



INFORMATION FOR PLANNING APPROVAL

PLANNING APPLICATIONS

In addition to a building license, Planning Approvals are required for:

All developments including:

- All new non-residential buildings, alterations and extensions to existing buildings and a change of building use, even within the Commercial and Industrial Zones.
- New dwellings and additions or extensions to existing residences that require variation to the requirements of Town Planning Schemes, local planning polices and Residential Design Codes.
- Carports, garages and outbuildings that require variation to the requirements of Town Planning Schemes, local planning polices and Residential Design Codes.
- Home Businesses, change of uses, sea containers as well as the parking of commercial vehicles.

INFORMATION TO BE SUBMITTED

The information required is on the attached checklist.

SHIRE POLICY

In assessing a development application, the Shire will refer to a number of Local Planning Policies; it is recommended these be taken into approval when lodging planning applications.

Copies of these planning policies are available from the Shire Offices or the Shire website via <http://www.chittering.wa.gov.au/development/schemes-policies-legislation/planning-policies.aspx>.

SHIRE CONSIDERATIONS

When considering an application for planning approval the following things must be noted by the applicant:

When the application is a Dwelling for a Vacant block the application must include a minimum of 120,000ltr water tank, with the location and capacity noted on the site plan.

Dependent on the application type, the Shire may have to refer the application to neighboring properties, government agencies and other departments within the Shire Offices. This usually applies to (but not exclusively):

- Applications where consultation with the Shire's Health or Engineering Department
- Building Envelopes
- Home Businesses
- Setback Variation requests

Once the consultation period set by Shire Officers has lapsed, and then dependent on submissions received the determination will be either granted, or the application will be presented to Council at its next meeting.

The Planning Department have a minimum of sixty (60) business days to assess and give approval, given the type of application this may take longer if necessary.

LIVING ON SITE DURING BUILDING

Once a building permit has been issued for a dwelling (Class 1a) you may apply for temporary accommodation onsite (occupation of a caravan only) for up to twelve (12) months.

A pre-requisite for any temporary caravan occupancy is:

- A potable water supply in the form of a water storage tank of not less than 120,000 litres capacity, as specified in Local Planning Policy No.21 Fire Management Plans, or through a reticulated water connection.
- Connection to an approved effluent treatment and disposal system.

The period of caravan occupancy may be extended by a further three (3) months provided satisfactory progress is being made towards the construction of the dwelling.

Shire Officers may conduct periodic inspections to ensure compliance with the conditions of occupancy.

Applications to live on site in a caravan should be directed to the Principal Environmental Health Officer.

If you require further information please contact Development Services Support Staff on (08) 9576 4600 or chatter@chittering.wa.gov.au