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Synergy Reference No: NIS06565.1

APPLICATION FOR PLANNING SCHEME CONSENT – R-CODES APPROVAL

Where a proposal does not comply with Acceptable Development requirements specified in the Residential Design Codes, approval of the Council for those matters not complying is required.

Council can only approve a variation to the acceptable development standard(s) where it is satisfied the performance criteria has been met. The performance criteria allows variations to occur so long as the intent of the variation does not impact detrimentally on neighbouring properties or the streetscape.

It is the responsibility of the applicant to provide as much detail as possible to justify why the variation should be permitted, and this may include the submittal of photographs and diagrams specifically relating to the variation.

Refusals or conditions imposed by Council will be subject to a right of appeal apart from a refusal based on non-compliance with the site area provisions of the Codes.

Where a development satisfies all aspects of the Acceptable Development standards, a Planning Scheme Consent form is not required to be lodged. If you are in doubt about whether an application should be made on this form, please consult Council's Planning Department via phone (08) 9841 9383 or email planning@albany.wa.gov.au.

Details Of Relaxations Being Sought

- Please provide details on a letter attached to your Planning Scheme Consent application on each aspect of the proposed development which does not meet the Acceptable Development provisions of the Codes.
- Please refer to the specific performance criteria you wish to achieve (refer to the Residential Design Codes 2002) and provide justification/evidence in support of your proposal. If overlooking or overshadowing issues are being explored, photographs and a site analysis plan (page 29 of Codes) should be attached to your application.
- A copy of the Residential Design Codes can be viewed at the Albany Library (York Street) and North Road Office or can be downloaded from the Internet via www.wapc.wa.gov.au

**** DISCLAIMER ****

This information sheet is a guide only. Verification with original Local Laws, Acts, Planning Schemes, and other relevant documents is recommended for detailed references. The City of Albany accepts no responsibility for errors or omissions.