
What is a Development Approval?

A Development Approval is a legal document permitting a usage or development on a particular piece of land. Developments may include construction of a house, shed, undertaking a home occupation or business, or a change to the use of an existing building. A development approval is separate to a building permit and in many instances, both a development approval and a building permit are required prior to the commencement of development.

Why do I need a Development Approval?

The Development Approval process ensures that developments undertaken within the Shire of Capel are compliant with the relevant planning requirements and legislation. This includes the Shire of Capel's Local Planning Scheme 8 (LPS8), Residential Design Codes (R-Codes), Local Planning Policies and other statutory documents.

Are some things exempt from development approval?

Certain types of development are permitted and are exempt from requiring development approval under the Shire's LPS 8 and therefore do not require a development application to be lodged, these include:

- Internal works to a building (except for heritage places);
- Single houses that comply with the deemed-to-comply provisions of the R-Codes or the Shire of Capel's LPS8 provisions, and are not heritage places;
- Demolition of buildings (except for heritage places);
- Home Offices;
- Temporary works in existence for less than 48 hours;
- Fences (compliant with the Deemed-to-Comply provisions of the Residential Design Codes);
- Sheds/Outbuildings in Residential, Mixed Use Residential and Urban Development zones:
 - Where the outbuilding is to be constructed on a lot where a building permit has already been issued
 - Maximum outbuilding floor area - 60m² in aggregate or 10% in aggregate of the site area (whichever is less);
 - A maximum wall height of 2.7 m;
 - A maximum ridge height of 4.2m;
- Sheds/Outbuildings in Rural Residential zone:
 - Where the outbuilding is to be constructed on a lot where a building permit for a dwelling has already been issued and the dwelling has been "substantially commenced";

- Maximum floor area – 300m² in aggregate where the lot size is less than 3ha.
- Maximum floor area – 400m² in aggregate where the lot size is greater than 3ha.
- Non-reflective materials;
- Compliant with the relevant setbacks/building envelope and building exclusion area requirements for the applicable zone/designation;
- All Stormwater including roof run off disposal is to be contained on site.

For a full and comprehensive list of Exemptions please refer to the Shire Local Planning Policy 6.3 - Exemptions for Minor Development.

What Other Information Do I Need?

For more information about what form, fees and information is required please see our website www.capel.wa.gov.au; email us at info@capel.wa.gov.au; or call us on (08) 9727 0223^[SP1]

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