

DEVELOPMENT APPLICATION

CHECKLIST - NEW DWELLINGS, OUTBUILDINGS, WATER TANKS

SHIRE OF NORTHAM ★ LOCAL PLANNING SCHEME NO. 6 ★ LOCAL PLANNING POLICIES
Please complete this checklist to enable a compliance check to be carried out in accordance with clause 62 of the Planning and Development (Local Planning Schemes) Regulations 2015.

Please Note: When using this checklist, please ensure that all requirements have been met before the application is lodged as your application may not be accepted. If unsure if your development requires Development Approval, please check with Shire of Northam Planning Department on 9622 6100.

The Shire accepts no liability for the cost of relocating services that may be required as a consequence of a proposed development. It is the applicant's responsibility to liaise with and obtain the relevant approvals / permits from various service providers (such as Water Corporation, Department of Water and Environmental Regulations, Western Power etc.) for the proposed development. This information is required as part of the process to assess the application and compliance with the checklist does not necessarily mean that the proposal will be approved.

INFORMATION REQUIRED TO BE ATTACHED TO YOUR APPLICATION	YES	N/A
PROVIDE ELECTRONIC COPY OR ONE HARD COPY OF ALL DOCUMENTS (via email or USB)		
Please tick applicable box		
Application for Development Approval Form Fully Completed and Signed		REQD
Certificate of Title – Copy (If purchased property within 6 months)		REQD
Bushfire Attack Level (BAL) Assessment (for bushfire prone areas)		
Cover letter detailing proposed development with written justification for any variation to the R-Codes, Local Planning Scheme or Local Planning Policies		
Heritage Impact Assessment (for heritage protected places)		
Plans		
SITE PLAN showing:		REQD
<ol style="list-style-type: none"> Lot /house number(s), Northam point, boundaries of the site, building envelopes (if applicable) and any existing and proposed fencing Datum point, natural ground levels, contours, and spot levels Verge and road features, including cross over(s), trees and services Locations of all existing structures and any neighbouring structures within 3 metres of boundaries Location on use of proposed development – Septic/ATU, Leach drains etc. Details of earthworks and any retaining walls Location of significant trees and any proposed tree removal Vehicular access to and from the site, including crossover location Details of stormwater management (e.g. min 5,000ltr water tank; note: soakwells not permitted) Details of fire management infrastructure (ie tanks) 		
FLOOR PLANS showing:		REQD
<ol style="list-style-type: none"> All floors, and an internal layout of existing structures being retained. One of vision diagrams for finished floors above 500m from natural ground levels (residential developments) Lot boundaries 		
ELEVATION DRAWINGS showing:		REQD
<ol style="list-style-type: none"> Elevations of all building facades (front, rear and sides) including FFL and NGL Indicating existing natural ground levels (NGL) and proposed retaining walls Finished floor levels (FFL), wall, and ridge heights Details of external materials and colours (or separate schedule to be provided) Elevations from external viewpoint for fencing in street setback area. 		
STORMWATER MANAGEMENT PLAN – Rainwater Tanks are the preferred method for stormwater management.		REQD
<ol style="list-style-type: none"> Residential (R-codes) - min. 5,000ltr water tank Rural Residential, Rural Smallholding, Rural Zoned areas – Not bushfire prone areas – Min. 5,000ltr Water Tank Rural Residential, Rural Smallholding, Rural Zoned areas – bushfire prone areas – Min. 10,000ltr Water Tank with 55mm camlock fitting 		



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395 Fitzgerald Street
PO Box 613
NORTHAM WA 6401
P: (08) 9622 6100
F: (08) 9622 1910
E: records@northam.wa.gov.au
W: www.northam.wa.gov.au

DEVELOPMENT APPLICATION FEES & CHARGES to be Paid (Current as of 1st July 2022):

1. Determining a development application (other than extractive industries, home business or change of use) where the development has not commenced or been carried out and the estimate cost of development of the development is:	
a) Not more than \$50,000 – flat fee \$147.00 <i>Applications with a value exceeding \$50,000 in value will be charged in accordance with the Planning and Development Regulations 2009 – Schedule 2.</i>	\$
2. Determining a development application (other than for an extractive industry) where the development has commenced or been carried out. The fee in item 1 plus, by way of penalty. Twice that fee	\$
3. Determining an application to amend or cancel development approval – flat fee \$295.00	\$
TOTAL	\$

I (enter name) _____ being the applicant for this application, acknowledge that should any information marked as included, not actually be included, the application will become an incomplete application and therefore may be returned without assessment.

Signed: _____

Date: _____

PLEASE COMPLETE THIS SECTION IF PAYING BY CREDIT CARD

Name as shown on Card Signature.....

Amount \$..... Expiry Date...../..... CCV.....

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ALL FEES MUST BE PAID IN FULL BEFORE THE DEVELOPMENT APPLICATION WILL BE ACCEPTED

OFFICE USE ONLY

Receiving officer name: _____

NOTES:

1. This document is intended as a guide to assist in your application. You as the applicant are responsible for providing the correct information in your application.
2. Incomplete applications cannot be accepted until the application is deemed compliant
3. The application fee must be paid upon lodgement of the application. An additional fee for advertising may be required.
4. Once the application has been accepted, additional information may be requested as part of the assessment and determination.