



What Requires Development Approval?

INFORMATION SHEET

Development Approval

Development Approval is required for a range of development and use in the Shire. The Shire's Local Planning Scheme No. 4 outlines what land uses are permitted in a given zone. The Scheme also provides a range of development standards and requirements that a development needs to comply with. The Development Approval process is the mechanism used to ensure these requirements are met.

Development approval is sometimes referred to as 'Development Approval'. It is important to note that Development Approval is a different process to a Building Permit. Obtaining Development Approval does not exempt you from also obtaining a Building Permit.

Development Approval

The following is a list of more common developments where Development approval is required. This list is not exhaustive and it is recommended that you seek advice from the Shire's Planning & Environment section to determine if Development Approval is required for your proposed development.

- All single dwellings and associated outbuildings within a Planning Precinct Area.
- All single dwellings and associated outbuildings, including extensions, in the Town Centre, Priority Agriculture, Enterprise and Clubs & Institutions Zones.
- Single dwellings and outbuildings where variations to Scheme requirements are necessary, such as setbacks or building envelopes.
- Grouped and multiple dwellings (i.e. more than one dwelling on a property).
- Ancillary accommodation (granny flats).
- Use of relocated second-hand buildings.
- Any development on a heritage-listed property.
- Holiday accommodation and tourist development.
- Commercial and industrial development.
- Clearing land in Rural Residential, Rural Smallholdings, Rural Conservation and Tourist Enterprise zones.
- All works within the Windy Harbour settlement.
- Some forms of advertisements (signage), including but not limited to, pylon signs, remote signs and portable signs (sandwich boards).
- Tree plantations, agro forestry, aquaculture, poultry farming, piggeries, feedlots and other intensive animal husbandry.
- Dams on land zoned other than General Agriculture or Priority Agriculture.
- The parking of a commercial vehicle on a residential property that is greater than 3 tonnes tare weight or 5m in length.
- Development on a lot without frontage to a constructed public road.
- Development in Bushfire Prone Areas unless for a single house or ancillary accommodation on a lot that is less than 1,100 sqm.

Exempted Development

The Scheme exempts a range of developments from the need to obtain a Development Approval, although a Building Permit may still be required. Some of the more common exemptions include:

- Internal alterations to buildings (except heritage-listed properties).
- Changing the use of a building where there is no increase in floor area and the permissibility remains the same, such as from one shop to another.
- Demolition of a building (except heritage-listed properties).
- Domestic outbuildings that comply with the Shire's Policy (except where located in a Planning Precinct area).
- Incidental structures, such as animal enclosures, cubby houses, flag pole and satellite dish.
- Rainwater tanks, swimming pools, effluent disposal systems air conditioners and solar panels.
- Farm sheds where setbacks comply with the Scheme.
- Rural pursuits, extensive and intensive agriculture in the General Agriculture and Priority Agriculture zones.
- Annual or short term (less than 12 months) horticulture crops in the General Agriculture, Priority Agriculture and Rural Smallholdings zones.
- Dams in General Agriculture and Priority Agriculture zones where setback at least 20m from a boundary and has the approval of the Department of Water (if required).
- Aquaculture where using existing dams.

If an exempted development requires a variation to the standards included in the Scheme, such as to setbacks or building envelopes, Development Approval will be required.

R-Codes Variations

Even though a single house or outbuilding may be exempt from Development Approval, it will still require approval of any variations to the acceptable development standards of the *Residential Design Codes*. Please refer to the WAPC website for further information on Residential Design Codes Policy 3.1.

Planning Precincts

Development approval is required for all development in Planning Precincts as follows:

- Manjimup—the residential areas east of the railway and the Town Centre zone.
- Pemberton—The entire Town site and the Browns Road area, as well as rural land west and north of the town.
- Walpole—Boronia Ridge Estate.
- Quinninup—Karri Lakes Estate.

Building Permits

Remember, being exempt from Development Approval or having it granted does not mean that you have building approval. A Building Permit is required for all construction work in the Shire.

More Information

If you require more information on what requires Development Approval, please contact the

The information contained in this brochure is intended as a guide only. It is recommended that the advice and assistance of the Shire's Statutory Planning section be sought prior to lodgement of a Development application.

The Shire of Manjimup disclaims any liability for any damages sustained by a person acting on the basis of this information.

Shire of Manjimup Statutory Planning
37-39 Rose Street (PO BOX 1) Manjimup WA 6258
Phone: 9771 7777 Fax: 9771 7771 E-mail: info@manjimup.wa.gov.au
Brochure updated January 2017