

About Development Applications

Development and land use proposals are required to be assessed and approved via a Planning (Development) Application. The development approval will also detail any conditions under which land or buildings can generally be used.

The requirement for development approval and development for which development approval is not required is as detailed in the *Planning and Development (Local Planning Schemes) Regulations 2015 Part 7*.

Development approval required

Generally, an application for development approval will be required for proposals involving:

- construction of buildings/dwellings
- changing the use of a building/premises
- additions and alterations to existing dwellings
- non-residential developments
- non-complying signage (with the city's policy)
- lapsed development approvals (approvals are valid for two years, after which a new application must be submitted if not substantially commenced)
- places with heritage significance
- non-complying front fencing (with the city's policy)
- retaining walls (over 500mm in height)
- excavation in the front setback area (over 500mm).

Development approval may be required

- Fence alterations
- Landscape works
- Minor works
- Home occupations (businesses conducted from home)

Development approval not required

- Dividing fences behind the front setback line
- Internal alterations (unless the building is heritage listed)

Notwithstanding any development approval exemptions, a building approval may still be required for works. Please contact the city's Building services for further information. Development approvals must be obtained prior to the submission of a Building Permit.