

Planning Scheme requirements impacting on building works.

Somerset has unique and special features and Council has considered that some of these are to be either protected from impacts or have impacts minimised.

Some examples of these are garage, shed or carport size restrictions; maximum numbers of outbuildings; increased setback distances to boundaries; outbuildings on vacant lots and other land use issues.

To ensure your building proposal is not impacted by such provisions, it is necessary for an assessment to be made of your proposed development plans against the provisions of Council's Planning Scheme.

This process should be performed by your chosen private certifier and will need to be documented as compliant, or that an approval has been obtained, before a building permit can be approved.

You are encouraged to contact Council's planning section to discuss your proposal early to find out whether this applies to you.

Information on Planning Scheme Applications and the Planning Scheme can be found [here](#).