

Fast Track Development Application

Customer Self-Assessment Sheet

About this sheet

The City's fast track service is for simple development applications, such as patios, carports and outbuildings, and simple additions to existing dwellings. This sheet lets you assess your own proposal against the Residential Design Codes (R-Codes) requirements before you lodge, the same way our planners will.

Completing the sheet is optional, but it helps in two ways: you find out before you lodge whether your proposal meets each requirement, and our planners can assess your application faster because you have already shown us the numbers.

Do you need development approval at all?

If your proposal meets every requirement in this sheet, it may not need development approval at all and you may be able to go straight to a building permit.

A development application is usually needed where one or more requirements are not met, for example a patio closer to a boundary than the standard allows. This sheet helps you identify exactly which requirements those are.

Not sure? Contact the City's duty planner on 9272 0622 before preparing an application. It is free.

Which table do I use?

The R-Codes apply different requirements depending on your property's density code and the type of dwellings on the lot. Find your density code (e.g. R25, R40) using the City's online mapping at www.bayswater.wa.gov.au, or call us.

My property has / will have...	Use Table 1 (Part B) if coded...	Use Table 2 (Part C) if coded...
A single house	R40 and below	R50 and above
Grouped dwellings (e.g. units, townhouse)	R25 and below	R30 and above

This sheet covers single houses and grouped dwellings. For multiple dwellings (apartments), contact the City's Statutory Planning team as different requirements apply.

How to complete the sheet

1. Look up each requirement in the Residential Design Codes (available free at www.wa.gov.au, search "R-Codes") and write the requirement that applies to your site in the "Requirement for my site" column. Only complete the rows relevant to your proposal; write N/A for the rest.
2. Measure from your plans and write what your design provides in the "My plans show" column.
3. Write Yes or No in the "Meets?" column. Leave it blank if you are unsure.
4. Lodge the completed sheet with your development application.

If you answered "No" to any row: your proposal can still be approved if it satisfies the design principles of the R-Codes, and this is common for fast track applications. Include a short note with your application explaining the variation (what it is, and why it will not adversely impact neighbours or the streetscape). The duty planner can talk this through with you before you lodge.

Table 1: R-Codes Volume 1 Part B requirements

For a single house on land coded R40 and below, or grouped dwellings on land coded R25 and below.

Requirement	R-Codes clause	Requirement for my site	My plans show	Meets? (Yes/No)
<i>Example: Street setback</i>	<i>5.1.2</i>	<i>1.5m</i>	<i>1.2m</i>	<i>No</i>
Street setback	5.1.2			
Side and rear setbacks	5.1.3			
Boundary walls	5.1.3			
Open space	5.1.4			
Building height	5.1.6			
Garage and carport setbacks	5.2.1			
Garage width	5.2.2			
Street surveillance	5.2.3			
Street walls and fences	5.2.4			
Sight lines at vehicle access points	5.2.5			
Outdoor living area	5.3.1			
Landscaping	5.3.2			
Car parking spaces and design	5.3.3 & 5.3.4			
Vehicular access	5.3.5			
Site works and retaining	5.3.7			
Visual privacy (overlooking)	5.4.1			
Solar access (overshadowing)	5.4.2			
Outbuildings (sheds)	5.4.3			
External fixtures (solar panels, air conditioners)	5.4.4			
Ancillary dwelling (granny flat)	5.5.1			

Your details

Property address	
Density code (R-Code)	
What are you proposing? (e.g. patio to rear of house)	
Date of plans	
Your name	
Date completed	

Table 2: R-Codes Volume 1 Part C requirements (medium density)

For a single house on land coded R50 and above, or grouped dwellings on land coded R30 and above (including R110-SL and R-AC).

Requirement	R-Codes clause	Requirement for my site	My plans show	Meets? (Yes/No)
<i>Example: Street setbacks</i>	<i>3.3</i>	<i>2.0m</i>	<i>1.6m</i>	<i>No</i>
Street setbacks	3.3			
Lot boundary setbacks	3.4			
Boundary walls	C3.4.4–C3.4.5			
Site cover (open space)	3.1			
Building height	3.2			
Garage and carport street setbacks	C3.3.4–C3.3.6			
Garage width	C3.6.6			
Street surveillance	P3.6.2–P3.6.5			
Street walls and fences	C3.6.7–C3.6.9			
Sight lines at vehicle access points	C3.7.7			
Private open space	1.1			
Trees and landscaping	1.2			
Car parking	2.3			
Vehicular access	C3.7.1–C3.7.6			
Site works and retaining walls	3.5			
Visual privacy (overlooking)	3.10			
Solar access for adjoining sites (overshadowing)	3.9			
Outbuildings (sheds)	2.6			
Utilities (meters, bin storage, clotheslines)	2.5			
Ancillary dwelling (granny flat)	2.8			

Your details

Property address	
Density code (R-Code)	
What are you proposing? (e.g. patio to rear of house)	
Date of plans	
Your name	
Date completed	

Don't forget

Local planning policies may also apply. In particular, the City's Trees on Private Land and Street Verges Policy applies where the value of works is greater than \$100,000. A development approval is also separate from a building permit; most works will need a building permit before construction starts.

Need help?

If you are unsure about any requirement, contact the City's Statutory Planning team on 9272 0622 or mail@bayswater.wa.gov.au, or book a free appointment with the duty planner. We would rather answer a question before you lodge than request changes afterwards.

Please note: *this sheet is a guide only and does not list every planning requirement that may apply to your property. Additional requirements may apply under the City's Local Planning Scheme, local planning policies, structure plans, or site-specific factors such as bushfire risk, heritage or road and rail noise. Completing this sheet does not constitute development approval, and the City's assessment of your application prevails.*