

IS PLANNING APPROVAL REQUIRED?

An application for planning approval for a single dwelling is required where:

- Your dwelling does not comply with the requirements of one or more of the applicable planning controls, contained within the Residential Design Codes (R-Codes) and/or any relevant Shire's Policy;
- Your dwelling is located on a lot identified within bushfire prone area as identified on the DEFS mapping of Bushfire Prone Areas in Western Australia.

If the dwelling does not fit within the above criteria and is compliant with the relevant policies then a Building Permit only is required.

If Development Approval is required prior to a Building Permit, the process will take longer i.e. the length of the Development Approval processing time followed by the Building Permit process.

Ideally, your designer/ builder/ planning consultant or architect is suitably familiar with the controls applicable to single residential development within the Shire, and can advise you early in the design process as to whether the development approval of the Shire is required in addition to a Building Permit.