

DID YOU KNOW?

Asking the right questions before you purchase a property can save you from unexpected problems - including settlement delays, additional costs and retrospective planning and building approvals.



MORE INFORMATION:



www.plantagenet.wa.gov.au

Find policies, application forms, and other planning & building information. You can also make an online enquiry.

CONTACT US:



(08) 9892 1111



info@sop.wa.gov.au



PO Box 48
MOUNT BARKER WA 6324

This information is provided as a general guide only - please contact us before starting your project.



Shire of
Plantagenet

Mount Barker • Kendenup • Narrikup
Porongurup • Rocky Gully

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BUYING A PROPERTY

Planning & Building
Guidelines



What is the zoning of the property?



All properties are identified in the Shire's Town Planning Scheme by a zone. The zone directs how the land may be used, the standards for development, and when approval from the Shire is required.

You can find information about zoning and links to maps at: www.plantagenet.wa.gov.au/local-planning-scheme.aspx

How do I know if utility services are connected?

The availability of working service connections for water, sewerage, electricity, telephone, NBN and gas can be requested from the selling agent or current landowner and verified with the service provider (Water Corporation, Synergy, etc.).

Are there any easements or covenants on the land title?

Individual properties may have restrictions on the land title, such as covenants, easements, memorials or notifications. This can affect how you can use and develop your property. Contact the selling agent or current landowner to find out more or apply online for a Property Interest Report at www.landgate.wa.gov.au

How do I know if the buildings are approved?

Contact the selling agent or current landowner to ask for copies of approved plans for all buildings on the property.

The current landowner can request copies from the Shire's records (or you can request with the landowner's consent). A fee applies for retrieving and copying building plans from archives.

Don't miss a thing! Remember to update your contact details with the Shire when you move.

What other requirements might apply to the property?

A property may also be designated with one or more of the following:

- **Bushfire Prone Area** - requires an assessment of bushfire risk for new development and may apply an increased construction standard.
- **Building Envelopes** - sets the area of a lot that can be developed.
- **Heritage listing** - may limit development of important heritage features.
- **Special Control Areas** - may limit land use and development for a special purpose (eg. close proximity of an airport, or within an area of outstanding landscape values).

Please contact the Shire for more information about any of these requirements.

