

### 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 Ashburton are compliant with the relevant planning requirements and legislation. This includes the Shire of Ashburton's Local Planning Scheme 7 (LPS7), 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 Shire's LPS 7 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 Ashburton's LPS7 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 - 60m<sup>2</sup> in aggregate or 10% in aggregate of the site area (whichever is less);
  - A maximum wall height of 2.4 m;
  - A maximum ridge height of 4.2m;

### What other information do I need?

For more information about what forms, fees and information is required, please see our website [Development Application forms and information](#). Alternatively, email us at [townplanning@ashburton.wa.gov.au](mailto:townplanning@ashburton.wa.gov.au) or call on 9188 4444.