

Planning and Development (Local Planning Schemes) Regulations 2015, Schedule 2 Part 11, cl. 86 (1)

Owner details		
Name:		ABN (if applicable):
Postal Address:		Postcode:
Phone: (work): (mobile):	(home):	Fax: E-mail:
Contact person for correspondence:		
Signature:		Date:
Signature:		Date:
<p>The signature of the owner(s) is required on all applications. This application will not proceed without that signature. For the purposes of signing this application an owner includes the persons referred to in the Planning and Development (Local Planning Schemes) Regulations 2015 Schedule 2 clause 62(2).</p>		

Applicant details (if different from owner)		
Name(s):		
Postal Address:		Postcode:
Phone: (work): (mobile):	(home):	Fax: E-mail:
Contact person for correspondence:		
The information and plans provided with this application may be made available by the local government for public viewing in connection with the application. <input type="checkbox"/> Yes <input type="checkbox"/> No		
Signature:		Date:

Property details		
Lot No:	House / Street No:	Location No:
Diagram or Plan No:	Certificate of Title Vol. No:	Folio:
Title encumbrances (e.g. easements, restrictive covenants):		
Street name:		Suburb:
Nearest street intersection:		
PLEASE FILL IN THE DETAILS ON THE REVERSE		

Proposed development	
Nature of development:	<input type="checkbox"/> Works <input type="checkbox"/> Use <input type="checkbox"/> Works and use
Is an exemption from development claimed for part of the development? Yes <input type="checkbox"/> No <input type="checkbox"/>	
If yes, is the exemption for:	<input type="checkbox"/> Works <input type="checkbox"/> Use
Description of proposed works and/or land use:	
Description of exemption claimed (if relevant):	
Nature of any existing buildings and/or land use:	
Approximate cost of proposed development:	
Estimated time of completion:	

OFFICE USE ONLY	
Acceptance Officer's initials:	Date received:.....
Local government reference no:	

DEVELOPMENT APPLICATION CHECKLIST

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 Tick
1. <u>Application for Development Approval</u>	<input type="checkbox"/>
• Form must be signed by all owners. Strata properties will require authorisation of the Strata Company.	<input type="checkbox"/>
2. <u>Copy of Certificate of Title</u> (if purchased property within 6 months)	<input type="checkbox"/>
3. <u>Site Plan</u>	
• Lot / house number(s), north point, boundaries of the site and any existing and proposed fencing	<input type="checkbox"/>
• Datum point, natural ground levels, contours and spot levels	<input type="checkbox"/>
• Verge and road features, including crossover(s), trees and services	<input type="checkbox"/>
• Location of all existing structures and any neighbouring structures within 3m of boundaries	<input type="checkbox"/>
• Location and use of proposed development	<input type="checkbox"/>
• Details of earthworks and any retaining walls	<input type="checkbox"/>
• Location of significant trees and any proposed tree removal	<input type="checkbox"/>
• Vehicular access to and from the site, including crossover location	<input type="checkbox"/>
• Details of stormwater management (note: soakwells not permitted)	<input type="checkbox"/>
4. <u>Floor Plans</u>	
• All floors, and an internal layout of existing structures being retained	<input type="checkbox"/>
• Cone of vision diagrams for finished floors above 500mm from natural ground levels (residential developments)	<input type="checkbox"/>
• Lot boundaries	<input type="checkbox"/>
5. <u>Elevations</u>	
• Indicating existing natural ground levels and proposed retaining walls	<input type="checkbox"/>
• Finished floor levels, wall and ridge heights	<input type="checkbox"/>
• Details of external materials and colours (or separate schedule to be provided)	<input type="checkbox"/>
• Elevations from external viewpoints for fencing in street setback area	<input type="checkbox"/>
6. For two or more dwellings, <u>a diagram of indicative lot boundaries and sizes</u> , including any common property (a 'pre-calc' plan)	<input type="checkbox"/>
7. <u>Overshadowing diagram</u> (where an adjoining lot may be affected)	<input type="checkbox"/>
8. <u>Bushfire Attack Level (BAL) Assessment</u> (for bushfire prone properties)	<input type="checkbox"/>
9. <u>Written justification for any variations to the R-Codes</u> , local planning scheme or policies.	<input type="checkbox"/>
10. <u>Heritage Impact Assessment</u> (for heritage protected places)	<input type="checkbox"/>
11. <u>Landscaping plan</u> (multi-dwelling, commercial and industrial developments)	<input type="checkbox"/>
• All existing vegetation	<input type="checkbox"/>
• Proposed vegetation, including plant species and sizes	<input type="checkbox"/>
• Outdoor storage area, paved areas, footpaths, car parks and driveways	<input type="checkbox"/>
• Building layout, lot boundaries and North point	<input type="checkbox"/>

- 12. Stormwater Management Plan and calculations (more than 2 dwellings, commercial and industrial development)
- 13. Supporting information describing the proposed use, including hours of operation, number of employees, and any other information that is considered relevant.
- 14. Transport Statement / Assessment (level of assessment will depend on proposal)
 - Description of development
 - Vehicle access arrangements
 - Traffic generation
- 15. Advertising signage
 - Additional Information Form for Advertisements
- 16. Extractive Industries
 - Application for a Local Laws Licence
 - Environmental Management Plan

NOTES:

1. Incomplete applications cannot be accepted until the application is deemed compliant.
2. The application fee must be paid upon lodgement of the application. An additional fee for advertising may be required.
3. Once the application has been accepted, additional information may be requested as part of the assessment and determination.

Has all information required by this checklist been provided? **Y** **N**

Signature of person submitting application:

Note: The 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.

DISCLAIMER

- Please note that the Shire of Northam reserves the right to request additional information for specific applications such as truck movement plans, traffic reports and acoustic reports. For larger applications, applicants are encouraged to arrange an appointment with a planning officer prior to lodging.
- Discussing your development proposal at an early stage can avoid unnecessary delays in the processing of the application. **An appointment to discuss your proposal is necessary.** Appointments can be made by phoning the Shire Administration Office on 09622 6100.
- This publication is intended to provide general information only. Verification with the original local laws, local planning schemes and other relevant documents is required for detailed references.

Shire of Northam
Development Application Fees & Charges 2020/21

Note: All Town Planning Fees are exempt from GST unless otherwise indicated

1. Determining a development application (other than for an extractive industry) where the development has not commenced or been carried out and the estimated cost of the development is —	
(a) not more than \$50 000	\$147
(b) more than \$50 000 but not more than \$500 000	0.32% of the estimated cost of development
(c) more than \$500 000 but not more than \$2.5 million	\$1 700 + 0.257% for every \$1 in excess of \$500 000
(d) more than \$2.5 million but not more than \$5 million	\$7 161 + 0.206% for every \$1 in excess of \$2.5 million
(e) more than \$5 million but not more than \$21.5 million	\$12 633 + 0.123% for every \$1 in excess of \$5 million
(f) more than \$21.5 million	\$34 196
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 a development application for an extractive industry where the development has not commenced or been carried out	\$739
4. Determining a development application for an extractive industry where the development has commenced or been carried out	The fee in item 3 plus, by way of penalty, twice that fee
5. Determining an application to amend or cancel development approval	\$295
6. Determining an initial application for approval of a home occupation where the home occupation has not commenced	\$222
7. Determining an initial application for approval of a home occupation where the home occupation has commenced	The fee in item 6 plus, by way of penalty, twice that fee
8. Determining an application for the renewal of an approval of a home occupation where the application is made before the approval expires	\$73
9. Determining an application for the renewal of an approval of home occupation where the application is made after the approval has expired	The fee in item 8 plus, by way of penalty, twice that fee
10. Determining an application for a change of use or for an alteration or extension or change of a non-conforming use to which item 1 does not apply, where the change or the alteration, extension or change has not commenced or been carried out	\$295
11. Determining an application for a change of use or for an alteration or extension or change of a non-conforming use to which item 2 does not apply, where the change or the alteration, extension or change has commenced or been carried out	The fee in item 10 plus, by way of penalty, twice that fee
12. Advertising Costs (where required)	
• Letters of Consultation	\$137
• Onsite Sign	\$137
• Newspaper Advertisement	Advertising at cost
13. Repurposed or Second-Hand Dwellings	
• Bond or Bank Guarantee	\$31,000
14. Extractive Industry Licenses	
• Refer to adopted Fees and Charges	Development application fee plus relevant adopted fees.