



APPLICATION FOR SINGLE HOUSE/OUTBUILDING RESIDENTIAL DESIGN CODES OF WA (R-CODES) VARIATION

NOTE:

This is not an application for Development Approval. An application for Single House/Outbuilding Approval is to be made on this form **IF** an application for Development Approval is not required under the Local Planning Scheme No. 6 **AND** the proposed development involves one of the following:

- The exercise of a discretion by the Shire of Collie under the Residential Design Codes; or
- The exercise of a discretion by the Shire of Collie under a Local Planning Policy made in accordance with the Local Planning Scheme.

If you are in doubt about whether application should be made on this form, please consult Planning Services Department on 9734 9000.

OWNER DETAILS		
Name(s):		
Postal Address:		
Phone:	Mobile:	
E-mail:		
Name:	Signature:	Date:
Name:	Signature:	Date:
<p>➤ The owner(s) signature is essential - use an additional page if required.</p> <p>➤ If signing on behalf of a company, state your position and provide substantiating documentation that you have authority to sign.</p>		

APPLICANT DETAILS		
Name:		
Postal Address:		
Phone:	Mobile:	
E-mail:		
Name:	Signature:	Date:

PROPERTY DETAILS			
Lot No:	House No:	Street Name:	
Suburb:		State:	Post Code:
Nearest Street Intersection:			
Diagram or Plan No.:	Certificate of Title Vol. No.:	Folio:	
Title Encumbrances (e.g. Easements, Restrictive Covenants):			

DESIGN CODES/ LOCAL PLANNING POLICY VARIATION STATEMENT

Please state which Deemed-to-Comply requirement of the Residential Design Codes (R-Codes) and/or Local Planning Policy you are seeking to vary and provide a written statement (justification) demonstrating how the Design Principles corresponding to each Deemed-to-Comply provision, or Local Planning Policy for which a variation is being sought, has been met or is irrelevant or cannot be met.

The Design Principles most commonly varied have been listed below to assist you in preparing your statement. Alternatively the complete R-Codes document can be viewed at:

<https://www.planning.wa.gov.au/residential-design-codes.aspx>

Local Planning Policies can be viewed on the Shire of Collie website at:

<https://www.collie.wa.gov.au/services/planning/>

NOTE: This application will not be processed unless sufficient information is provided.

Common Design Principles For Which Variations Are Commonly Sought

5.1.2	<p>Street setback Buildings setback from street boundaries an appropriate distance to ensure they:</p> <ul style="list-style-type: none"> • contribute to and are consistent with an established streetscape; • provide adequate privacy and open space for dwellings; • accommodate site planning requirements such as parking, landscape and utilities; and • allow safety clearances for easements for essential service corridors.
5.1.3	<p>Lot boundary setback Buildings setback from lot boundaries so as to:</p> <ul style="list-style-type: none"> • reduce impacts of building bulk on adjoining properties; • provide adequate direct sun and ventilation to the building and open spaces on the site and adjoining properties; and • minimise the extent of overlooking and resultant loss of privacy on adjoining properties.
5.1.6	<p>Building height Building height that creates no adverse impact on the amenity of adjoining properties or the streetscape including road reserves and public open space reserves; and where appropriate maintains:</p> <ul style="list-style-type: none"> • adequate access to direct sun into buildings and appurtenant open spaces; • adequate daylight to major openings into habitable rooms; and • access to views of significance.
5.2.1	<p>Setback of garages and carports</p> <ul style="list-style-type: none"> • The setting back of carports and garages to maintain clear sightlines along the street and not to detract from the streetscape or appearance of dwellings, or obstruct views of dwellings from the street and vice versa.
5.2.4	<p>Street walls and fences Front fences are low or restricted in height to permit surveillance and enhance streetscape, taking account of:</p> <ul style="list-style-type: none"> • for attenuation of traffic impacts where the street is designated as a primary or district distributor or integrator arterial; and • for necessary privacy or noise screening for outdoor living areas where the street is designated as a primary or district distributor or integrator arterial.
5.3.5	<p>Vehicular access Vehicular access provided development site to provide:</p> <ul style="list-style-type: none"> • vehicle access safety; • reduced impact of access points on the streetscape; • legible access; • pedestrian safety; • minimal crossovers; and • high quality landscaping features.
5.4.1	<p>Visual privacy Minimal direct overlooking of active habitable spaces and outdoor living areas of adjacent dwellings achieved through:</p> <ul style="list-style-type: none"> • building layout and location; • design of major openings; • landscape screening of outdoor active habitable spaces; and/or • location of screening devices. <p>Maximum visual privacy to side and rear boundaries through measures such as:</p> <ul style="list-style-type: none"> • offsetting the location of ground and first floor windows so that viewing is oblique rather than direct; • building to the boundary where appropriate; • setting back the first floor from the side boundary; • providing higher or opaque and fixed windows; and/or • screen devices (including landscaping, fencing, obscure glazing, timber screens, external blinds, window hoods and shutters).
5.4.3	<p>Outbuildings</p> <ul style="list-style-type: none"> • Outbuildings that do not detract from the streetscape or the visual amenity of residents or neighbouring properties.



Shire of
Collie

NEIGHBOUR REFERRAL COMMENTS

In determining an application for a variation under the Residential Design Codes, the Shire will take the comments of adjoining owners/occupiers into consideration. Inclusion of neighbouring referral comments will assist in expediting your application. Please note: the Shire is not obliged to support the view of adjoining owners/occupiers.

PROPOSED DEVELOPMENT			
Lot No.:	House No.:	Street:	
Suburb:		State:	Post Code:
Description of development proposal/variation:			

ADJOINING PROPERTY OWNER/OCCUPIER			
Name(s):			
Lot No.:	House No.:	Street:	
Suburb:		State:	Post Code:
Phone:		Mobile:	
E-mail:			
Comments:			
I / We have seen plans of the proposed development and <input type="checkbox"/> Object OR <input type="checkbox"/> Do Not Object to the following variations (e.g. reduced boundary setback, building height, overlooking, etc)			
Signature:	Date:	Signature:	Date:

**R-CODE VARIATION
APPLICATION CHECKLIST**

Tick

DOCUMENTS	RCode Application Form	
	- signed by the owner/s of the land <i>(For the purpose of signing this application an owner includes the persons referred to in the Planning and Development (Local Planning Schemes) Regulations 2015 Schedule 2 clause 62(2))</i>	<input type="checkbox"/>
	- signed by the applicant	<input type="checkbox"/>
	- written statement on the design codes/ local planning policy variation statement (on page 2) included	<input type="checkbox"/>
	- neighbor referral comments (optional)	<input type="checkbox"/>
	Certificate of Title (Copy)	
- only required for Grouped or Multiple Dwelling Developments (not older than 3 months)	<input type="checkbox"/>	
PLANS (mandatory inclusions)	Site Plans x 2	
	- an accurate and appropriate scale	<input type="checkbox"/>
	- area and dimensions of the lot boundaries for the whole site	<input type="checkbox"/>
	- house/ lot number and street name	<input type="checkbox"/>
	- north point	<input type="checkbox"/>
	- identify existing buildings/ structures/ environmental features/ etc and include dimensions	<input type="checkbox"/>
	- identify proposed buildings/ structures/ environmental features/ etc (including alterations to existing) and include dimensions	<input type="checkbox"/>
	- identify buildings/ structures/ environmental features/ etc to be removed	<input type="checkbox"/>
	- drainage considerations (gutter, soak well, appropriate setback, etc)	<input type="checkbox"/>
	- existing and proposed fencing	<input type="checkbox"/>
	- existing and proposed landscaping	<input type="checkbox"/>
	- existing and proposed access for pedestrians and/or vehicles	<input type="checkbox"/>
	- setback distances from the proposed buildings/structures/etc to lot boundaries and other existing buildings/structures onsite	<input type="checkbox"/>
	Elevation/Section Plans x 2	
	- identify proposed and/or altered buildings/ structures (including info on the type of external materials, cladding and colours) and include dimensions	<input type="checkbox"/>
	Floor Plans x 2	
- for the proposed new building or extension to existing dwelling or building	<input type="checkbox"/>	
FEE	Refer to the Shire's Fees & Charges	
LODGEMENT OPTIONS	Applications can be submitted over the counter at our Administration Office on 87 Throssell Street, Collie or emailed to colshire@collie.wa.gov.au	

Note:

Applications are not considered formally lodged and accepted for consideration until all required information is received, the application form is completed & signed and the required fee has been paid. Failure to lodge a complete application will delay a decision.

The information is required as part of the process to assess the application and compliance with the checklist does not necessarily mean that the proposal will be approved.

Please note that the Shire of Collie reserves the right to request additional information not specified on the checklist prior to considering the application as being formally lodged with the Shire of Collie.

Applicants are encouraged to contact or arrange an appointment with a planning officer prior to lodgement. Discussing your development proposal at an early stage can avoid unnecessary delays in the processing of the application.