



LAND AND PROPERTY REPORT

Prepared for: Client Name

Prepared by: Creative Spaces Australia– Name of Town Planner - State

Date:

Report #:

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1. Property Details

Number Street name, Suburb, State, Postcode, Australia

INSERT CADASTRAL MAP

Local Government Authority	City of Melville
Lot Area	819sqm
Lot Width	18.1m
Town Planning Scheme	City of Melville Community Planning Scheme No. 5
Town Planning Scheme Zoning	Living Area Precinct – ML1 – Melville
R-Code	R20
Heritage Status	Not listed
Other	N/A

2. Land Use

1. Town Planning Scheme zone objectives

Primarily residential but may include home occupations, corner shops, parks, religious, recreational and educational activities, provided they are designed in a residential style and are not developed to such intensity that they disturb the Precinct. All non-residential uses shall be advertised in accordance with the Scheme.



2. Town Planning Scheme permitted land use*

- Conservation/Recreation
- Home Office
- Residential

3. Town Planning Scheme discretionary land use*

- Child Minding Centre
- Consulting Room(s)
- Corner Store
- Educational Establishment
- Home Business
- Home Occupation
- Public Worship
- Other uses not listed

4. Town Planning Scheme prohibited land use*

- Auction Premises
- Car Sales Premises
- Cinema/Theatre
- Convenience Store
- Garden Centre
- Hospital
- Hotel/Tavern
- Industry Light & Service
- Industry General
- Industry Noxious & Hazardous
- Lunch Bar
- Medical Centre
- MotorVehicle Hire/Repair/Sales
- Motor Vehicle Wrecking
- Office
- Open Air Display
- Plant Nursery
- Public Amusement
- Restaurant
- Restricted Premises
- Service Station
- Shop
- Showroom
- Storage
- Veterinary Clinic
- Veterinary Hospital

*Please refer to the definition/interpretation section of the relevant Town Planning Scheme for the use definition. A link to the Town Planning Scheme is provided towards the end of this report.

3. Overview of Residential Design Codes requirements*

The Residential Design Codes (R-Codes) provide a comprehensive basis for the control of residential development throughout Western Australia. They are intended to cover all areas of planning control to minimise the need for Council's to introduce separate Planning Policies or variations to these matters.

The requirements of the R-Codes are applicable to all forms of residential development in Western Australia. Where a Local Government's Town Planning Scheme provision or Local Planning Policy exists, and varies a requirement of the R-Codes, the requirement of the Town Planning Scheme provision or Local Planning Policy shall prevail to the extent of the inconsistency.

The Residential Design Codes provide two paths to approval; the Design Principles (DP) and the Deemed-to-Comply provisions (DTC). All development must conform to the DP, which are objective statements, and the DTC provisions, which are prescriptive standards, illustrate one way of satisfying the DP.

An owner may choose to apply under either the DTC provisions of the DP.

Any application under the DP must be accompanied by neighbour's comments (from potentially affected neighbours), and a substantiated planning justification demonstrating how the development satisfies the relevant DP objective statements.

The alternate (and simpler) option is for an owner to apply under the DTC provisions, which have been formulated to provide owners with a simple path to Planning Approval. The DTC provisions contain prescriptive guidelines which are deemed to comply with the DP objective statements. As the DTC provisions are considered to satisfy the DP, there is generally no need for an owner to provide neighbours comments or a substantiated planning justification (as required with the DP).

The Council generally shall not refuse an application complying with the DTC provisions, however, an application under the DP may be refused if Council believes the development impacts on amenity.

The following table summarises the key DTC provisions of the R-Codes:

<p>Lot area required per dwelling (subdivision)</p>	<p>Generally, property within an R20 density area requires an average lot size of 450sqm. If the average lot area is achievable, no lot within the subdivision can fall below 350sqm. These areas will also vary depending on the subdivision type (e.g. green title, survey strata or survey strata with common property) and the subdivision configuration (e.g. side-by-side or front/rear).</p> <p>There may be other constraints which affect the subdivision potential of the property.</p>
<p>Primary street setback</p>	<p>6m measured perpendicular to the primary street property boundary. This may be reduced in part where an average setback of 3m can be achieved.</p>
<p>Secondary street setback</p>	<p>1.5m measured perpendicular to the secondary street property boundary.</p>
<p>Garage/Carport primary street setback</p>	<p>Garages are to be setback a minimum of 4.5m from the primary street, which may be reduced to 3m where vehicles are parked parallel to the street and the street facing wall of the garage contains openings.</p> <p>Carports are to be setback in accordance with the primary street setback. Carports may be located forward of the primary street setback line, provided their width does not exceed 50% of the frontage.</p>
<p>Garage/Carport secondary street setback</p>	<p>Garages and carports are to be setback 1.5m from the secondary street.</p>
<p>Side and rear boundary building setbacks</p>	<p>Generally 1m – 1.5m for the ground floor and 1.1m+ for upper floors, measured perpendicular to the side and rear property boundary. Note that the specific setback requirement will depend on the design of the dwelling. In principle, the higher and longer the wall, the greater the setback.</p>
<p>Boundary wall permissibility</p>	<p>Boundary walls are not permitted under the DTC provisions for an R20 density code. Notwithstanding, boundary walls may be permitted under the DP, however neighbours comments and a substantiated planning justification will be required to be submitted with an application for Planning Approval.</p> <p>R20/25: Walls located behind the street setback line and:</p> <ul style="list-style-type: none"> - Not higher than 3.5m, with an average height of 3m or less; - Up to a maximum length of either 9m, or 1/3 the length of the balance of the boundary behind the street setback line; and - On one side boundary only.
<p>Privacy setbacks</p>	<p>Where a habitable room or outdoor living area (such as a bedroom, activity room, kitchen, balcony or other similar room/area) has a floor level of more than 0.5m above natural ground level, any window or opening positioned to overlook a neighbouring property behind its street setback line is to be setback in accordance with the following:</p> <ul style="list-style-type: none"> - Windows to bedrooms and studies: 4.5m; - Windows to other habitable rooms: 6m; and - Balconies, decks or other unenclosed outdoor areas: 7.5m.



	<p>The exception to the privacy setback requirements is where:</p> <p><u>Windows to habitable rooms</u></p> <p>Where windows are either:</p> <ul style="list-style-type: none"> - Provided with a sill height of at least 1.6m above the finished floor level; - Less than 1sqm in the wall of any such room (in aggregate); or - Fixed and glazed in an obscure material. <p><u>Outdoor living areas</u></p> <p>Where outdoor living areas are provided with permanent screening devices to restrict views into the neighbouring property. The screening device must be a minimum height of 1.6m above the finished floor level and be at least 75% obscure.</p> <p>Where the window/outdoor living area qualifies for an exemption, the standard side and rear building setbacks apply.</p>
Maximum building envelope	50% of the lot area (excludes verandahs, patios or other such structures not more than 0.5m above natural ground level, unenclosed on at least two sides and covering no more than the lesser of 50sqm or 10% of the site area.
Minimum outdoor living area	30sqm and of this area, at least 2/3 must be without permanent roof cover.
Required car parking bays	Two carparking bays are generally required.
Maximum site fill	0.5m above natural ground level.
Top of external wall (roof above)	6m above natural ground level.
Top of external wall (concealed roof)	7m above natural ground level.
Top of pitched roof	9m above natural ground level.
Maximum overshadowing	Generally 25% of the adjoining property's site area.
Garage width	<p>Where a garage is located in front of, or within 1m of the dwelling, a garage is not to occupy more than 50% of the frontage at the primary street setback line.</p> <p>This may be increased to 60% where:</p> <ul style="list-style-type: none"> - An upper floor (including balcony) extends for the full width of the garage; and - The entrance to the dwelling is clearly visible from the primary street.
Outbuilding max floor area	The lesser of 60sqm or 10% of the lot area.
Lot size required to accommodate a granny flat	Any lot with an area of less than 450sqm is insufficient to support a granny flat.

Maximum granny flat area	70sqm plot ratio area (which includes the area of the granny flat, but excludes areas used for parking wheeled vehicles at or below natural ground level and storerooms).
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A copy of the Residential Design Codes is accessible using the links provided towards the end of this report.

***Note that the requirements above may be varied by Local Planning Policy, Town Planning Scheme provisions or other requirements.**

4. Town Planning Scheme

A link to the Council's Town Planning Scheme is provided towards the end of this report. As explained above, the Town Planning Scheme may vary the requirements of the R-Codes.

5. Local Planning Policies

A link to the Council's Policies is provided towards the end of this report. As explained above, these Policies may vary the requirements of the R-Codes.

6. Useful links

- Council website: <http://www.melvillecity.com.au/>
- Council mapping: <http://www.melvillecity.com.au/quick-links/online-maps>
- Council scheme <http://online.planning.wa.gov.au/lps/localplanningschemes.asp>
- Council Policies: <http://www.melvillecity.com.au/about/corporate-information-documents/policies>
- Residential Design Codes: <http://www.planning.wa.gov.au/637.asp>



7. Summary

- **Zoning:** The site is zoned Living Area Precinct – ML1 – Melville under the Town Planning Scheme and has an R-Code of R20.
- **Permitted Uses:** A range of uses are permitted on the property, including Conservation/Recreation, Home Office and Residential.
- **Subdivision:** Based solely on the lot area, and no other considerations which could affect the subdivision potential (such as site constraints, restrictions or subdivision configuration), the property appears to be of insufficient area to support an additional lot.
- **Development Restrictions:** The primary development restrictions under the Residential Design Codes include:
 - Minimum primary street setback of 6m;
 - Minimum open space of 50% and maximum building envelope of 50%;
 - Maximum height of 6m to the top of the external wall (roof above);
 - Maximum height of 7m to the top of the external wall (concealed roof); and
 - Maximum height of 9m to the top of the pitched roof.
- **Development Considerations:** The development or use of the site is potentially subject to constraints which may require detailed assessment by a Residential Planning Consultant or relevant consultant.



8. Other Reports/Information you may need for this property

Reports	Report required
Arborists Report: A report to assess the condition and development impact on trees within the property, and to provide recommendations on their retention or removal.	YES
Building Report: A report to provide information regarding any defects which may affect the building.	YES
Detailed Survey Report: This will be required for any Development Application to Council. It identifies the site, its boundaries, existing structures, trees, levels, easements, location of adjoining properties etc.	YES
Environment Report: A report to provide information regarding environmental factors which may affect the property.	NO
Fire Risk Report: A report to provide information for fire prone areas.	NO
Heritage Report: A report to provide information regarding the heritage status/significance of the property, and recommend conservation measures.	NO
Structural Report: A report to provide information on structural matters.	YES
Traffic Report: A report to provide information on traffic volume and future projects for road upgrades.	NO

DISCLAIMER

The outcome of this report is based on information entered by the applicant. Inaccurate information entered into the form when submitted the report may therefore lead to inaccuracies in the report produced. It is the applicant's responsibility to ensure that accurate information is entered. If in doubt, applicants should seek independent advice as to the accuracy of the required information.

Further investigations and additional approvals may be required as to the condition of the land, including without limitation, the location of any services such as gas pipes, electrical and telecommunication cables, water pipes, drains and sewers.

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Further, the Customer agrees to make it's own enquiries as to the correctness/accuracy of any of those statements.

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