

# APPROVAL PROCESS FOR THE CONSTRUCTION OF A SINGLE DWELLING

## *Planning Information Sheet*

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### **IS PLANNING APPROVAL REQUIRED?**

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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 a Local Development Plan (LDP) and/or any relevant City Policy;
- Your dwelling is proposed on a lot that is less than 260sqm in size where there is no LDP in place; and
- Your dwelling is located on a lot identified within a extreme bushfire prone area within a Special Control Area with a Bushfire Attack Level Assessment (BAL) of 40 of Flame Zone on a lot greater than 1,100sqm.

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 City of Cockburn, and can advise you early in the design process as to whether the development approval of the City is required in addition to a Building Permit.