

APPROVAL PROCESS FOR THE CONSTRUCTION OF A SINGLE DWELLING

Planning Information Sheet

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 a Local Development Plan (LDP) and/or any relevant City Policy;
- 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.

If you are unsure as to whether or not your design complies with the R-Codes or applicable LDP, the City of Cockburn offers a Deemed-to-Comply Check (Clause 61A Advice). The fee associated with this service is \$295. The City will assess your design and advise whether the proposal is exempt from planning approval or whether there are any identified variations to the R-Codes.

The Clause 61A Advice application form can be found [here](#). Please complete the application form and submit to customer@cockburn.wa.gov.au along with your dwelling plans.