Single House Verification Certificate (Form 6) – Development Approval Not Required

City of South Perth Town Planning Scheme No. 6
Clause 61(5) of Planning and Development (Local Planning Schemes) Regulations 2015 – Form 6

Verifier details			
Name:			
Address:			
Phone:		Email:	
Qualification:			

Property details		
Lot No:	Lot No:	Lot No:
Diagram or Plan No:	Diagram or Plan No:	Diagram or Plan No:
Title encumbrances (e.g. easements, restrictive covenants):		
Street name:	Suburb:	
Nearest street intersection:		

I …….. [name] hereby verify that:

The development is a Single House that meets the deemed-to-comply provisions of the R-Codes and does not otherwise require development approval under the City of South Perth Town Planning Scheme No. 6.

I am aware and have advised the Owner on …… [date] that the construction of a development other than in accordance with the provisions of a town planning scheme is an offence under s.218 of the Planning and Development Act 2005, the maximum penalty for which is a fine of $200,000, and in the case of a continuing offence, a further fine of $25,000 for each day during which the offence continues.

Signature:	Date:

Please Note

It is recommended this form be completed having regard to policies of the Western Australian Planning Commission and the Department of Commerce (WA), concerning the 'Instant Start' program. The verifier is to ensure they have reviewed all documents related to development approval for single houses relevant to the local planning framework, including the R Codes, local planning scheme, regulations and any planning instruments (including local planning policies) prepared under that scheme which relate to the development of single houses. The verifier should also be aware and check that in some circumstances, including a special control area, flood-prone area or bush-fire prone area, no exemption may apply.

It is also recommended this form be completed by a reasonably competent person with requisite professional indemnity insurance, having adequate technical qualifications and experience, including by:

- a registered building practitioner;
- a registered building surveyor practitioner;
- a registered architect;
- an engineer registered on the National Professional Engineers Register; or
- a Planning Practitioner

The verifier who completes this form accepts all risks that the information contained is correct. Neither the Western Australian Planning Commission, nor any department or agency of the State, accepts any responsibility if the Verification of Exemption is incorrect or to an unacceptable standard of competence.

Planning Assessment Sheet

- Checklist of planning provisions applicable within the City of South Perth
- Developments for which development approval is not required

Legend

Policy = City of South Perth local planning policy
R-Codes = Residential Design Codes WA 2013
Regulations = Planning and Development (Local Planning Schemes) Regulations 2015
TPS6 = City of South Perth Town Planning Scheme No. 6

Owner/Applicant	
Verifier	
Date of Assessment	

A. Property Details

Property address	
TPS6 zoning and density coding	
Land area	m2
Description of the proposal	

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B. Preliminary Application Considerations

To determine whether development approval is not required	A	B
Is the proposed development one that is listed in the Regulations Schedule 2 clause 61 or TPS6 clause 7.1(2) as an exempt development?	No	Yes
Is the proposed development proposing dwellings on lot abutting Canning Highway? (TPS6 cl. 4.9)	Yes	No
Is the subject site located within Precinct 13 'Salter Point' and assigned a building height limit less than 7.0 metres? (TPS6 cl. 6.1A(9))	Yes	No
Is the proposed development a total replacement or addition/alteration to a 'pre-scheme development'? (TPS6 cl. 6.2A)	Yes	No
Is any proposed fence greater than 1.8 metres high (TPS6 cl. 6.7(2)-(4))	Yes	No
Is the subject site a place on the City's Heritage List?	Yes	No
Is the proposed development proposing any boundary walls, as defined in Policy P350.02?	Yes	No

If the answers to all of the above questions are Column B, proceed with the Assessment in order to ascertain compliance with the deemed-to-comply provisions of the R-Codes.

Site Specific Requirements – Is the subject site …	Answer	
abutting an open space reserve in Karawara? (If Yes, refer to TPS6 cl. 4.3(1)(e)(ii))	Yes	No
abutting an open space reserve in Swanview Terrace, South Perth? (If Yes, refer to TPS6 cl. 4.3(1)(f))	Yes	No
abutting any of the following streets? (If Yes, refer to TPS6 cl. 4.7 and Table 2): *Angelo Street, Canning Highway, Manning Road, Melville Parade, Mill Point Road or South Perth Esplanade*	Yes	No

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located within the City's Precinct 15 'South Perth Station' / Special Control Area SCA1? (If Yes, refer to TPS6 Schedule 9)	Yes	No
abutting River Way, Salter Point? (If Yes, refer to Policy P306)	Yes	No
located within the City's Precinct 5 'Arlington' or Precinct 6 'Kensington'? (If Yes, refer to Policy P351.5)	Yes	No
located within the Cygnia Cove estate, Waterford? (If Yes, refer to Policy P351.14)	Yes	No

If the answer to any of the above questions is Yes, refer to the relevant TPS6 and Policy provisions to ascertain compliance.

Referrals – Has the Owner or Applicant referred the development to …	**Answer**	
Main Roads WA? (Required for lots within/abutting a Primary Regional Roads reservation e.g. Canning Highway)	Yes	No
Department of Parks and Wildlife, Rivers and Estuaries Division / Swan River Trust? (Required for new development on lots within/abutting the Swan River Trust Management Area or for development likely to affect the Management Area e.g. any lot abutting Swan River and Canning River foreshore parkland)	Yes	No
Department of Planning? (May be required for a development on a lot affected by an Other Regional Roads reservation e.g. Manning Road)	Yes	No

If the answer to any of the above questions is Yes, refer to the relevant agency for their advice.

C. Assessment Checklist

- The erection or extension of a single house
- The erection or extension of an ancillary dwelling, outbuilding, external fixture, boundary wall or fence, patio, pergola, veranda, garage, carport or swimming pool on the same lot as a single house or a grouped dwelling
- Change of Use.

Deemed-to-comply requirements of the R-Codes, including the provisions varied by TPS6 and City of South Perth local planning policies.

Context R-Codes 5.1

	Planning Design Element	Deemed-to-Comply Requirement	Proposal
1.	**Site Area** R-Codes 5.1.1 & Table 1 | TPS6 cl. 4.3(1) (b) & (h) If dual-density coding: TPS6 cl. 4.2		
2.	**Street Setback** R-Codes 5.1.2 & Table 1 | TPS6 cl. 4.7 & Table 2 | Policy P306, P351.5 & P351.14		
3.	**Lot Boundary Setback** R-Codes 5.1.3, Tables 1, 2a & 2b, TPS6 cl. 4.3(1) (e)(ii) & (f).		
4.	**Open Space** R-Codes 5.1.4 & Table 1		
5.	**Building Height** TPS6 cl. 6.1A & Schedule 1 *Note: Mark plans to show BHL measurements.*		

Streetscape Requirements R-Codes 5.2

	Planning Design Element	Deemed-to-Comply Requirement	Proposal

6.	**Setback of Garages and Carports** R-Codes 5.2.1 | Policy P350.03 & P351.5		
7.	**Garage Width** R-Codes 5.2.2		
8.	**Street Surveillance** R-Codes 5.2.3		
9.	**Street Walls and Fences** R-Codes 5.2.4 | Policy P350.07 & P351.14		
10.	**Slight Lines** R-Codes 5.2.5 | Policy P350.07		

Site Planning and Design R-Codes 5.3

	Planning Design Element	Deemed-to-Comply Requirement	Proposal
11.	**Outdoor Living Areas** R-Codes 5.3.1 & Table 1		
12.	**Parking** R-Codes 5.3.3		
13.	**Design of Car Parking Spaces & Accessways** R-Codes 5.3.4 | TPS6 cl. 6.3(8) | Policy P350.03		
14.	**Vehicular Access | Driveway Gradients** R-Codes 5.3.5 | TPS6 cl. 6.10(2) | Policy P350.03		
15.	**Site Works & Retaining Walls** TPS6 cl. 6.9 & 6.10 | R-Codes 5.3.7 & 5.3.8 | Policy P350.07		
16.	**Stormwater Management** TPS6 cl. 6.8 | R-Codes 5.3.9		

Building Design R-Codes 5.4

	Planning Design Element	Deemed-to-Comply Requirement	Proposal
17.	**Visual Privacy** R-Codes 5.4.1		
18.	**Solar Access for Adjoining Sites** R-Codes 5.4.2		
19.	**Outbuildings** R-Codes 5.4.3		
20.	**External Fixtures** R-Codes 5.4.4		
21.	**Essential Facilities** R-Codes 5.4.5		

Special Purpose Dwellings R-Codes 5.5

	Planning Design Element	Deemed-to-Comply Requirement	Proposal
22.	**Ancillary Dwellings** R-Codes 5.5.1		

Design Guidelines

	Planning Design Element	Deemed-to-Comply Requirement	Proposal
23.	**Streetscape Compatibility** Policy P302 | P351.14		
24.	**Trees** Policy P350.05		
25.	**Upper Storey Bulk and Scale** Policy P351.5		
26.	**Permitted Roof Form + Eaves** Policy P351.5 | P351.14		
27.	**Cygnia Grove EnviroDevelopment Requirements** Policy P351.14		
28.	**Cygnia Grove – Other General & Site Specific Considerations** Policy P351.14		

Use of Land

	Planning Design Element	Deemed-to-Comply Requirement	Proposal
29.	**'P' Permitted Land Use (Change of Use)** TPS6 Table 1, Schedule 1 & Scheme Maps		

Verifier's Recommendation:	Is the proposed development exempt from the need to obtain development approval from the local government?		Yes / No
	Is a formal development application required to be submitted?		Yes / No
Verifier:		**Date:**	/ /

Please Note:

By completing and submitting this Assessment Sheet as an exempt development, the verifier confirms that the proposed development is exempt from the need to obtain development approval from the local government. If a constructed development is later identified to not be exempt, the owner will need to obtain retrospective approval (this requires a fee three times than that normally levied, and does not guarantee that an approval will be granted), otherwise the illegal development will need to be demolished.

The City may pursue legal action against the owner if illegal development is identified. Even if retrospective approval is granted, the owner may be subject to penalties up to $200,000 and $25,000 per day for a continuing offence, under the *Planning and Development Act 2005*.

Important Information:

The City of South Perth provides information about properties in the District as a service to the Community. This information is a general overview of options that may apply under the City's Town Planning Scheme. The City is not in a position to make a definitive assessment on the development potential of a property without the submission of a detailed planning application and proposal. You should carefully evaluate this information and determine if this information is adequate for the purposes that you intend to use it for. This may require you to assess the information in more detail, in the context of the specifics of the property, the applicable Local Laws, Planning Schemes and other relevant documents. You should also consider whether to obtain independent professional advice. The City of South Perth disclaims all liability to any person whatsoever, for any loss sustained in relation to anything done in purported reliance of this information.