



## DEVELOPMENT APPLICATION CHECKLIST - RESIDENTIAL

To be submitted with an Application for Development Approval

Please  tick the boxes supplied on the following checklist to confirm the requested information has been provided. **Failure to provide all required information may result in the application being returned to the applicant without being processed and/or significant time delays.**

Applicant to Complete <input checked="" type="checkbox"/>	<b>APPLICATION FORM</b>
<input type="checkbox"/>	Applicant details (including email address) and signature
<input type="checkbox"/>	Current landowner details and signature
<input type="checkbox"/>	Complete property details including Lot, street number and street name
<b>FEES</b>	
\$	Fees paid in accordance with <a href="#">Planning Fees and Charges</a>
<b>The application shall include the following information:</b>	
<input type="checkbox"/>	Certificate of Title. Formal record of ownership issued by <a href="#">Landgate</a>
<input type="checkbox"/>	The submission of plans and supporting documents (in PDF) <a href="#">Online Lodgement</a>
<input type="checkbox"/>	A cover letter including: <ul style="list-style-type: none"> <li>Written details of the proposal, including justification and assessment against <a href="#">Town Planning Scheme No.6, Residential Design Codes</a> and <a href="#">Local Planning Policies</a>.</li> <li>Applicants are encouraged to liaise with adjoining neighbours when seeking variations to the R-Codes.</li> </ul>
<input type="checkbox"/>	Plans of the proposal including: <ul style="list-style-type: none"> <li>Site Analysis Plan showing <u>existing</u> ground levels on the site and the location, height and description of all existing buildings, structures, vegetation, location and dimensions of all car parking spaces, septic tanks, leach drains and soak wells, building envelopes, easements and reciprocal access, crossovers, street trees, power poles, gas pipelines, earthworks (cross section) including retaining walls, and natural water courses/bodies.</li> <li>Site plan to a scale of 1:200 showing <u>proposed</u> ground levels on the site and the location, height and description of all proposed buildings, dimensions of the lot, street names, lot numbers, north point, and distance of all buildings and structures to boundaries, fencing, landscaping, location and dimensions of all car parking spaces, septic tanks, leach drains and soak wells, building envelopes, easements, reciprocal access, crossovers, earthworks including retaining walls (cross section along boundary required).</li> <li>Floor plan to a scale of 1:100 showing a plan of every storey with floor levels, internal layout showing doors/windows etc., with dimensions and room names and the total floor area in square metres.</li> <li>Elevation plan to a scale of 1:100 showing the height of walls and roof pitch from natural ground level, view of proposed structures detailing openings and features, details of external constructed materials and colours proposed.</li> <li>Coloured Perspective Plans for proposals with an estimated cost of \$500,000 or more.</li> <li>For Grouped Dwellings, a strata plan to a scale of 1:200 or nearest appropriate showing the proposed lots created including lot dimension and boundaries, including any common property.</li> <li>For rear Dwellings, a manoeuvring plan demonstrating vehicle manoeuvring areas designed and provided in accordance with AS2890.1.</li> </ul>
<input type="checkbox"/>	For applications involving infill development (including grouped and multiple dwelling proposals) in Gosnells, Kenwick, Beckenham, Maddington, Langford, Martin and Thornlie): <ul style="list-style-type: none"> <li>A geotechnical report, specifically detailing site conditions with respect to soil, groundwater and stormwater disposal;</li> <li>The City's <a href="#">Stormwater Design Calculator</a>; and</li> <li>A drainage plan showing the design required by the calculation sheet.</li> </ul>
<input type="checkbox"/>	Position of rubbish pick-up areas including <a href="#">ES-57 Rubbish truck turning circles</a> and a Waste Management Plan for large scale proposals.
<input type="checkbox"/>	Any specialist studies applicable including but not limited to noise, heritage, traffic, environmental, engineering and urban design.
<input type="checkbox"/>	For development qualifying for a Corner Lot Density Bonus, the submission of an assessment of the application against <a href="#">Local Planning Policy 4.8 – Corner Lot Density Bonus</a>
<input type="checkbox"/>	For all infill development, the submission of an assessment of the application against <a href="#">Local Planning Policy 3.5 – Infill Development</a> and/or <a href="#">Local Planning Policy 3.6 – Structure Plans</a>
<input type="checkbox"/>	For development within a <b>Bushfire Prone Area</b> , the submission of supporting documentation addressing the requirements of <a href="#">State Planning Policy 3.7 - Planning in Bushfire Prone Areas</a> and associated guidelines.
<input type="checkbox"/>	For development within the Rural zones, the submission of: <ul style="list-style-type: none"> <li>A tree survey (if clearing is proposed); and</li> </ul>

	<ul style="list-style-type: none"><li>• Suitable arrangements for the provision of effluent disposals including Septic and Water Tanks, Leach Drains and Aerobic Treatment Units.</li><li>• Assessment against City's <a href="#">Public Health Local Law</a>, where applicable.</li></ul>
<input type="checkbox"/>	Where on-site sewage disposal is proposed, a site and soil evaluation in accordance with <i>AS 41547 – On-site domestic wastewater management</i> and all other required information in accordance with the <a href="#">Government Sewerage Policy</a>