

APPLICATION FORM	YES	N/A
<p>Completed Application for Development Approval Form:</p> <ul style="list-style-type: none"> - Signed by all owners of the land; or - Letter of Authorisation provided which has been signed by the owners of the land; or - If the land is owned by a company, the application form must be signed by the Director/Chairman of the company (their position title must be stated). 		
<p>For sites with more than one dwelling where works are not on individual lot entitlement or for a Change of Use where the development shares/uses common property:</p> <ul style="list-style-type: none"> - Consent from the Strata Body Corporate has been provided (if one is established) together with the Survey Strata Layout Plan for the units; or - Survey Strata Layout Plan is provided (if no Strata Body Corporate is established); or - Built Survey Strata Plan is provided showing exclusive use areas of land allocated to each unit. 		

COVER LETTER	YES	N/A
<p>Details of the proposed development and written justification addressing any aspects of the development that do not meet the requirements of the local planning scheme, a state planning policy, a local structure plan, precinct structure plan or a local planning policy.</p>		
<p>For single dwellings; and grouped dwellings in areas coded less than R30:</p> <ul style="list-style-type: none"> - Written justification addressing any aspects of the development that requires the City to undertake an assessment against the design principles of the Residential Design Codes of Western Australia 		
<p>For grouped dwellings and apartments in areas coded R30 and above:</p> <ul style="list-style-type: none"> - Summary table or document detailing the key details of the development including number of units, plot ratio (apartments only), number of car parking spaces, percentage of units meeting cross ventilation and daylight requirements. - Written justification addressing any aspects of the development that requires the City to undertake an assessment against the design principles of the Residential Design Codes of Western Australia 		
<p>For non-residential development:</p> <ul style="list-style-type: none"> - A written explanation of the proposal that expands on the information in the Application for Development Approval, including: <ul style="list-style-type: none"> - The proposed business operations and hours of operation; - Numbers of employees and clients at any one time; and - Any other information which may be useful to the City during assessment. 		

PLANS	YES	N/A
<p>Site plan drawn to a standard scale (i.e. 1:100, 1:200) including:</p> <ul style="list-style-type: none"> - Lot boundaries, lot dimensions, easement details, street names, a north point and have the site area annotated; - Existing and proposed natural ground levels based on the Australian Height Datum (AHD) and the position and levels of all existing and proposed building(s), wall(s), fence(s), retaining wall(s) and any other structures. - All car parking and vehicle accessways, including vehicle manoeuvring areas as per Australian Standards; 		



<ul style="list-style-type: none"> - Verge details: street trees (tree trunk circumference clearly identified), power poles, stay wires, bus stops, footpath signs, man holes, pram ramps, street signs and drainage pits; - Location of existing structures on adjoining properties where they are adjacent to the proposed development and may affect, or be affected by, the proposed development, including windows in buildings. - Indicative locations of planting and deep soil areas including retained or proposed significant trees. 		
<p>Floor plans drawn to scale (either 1:100 or 1:200) and include:</p> <ul style="list-style-type: none"> - A plan of every storey with floor levels [Australian Height Datum (AHD)] and north point; and - Room layout and dimensions including walls, doors, windows and proposed use of each room. 		
<p>Elevations drawn to scale and include:</p> <ul style="list-style-type: none"> - View of every face of the proposed buildings, incorporating the existing building(s) where applicable. - Location, dimensions and details of all openings including sill height above finished floor level (for example, obscure glazing, fixed window). - Proposed and existing colours and materials. - Height, extent, and materials of any proposed retaining and fencing. - Cross-sections through any proposed areas of excavation or fill with the relevant existing, natural and proposed levels related to Australian Height Datum (AHD), contours at maximum intervals of 0.5m; - Dimensions and location of any advertising signage. <p><i>Note: Where application is for a Change of Use with no works proposed, elevations are generally not required.</i></p>		
<p>Overshadowing diagram in accordance with the Residential Design Codes (for developments of two or more storeys or where the FFL is higher than 500mm from NGL)</p>		

SUPPORTING DOCUMENTS	YES	N/A
<p>Bushfire Attack Level (BAL) Assessment for sites within a Bushfire Prone Area where required under State Planning Policy No 3.7 – Planning in Bushfire Prone Areas.</p>		
<p>Additional documents generally for commercial development and residential development exceeding 3 units:</p> <ul style="list-style-type: none"> - Waste Management Plan - Traffic Impact Statement - Acoustic Report - Landscaping Plan 		
<p>Consideration of other constraints:</p> <ul style="list-style-type: none"> - Contaminated Site - Heritage Listed 		

CONFIRMATION	
<p>When you have checked off your checklist, sign the box below to verify you have included all the information necessary to determine your application.</p>	
Applicant's Name:	
Applicant's Signature:	

