Development Approval – INFORMATION SHEET
RESIDENTIAL Development

Enquires and Lodgement

Enquires: planning services 6820 3000 or email planning@albany.wa.gov.au

Lodge: online (preferred) www.albany.wa.gov.au or via email planning@albany.wa.gov.au
In person by visiting the City of Albany 102 North Road, Albany

Once your application is deemed complete, we'll reach out to collect credit card details by phone. *If the application is missing information, we'll contact the applicant to explain what's needed or request modifications.*

Considerations prior to building, altering and extending

Before designing a new dwelling or making changes to an existing one, consider the following provisions:

- Property Zone – Local Planning Scheme Webmap
- The City's Local Planning Scheme
- The Planning Codes (R-Codes www.wa.gov.au) of Western Australia
- Any relevant:
  - Local Planning Policies
  - Development Area Plans: (e.g. Structure Plans; Local Development Plans)
- If the lot is heavily constrained we recommend a consultation with a planner prior to the design.

Bushfire Attack Level (BAL) Assessment

- Is your lot in a bushfire prone area? Check this map www.slip.wa.gov.au
- A BAL assessment must be conducted by an accredited Bushfire Practitioner or as per State Planning Policy 3.7 Planning in Bushfire Prone Areas.
- Note that even if a BAL is not needed for a development application, it may still be required for a Building Permit Application.
- Further information on bushfire prone areas and bushfire requirements are available on:
  - City's website - Development in Bushfire Prone Areas or
  - WAPC Guidelines for Planning in Bushfire Prone Areas

Information related to engineering

In certain cases, additional engineering-related specifics might be necessary. However, it's important to note that at this point, the provided information doesn't need to be certified engineering; rather, it's just additional data to ensure the design's compliance with requirements.

- For certain developments that include earthworks, an engineering certification, soil report, or geotechnical report may be necessary to ensure compliance with acceptable construction practices.

  These may include (but not limited to) unretained cut and fill over 2m in height; location to existing structures; soil types and moisture content; to meet slope ratios in accordance with NCC acceptable construction practice see website ncc.abcb.gov.au – Volume 2 for further information.

- Proposed retaining walls for sites with low elevation, coastal proximity, or sloping terrain, where groundwater or perched water might pose problems due to soil conditions or site slope; additional details may be required, including:
  - subsoil / subsoil drain to support drainage for retaining walls.
  - Basic indicative footing details (does not need to be engineered)

*where applicable detailed stormwater/retaining wall/engineering plans will be required at building permit stage.

Vehicle parking and access

- Additional information might be needed to ensure compliance with Australian Standards for parking, specifically regarding turning circles and manoeuvrability of parking/accessways/crossover designs.

Stormwater management and soil report

- For plans involving development sites in water-sensitive areas, high groundwater areas, difficult/sloping sites, or sites without access to City stormwater infrastructure, a stormwater plan and/or soil report may be required.

Heritage

- A Heritage Impact Statement may be required if the property is on the City's Heritage List. Refer to the City's Historic Town Design Policy and the Heritage webpage for further information.

CHRMAP (Coastal Hazard Risk Management and Adaptation Planning) and coastal hazards

- Consult with the City to determine if the property is within a special control area or an area with identified coastal hazards, such as inundation, erosion, and storm surge, as special design criteria may apply.

Public drinking water source area

- Additional information may be required if the property falls within a proclaimed Public Drinking Water Area. Consult with the City to determine if the property is within a special control area.

Acid sulfate soils

- Where acid sulfate soil are identified you may be required to provide an *Acid Sulfate Soils Management Plan* for approval as part of your application. Consult with the City to determine if the property is affected by acid sulfate soils.

Sewer sensitive area

- Consult with the City to confirm if your lot falls within a sewer sensitive area www.wa.gov.au and discuss the proposal with a City Environmental Health Officer before lodging the application where it's not connected to reticulated sewer staff@albany.wa.com.au.

Other Approval Requirements

Building or altering/extending a single house may require several approvals from the City, including:

Building Permit

- Before starting any construction, you need to submit an application for a building permit and obtain approval from the City's Building Services. Planning Approval is separate and doesn't replace a building permit.
- If your proposal needed Planning Approval, ensure you meet any additional requirements specified, such as submitting details on external materials, colours, landscape plans, and Section 70A Notifications etc.

Effluent Disposal System and Grey Water System Approval

- If the proposed dwelling won't connect to the reticulated sewage system, you must apply for approval for a septic system from the City. Application must be provided with building permit application.

  Refer to the City's Environmental Health webpage for further information.

Demolition Permit

- If your project involves demolishing existing structures like a dwelling or outbuilding, you may need to apply for a demolition license from the City's Building Services.

  Refer to the City's Building and Demolition webpage for further information.