

Planning Approval Conditions Information
Session
02 May 2014

Town of Port Hedland



Overview

- Planning Approvals are issued, in most cases subject to conditions
- Previously these conditions have required clearance (through an application process) prior to lodgement of Building Permits or prior to Occupation of developments.
- Generally builders do not see the Planning Approvals and are unaware of any requirements contained within them. This process has often led to delays at the point in which a Building permit is submitted.
- The Town has tried to streamline this process, both through the point at which these conditions are captured and assessing the need for certain conditions.



Types of Conditions

- Planning Approvals conditions are now broken into 4 main sections
 1. General Conditions
 2. Prior to the issuing of a Building Permit
 3. Prior to the issuing of an Occupancy Permit / Notice of Completion.
 4. Advice notes



Types of Conditions

➤ 1. General Conditions

- These conditions are not time specific and predominantly relate to the whole life of the development or construction period.

e.g. A minimum of 10 car parking bays shall be provided as indicated on the approved site plan; or

Dust and sand both during and after construction shall be contained on site with the use of suitable dust suppression techniques

These conditions do not require a clearance of conditions to be obtained



Types of Conditions

- **2. Prior to the issuing of a Building Permit**
- These conditions are time specific and require a Clearance of Conditions to be obtained through the Town.
- Previously these conditions required clearance prior to the submission of a Building Permit.
- A Building Permit can now be submitted prior to these conditions having obtained clearance, however once the building surveyors have assessed the Permit it will be held by Administration until all necessary conditions have been cleared.



Types of Conditions

- **2. Prior to the issuing of a Building Permit (cont.)**
- A Building Permit can be submitted
 - the Permit will be assessed and given to Admin.
 - if any conditions are outstanding the permit will be held until such time as conditions are cleared.
- This still allows for an application to be submitted and assessed within the statutory timeframes.
- Planning conditions such as Erosion and Sediment Control Plans and Construction Management Plans have been removed and added to the general conditions
- Further refinement of checklists for Planning Applications has meant that only site specific conditions, that arise during the assessment period due to the nature of the development, are conditioned prior to the issuing of a Building Permit.



Types of Conditions

- **3. Prior to the issue of an Occupancy permit / Notice of Completion**
- These conditions are also time specific.
- For class 2-9 buildings these will follow the same procedure as conditions required Prior to the Issuing of a Building Permit. If conditions remain outstanding the OP will be held until such time as they are cleared.
- If a building is class 1 or 10 these conditions will be prior to the submission of a Notice of Completion (responsibility of the Builder to submit within 7 days of the completion of construction). Any conditions remaining at this time will be forwarded to the Compliance team to follow up on.



Types of Conditions

➤ **4. Advice Notes**

- These should only be taken note of and are not specific requirements for Planning Approvals.

