



City of Albany

Policy

Local Planning Policy 2.5 Development Approval Exemption Urban Development Zone

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Objective

1. The purpose of this policy is to exempt specified development from requiring a development approval where:
 - a) Development will be on a lot that is zoned 'Urban Development';
 - b) An R-Code density has been defined as a component of an endorsed structure plan;
 - c) The works satisfy the deemed-to-comply requirements of the R-Codes.

Scope

2. This policy applies to the following specified works:
 - single house;
 - ancillary dwelling;
 - outbuilding;
 - external fixture;
 - patio;
 - pergola;
 - veranda;
 - garage;
 - carport; or
 - swimming pool.

Policy Statement

3. In accordance with the City of Albany *Local Planning Scheme 2*, clause 5.5.3.2, development in the 'Urban Development' zone requires the planning approval of the Local Government (other than where exemptions apply).

The *Planning and Development Regulations 2015* states at clause 61(1)(i):

61. *Development for which development approval not required*

- (1) *Development approval of the local government is not required for the following works —*
 - (i) *the carrying out of any other works specified in a local planning policy or local development plan that applies to the development as works that do not require development approval.*

Policy Criteria

4. Development approval of the local government is not required for the erection or extension of a single house, ancillary dwelling, outbuilding, external fixture, external fixture, boundary wall or fence, patio, pergola, veranda, garage, carport or swimming pool, in the 'Urban Development' zone, where an R-Code has been specified by an endorsed structure plan and the development satisfies the deemed-to-comply requirements of the R-Codes.

Legislative and Strategic Context

- Community Strategic Plan, Albany 2023
- Planning and Development Regulations 2015
- Local Planning Scheme No. 2

Review Position and Date

5. This policy was adopted on 23 July 2024. This policy should be reviewed every two years, or earlier if required.

Definitions

R-Codes means the *Residential Design Codes* prepared by the Western Australian Planning Commission under section 26 of the *Planning and Development Act 2005*, as amended from time to time.