

Information Sheet

DEVELOPMENT APPROVAL

DA Application Guide

Development Approval – or ‘DA’ – is planning consent from the Shire. It is required for many types of land ‘uses’ or for works, or for both. It is not the same as a building approval, which looks at the structural requirements of buildings (the ‘nuts and bolts’). Obtaining a DA (or being exempt) does not mean that you have, or do not need, building approval.

The planning laws in WA require that a person must not use land or carry out any works before development approval has been obtained, unless the use or development is exempt under clause 61 of the Regulations. (Planning and Development (Local Planning Schemes) Regulations 2015).

Common exemptions in Clause 61 of the Regulations include swimming pools, internal building work, and the construction or extension a single house, where these proposals meet certain conditions.

The Shire’s ‘Exempted Development and Land Use Policy’ provides a large number of additional exemptions if certain conditions are met: Exempted Development and Land Use.

WHAT ABOUT R CODE VARIATIONS?

The R-Codes is a State Planning Policy that guides development on ‘Residential’ zoned lots. Essentially it is a list of design ‘requirements’ for things like heights of buildings and distances to boundaries.

Any residential proposal that doesn’t meet the design requirements listed (called ‘Deemed to Comply’ requirements) will need a DA, unless there is an exemption in the Shire’s ‘Exempted Development and Land Use Policy’. You can request your neighbours’ consent by using the ‘Form 87 Consent/Objection Form Adjoining Owners’. You will need to complete it with your neighbours, and submit it with your application. Your neighbours will need to sign each of your plans as well. Otherwise you may prefer for the Shire to notify your neighbours.

Detailed information about the R-Codes can be found on the Shire’s information sheet ‘About R-Codes and Variations’ and in R-Codes Explanatory Guidelines. This is available on the Shire’s website to download.

You can view the R-Codes on the Department of Planning, Lands and Heritage (DPLH) website: Residential Design Codes Volume 1.

WHAT NEEDS DEVELOPMENT APPROVAL?

Certain types of development will always require a DA. Common developments that usually require a DA include:

- Dwellings, ancillary dwellings (granny flats), extensions and sheds that don’t meet the requirements of the R-Codes or the Shire’s Town Planning Scheme;
- Amendments to Building Envelopes;
- Grouped and multiple dwellings (unit and apartment development);
- Development on a heritage-listed property;
- Holiday accommodation and tourist development;
- Commercial and industrial development;
- Advertising signs;
- Intensive agriculture;
- Construction of dams.

if you are unsure whether a DA is required, please contact the Shire’s Planning Department for further information.

DEVELOPMENT APPLICATION PROCESS





ACCOMPANYING INFORMATION FOR DEVELOPMENT APPLICATIONS

Application forms and fees are available on the Shire's website Forms & Fees. DA applications need to include the information outlined in the checklist attached to the Application for Development Approval, and in the Regulations. This includes titles, detailed plans, and written justification for the proposal in most cases. In some instances technical reports will also be required (such as a Bushfire Attack Level assessment or Bushfire Management Plan), and depending on the complexity and type of proposal and Shire officers may request additional information during assessment.

In some instances approved under the Greater Bunbury Region Scheme (GBRS) will also need to be requested from the Shire.

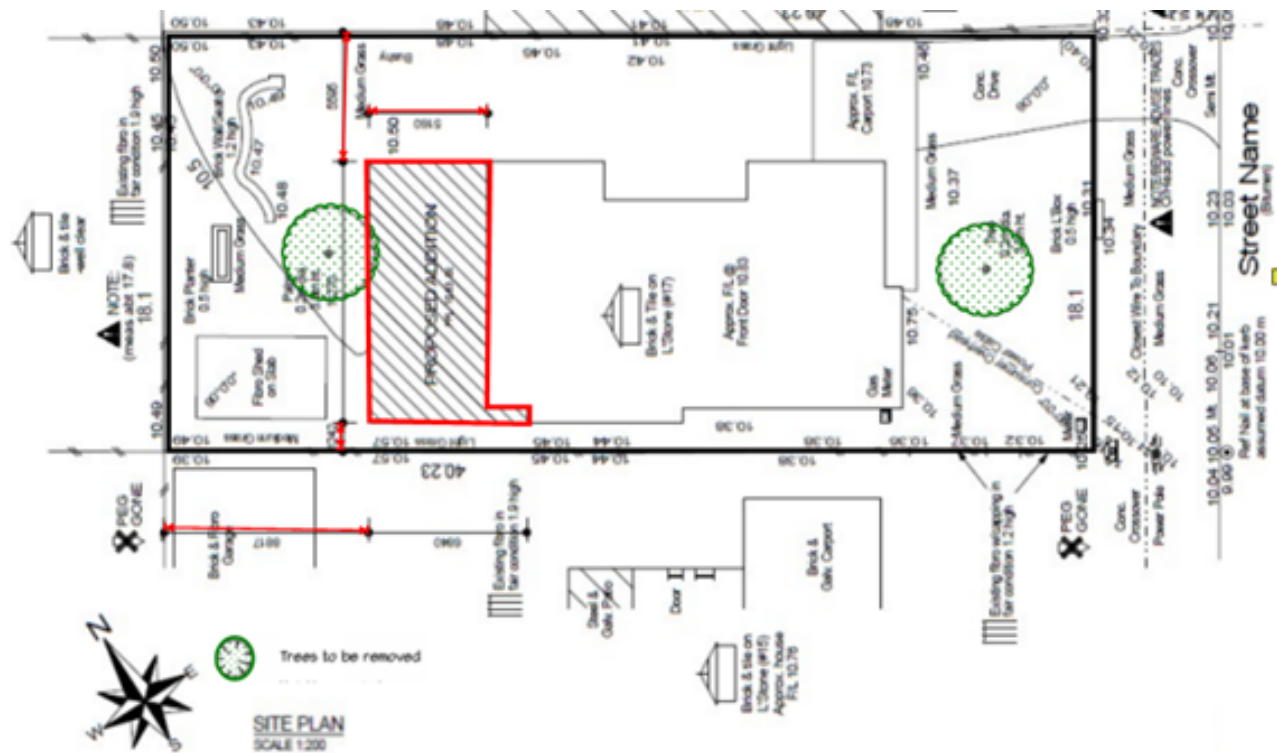
The 'applicant' does not need to be an owner of the lot, but every owner of the lot must sign the completed application form.

LODGING AN APPLICATION

LODGEMENT METHOD:	PAYMENT:
<p>ONLINE: Applications may be made to records@dardanup.wa.gov.au Documents in PDF format</p>	 Upon receipt of your completed application, Shire officers will contact you for payment.
<p>BY POST: Applications may be posted to: PO Box 7016, Eaton WA 6232.</p>	 Cheques payable to: Shire of Dardanup PO Box 7016, Eaton WA 6232
<p>IN PERSON: Applications may be submitted to the Shire of Dardanup Offices</p>	 Payment can be made via cheque, cash or EFTPOS at reception.
<p>Need more information or help?</p>	 Call 9724 0000 or email planning@dardanup.wa.gov.au

EXAMPLE OF PLANS

NOTE: These plans are provided as examples for guidance only and must not be reproduced.



SITE PLAN (OVERALL SITE PLAN)

- Birds eye view' of the lot – boundary dimensions & adjoining road
- Dimensioned and scaled
- Show all existing features & buildings
- Show proposed buildings & setbacks to boundaries
- Show vegetation to be removed
- Vehicle access
- Orient plan with north arrow pointing up
- Show all cut, fill and batters. For retaining walls show top and bottom wall heights
- Show natural water courses, dams, gully and hills (particularly for undulating or steep land)
- Add enlarged development site plan for clarity if required



ENLARGED DEVELOPMENT SITE PLANS

- In addition to an overall site plan, one or more 'enlarged development site plans' may be used to show clearly the details of the proposed development.
- Particularly good for large lots or complex designs (e.g. greater than 1Ha; commercial; industrial; unit development).
- North to top of page.
- Should be included on General Farming zoned lots for clarity.

FLOOR PLAN

- Fully dimensioned
- Reference to elevations
- Oriented with north to top of page





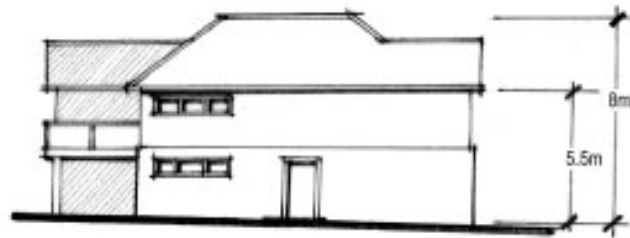
WEST ELEVATION
Not to scale



NORTH ELEVATION
Not to scale



EAST ELEVATION
Not to scale

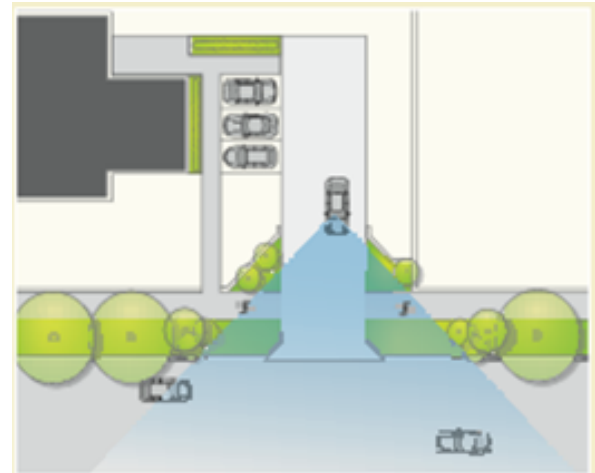
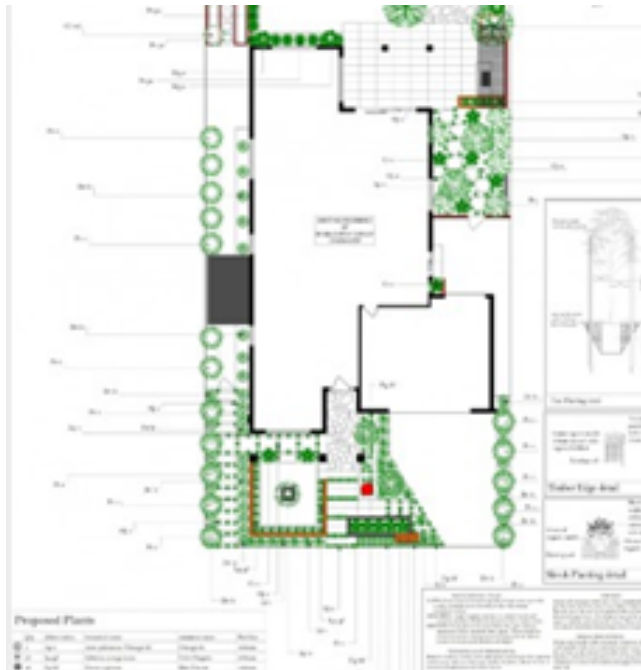


SOUTH ELEVATION
Not to scale

ELEVATIONS

- All dimensions including overall height.
- Materials and colours.
- Elevation for each side, to be marked as north, south, east and west.
- Show natural ground level (NGL) finished ground level (FGL) on each elevation.
- Highlight any proposed extensions/alterations.
- Show boundary if eave/roof within 500mm of boundary.

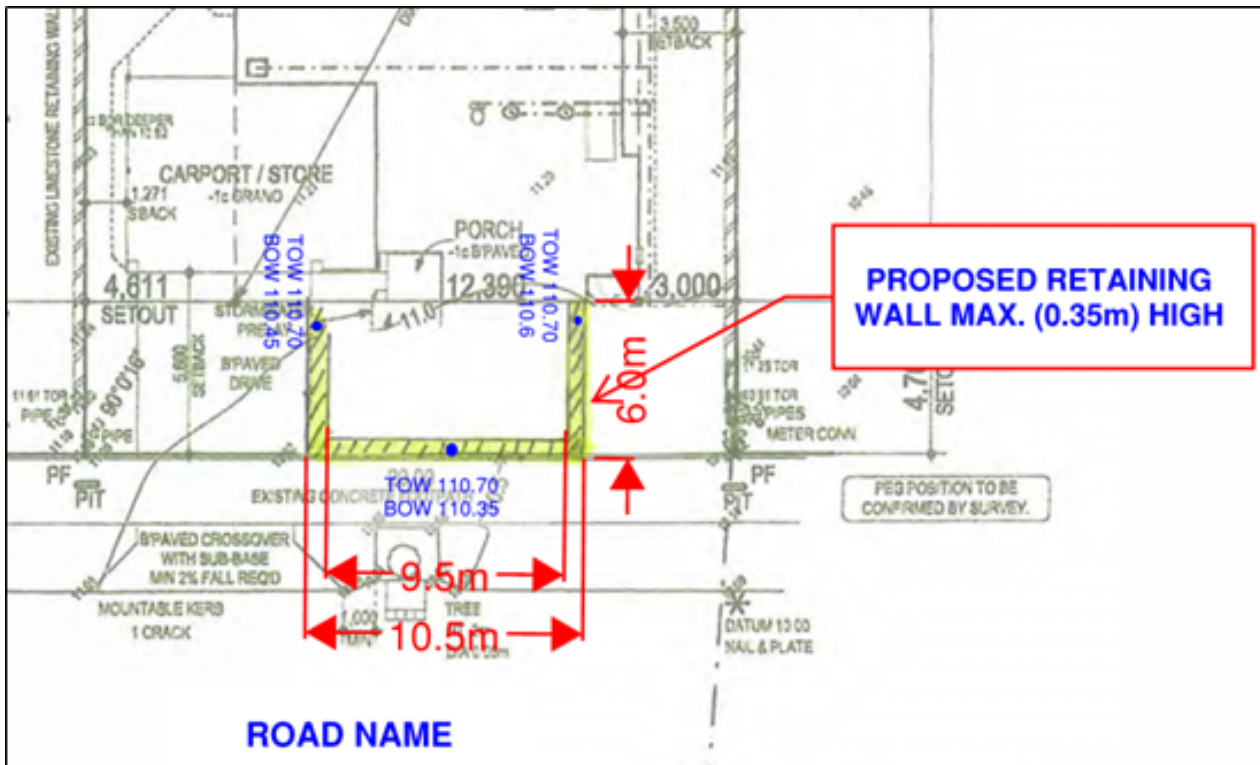




LANDSCAPING PLANS

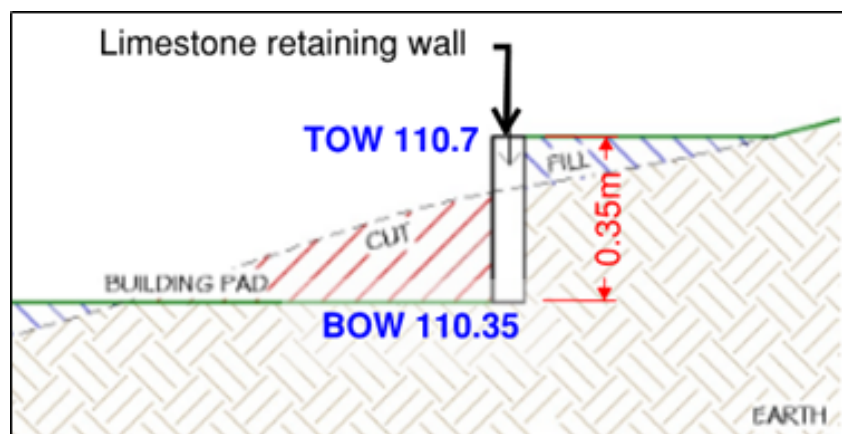
- Legend - show soft landscaping (plant schedule) and hard landscaping (materials such as paving).
- Show size of plants at maturity indicatively on plans and in legend.
- Include maintenance regime/details.
- Consider safe access for vehicles and passing pedestrians.
- Show root protection zone for med-large trees.





RETAINING WALL PLANS

- Retaining greater than 500mm requires a building permit and may also require Development Approval
- Show Top of Wall (TOW) and Bottom of Wall (BOW) heights in AHD
- Show retaining on a site plan, and on elevations or sections
- Show maximum height of wall, and natural and finished ground levels



DOES MY PROPOSAL NEED A DA?

