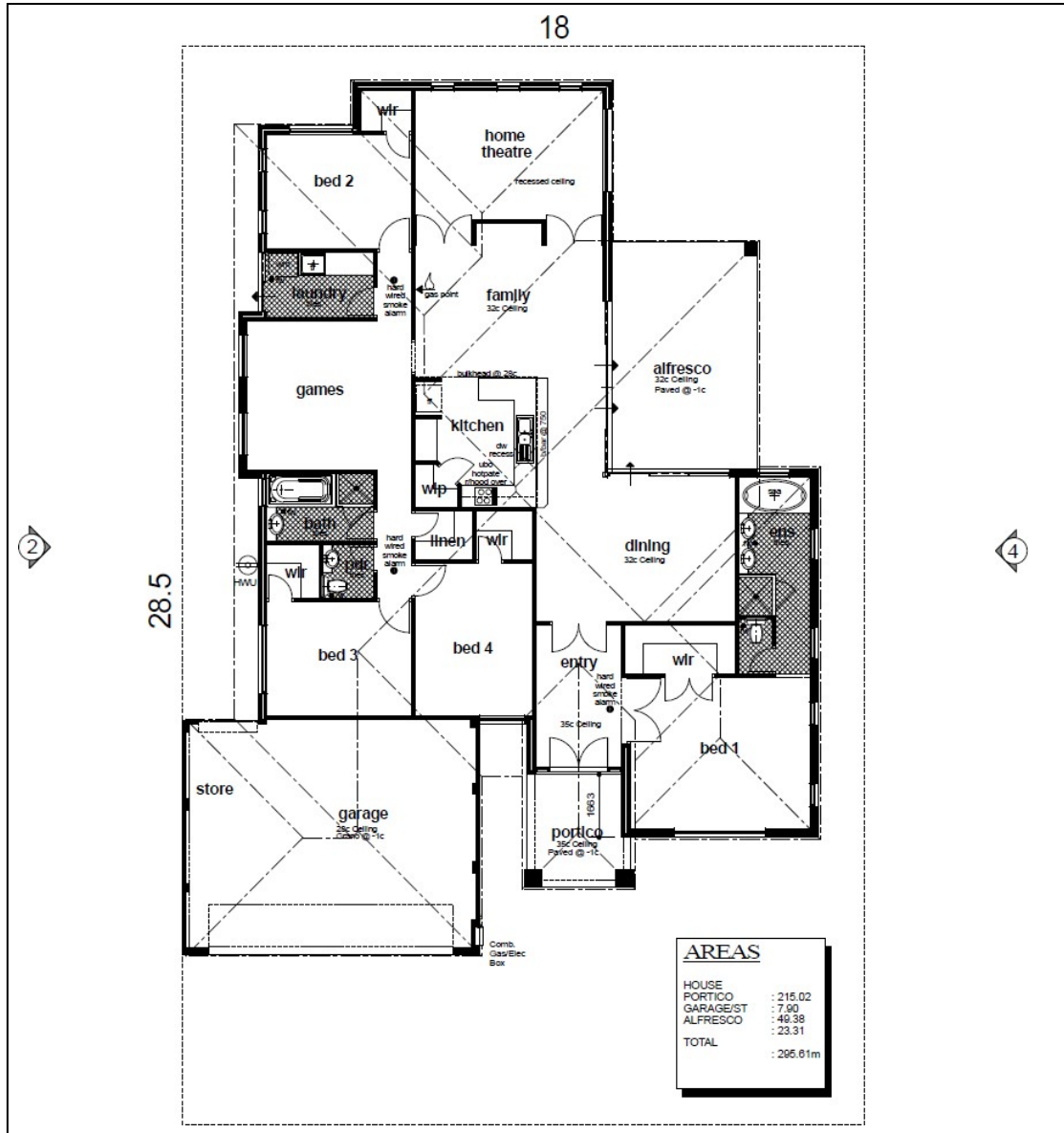
Clean Site Survey:



Site Plan:



Floor Plan:



Elevations:

