



MJ Drafting & Designs

Turning Lines Into Visions



COUNCIL APPROVALS

In order to obtain approval for the construction of your new home or alteration and additions, the local authority will need to issue the appropriate approvals to ensure all design and construction methods meet the relevant codes and regulations.

The process is a three step sequence of events:



Some local authorities do not require the first step of the process if the design is within the current guidelines. Time frames will vary from project to project, and will vary greatly from council to council. In order to determine a reasonable time frame it is best to contact your local council offices.

PLANNING APPLICATION

Local planning approval is required before the building license will be issued. The planning approval process determines whether or not there are any issues with regard to the aesthetics and overall design of the project with regard to its surroundings. Design elements such as building proximity to the boundary, height of the structure and over all aesthetic appearance does not conflict with the guidelines specified by the Western Australian Planning commission and any subsequent policies the council has prepared.

BUILDING APPLICATION

Under the building act, before any work can be started on the project, the proposed works must be certified by a licensed assessor, either by the local council or a privately certified building surveyor. They ensure that everything is designed and built to meet all relevant building codes and standards.

There is a number of ways to obtain certification:

- Private certifier – engaged prior to submission to council in order to obtain a ‘Certificate of Design Compliance’. Fees and delivery times are dependent on each certifier.
- Local Authority Certification – plans are submitted to council for building licence and plans are accessed by the certifier delegated to assess the project. Council has 25 business days to determine compliance.

BUILDING APPROVAL

Once every aspect of the proposed project has been checked and finalise, the local council will issue a building license to the nominated builder who will have the responsibility of ensuring the construction process and structures completed will built according to all the nominated codes, practises and regulations.