

### 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 Shire's Local Planning Scheme No. 5 (LPS 5) 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, development approval is required regardless, even if the development is in accordance with the Deemed-to-Comply requirements of the R-Codes, LPS 5 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
<b>R10</b>	7.5m	No minimum	60%
<b>R12.5</b>	7.5m	No minimum	55%
<b>R20 / R25</b>	6m	30m <sup>2</sup>	50%
<b>R30</b>	4m	24m <sup>2</sup>	45%
<b>R40</b>	4m	20m <sup>2</sup>	45%
<b>R50 / R60</b>	2m	16m <sup>2</sup>	40%
<b>R80</b>	1m	16m <sup>2</sup>	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 do I find my zoning?

Information on your property, lot sizes, dimensions and recent aerial imagery is available from: -

- Shire's website – public mapping
- Landgate Viewer Plus map

### 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 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 on 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). The permitted height for Single House is in accordance with Clause 5.1.6 and Table 3 (Category B) of the R-Codes.

### Do I need my neighbour's approval?

Neighbour's approval is not required to lodge an application. The Shire 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 regard to Strata Titles.

### Further information.

For further information please visit the Shire's website at [www.coolgardie.wa.gov.au](http://www.coolgardie.wa.gov.au) or visit the Shires Customer Service Counters at the Coolgardie and Kambalda Recreation Centre or by phoning the Development Services on 9080 2111 or email ([planning@coolgardie.wa.gov.au](mailto:planning@coolgardie.wa.gov.au))