

DEVELOPMENT APPLICATION

CHECKLIST – ALL OTHER DEVELOPMENT

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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		
• Verge and road features, including cross over(s), trees and services		
• 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		
• Location of significant trees and any proposed tree removal		
• Vehicular access to and from the site, including crossover location		
• Details of stormwater management (note: soakwells are not permitted)		
• 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		
• Cone of vision diagrams for finished floors above 500m from natural ground levels for all residential development		
ELEVATION DRAWINGS		
• 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 provided in a separate schedule)		
• 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		
• Drainage plan (Required for more than 2 dwellings, commercial and industrial development)		
• Landscaping plan (Required for multi-dwelling, commercial and industrial developments)		

