

## **DEVELOPMENT APPLICATION**

## CHECKLIST – ALL OTHER DEVELOPMENT

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

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's Planning Team on 9622 6100

The Shire accepts no liability for the cost of relocating services that may be required as a result of the 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 & Environmental Regulation, Western Power, Aboriginal Cultural Heritage Act, etc.) for the proposed development. This information is required as part of the process to assess the application. Compliance with the checklist does not mean that the proposal will be approved.

INFORMATION REQUIRED TO BE ATTACHED TO YOUR APPLICATION	YES	N/A
APPLICATION FOR DEVELOPMENT APPROVAL		
Form must be signed by all owners		
Strata properties will require authorisation of the Strata Company		
Copy of Certificate of Title (if purchased property within 6 months)		
SITE PLAN		
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		
<ul> <li>Verge and road features, including cross over(s), trees and services</li> </ul>		
Locations of all existing structures and any adjoining structures within 3m of boundaries		
Location on use of proposed development		
Details of earthworks and any retaining walls		
<ul> <li>Location of significant trees and any proposed tree removal</li> </ul>		
<ul> <li>Vehicular access to and from the site, including crossover location</li> </ul>		
<ul> <li>Details of stormwater management (note: soakwells are not permitted)</li> </ul>		
For two or more dwellings, a diagram of indicative lot boundaries and sizes, including any		
common property		
FLOOR PLANS		
Complete floor plan for all proposed structures		
Internal layout of existing structures being retained / proposed to be used		
<ul> <li>Cone of vision diagrams for finished floors above 500m from natural ground levels for all residential development</li> </ul>		
ELEVATION DRAWINGS		
<ul> <li>Indicating existing natural ground levels (NGL) and proposed retaining walls</li> </ul>		
<ul> <li>Finished floor levels (FFL), wall, and ridge heights</li> </ul>		
<ul> <li>Details of external materials and colours (or provided in a separate schedule)</li> </ul>		
Elevations from external viewpoint for fencing in street setback area		
BUSHFIRE ATTACK LEVEL ASSESSMENT		
For bushfire prone properties		
Prepared by an accredited BAL Assessor		
EXTRACTIVE INDUSTRIES		
Refer to Local Planning Scheme & Local Laws for application requirements		
SUPPORTING INFORMATION		
Written justification to any variations to the local planning scheme, policies, or R-Codes		
<ul> <li>Drainage plan (Required for more than 2 dwellings, commercial and industrial development)</li> </ul>		
<ul> <li>Landscaping plan (Required for multi-dwelling, commercial and industrial developments)</li> </ul>		
Document No: DS-CL-10 Checklist Other Development V1	1	



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residential development by way of bulk and/or scale)		
<ul> <li>Heritage Impact Assessment for heritage listed properties or those located in a</li> </ul>		
heritage precinct		
<ul> <li>Traffic Impact Statement / Assessment (May be required for multi-dwelling, commercial and industrial developments. Level of assessment will depend on proposal.)</li> </ul>		
Details of any advertising signage		
DEVELOPMENT APPLICATION FEES & CHARGES to be Paid:		
<ol> <li>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:</li> </ol>		
a) Not more than \$50,000 - flat fee \$147.00	\$	
b) More than \$50,000 - 0.32% of the estimated cost of development	\$	
<ol> <li>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.</li> </ol>	\$	
<ol> <li>Determining an application to amend or cancel development approval – flat fee \$295.00</li> </ol>	\$	
<ol> <li>Determining a development application for an extractive industry where the development has not commenced or been carried out – flat fee \$739.00</li> </ol>	\$	
5. Determining a development application for an extractive industry where the development has commenced or been carried out – the fee in Item 4 plus, by way of	\$	
penalty, twice that fee.	Φ.	
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.		
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- 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 lodgment 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.