



DEVELOPMENT APPLICATION CHECKLIST - INDUSTRIAL & COMMERCIAL

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"/>	APPLICATION FORM
<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
FEES	
\$	Fees paid in accordance with Planning Fees and Charges
The application shall include the following information:	
<input type="checkbox"/>	Certificate of Title. Formal record of ownership issued by Landgate
<input type="checkbox"/>	The submission of plans and supporting documents in the form of electronic (PDF format) Online Lodgement
<input type="checkbox"/>	Assessment of the application against Town Planning Scheme No.6 and Local Planning Policies
<input type="checkbox"/>	Coloured Perspective Plans for proposals with an estimated cost of \$500,000 or more
<input type="checkbox"/>	Plans drawn to a scale of not less than 1:500 showing the location of the site, dimensions of the lot, street names, lot numbers, north point, and distance of all buildings and structures to boundaries.
<input type="checkbox"/>	Letter/Report describing the proposed use of the site, nature and type of all operations and processes, including but not limited to the hours of operation, number of employees, number of car parking spaces, location of vehicle access areas, number of vehicle movements and size and type of vehicles.
<input type="checkbox"/>	Plans showing <u>existing</u> ground levels on the site and the location of all existing buildings, structures, vegetation, car parking spaces, septic tanks, leach drains and soak wells, building envelopes, easements, reciprocal access arrangements, crossovers, pedestrian access, street trees, power poles, gas pipelines, retaining walls and natural water courses/bodies.
<input type="checkbox"/>	Plans showing <u>proposed</u> ground levels on the site and the location, height and description of all proposed buildings, structures, fencing, landscaping, location and dimensions of all car parking spaces, septic tanks, leach drains and soak wells, building envelopes, easements, reciprocal access, crossovers, pedestrian access, earthworks (cross section) including retaining walls and any open storage or trade display areas (including details of their dimensions and associated use).
<input type="checkbox"/>	Elevations showing the colours, finishes and materials of all facades of buildings and structures.
<input type="checkbox"/>	The location and dimensions of any area proposed to be provided for the loading and unloading of vehicles carrying goods or commodities to and from the site, and the means of access to and from those areas. This is to include but not be limited to vehicle-turning-circle template scenarios to demonstrate that vehicles accessing the site can manoeuvre appropriately.
<input type="checkbox"/>	Plans showing the position of rubbish storage and pick-up areas, including truck turning circles. A Waste Management Plan will be required for large scale proposals.
<input type="checkbox"/>	Any specialist studies applicable including but not limited to noise, heritage, environmental, engineering and urban design.
<input type="checkbox"/>	For applications within a designated bushfire prone area (refer to www.dfes.wa.gov.au), the following information is to be prepared and provided in accordance with State Planning Policy 3.7 and its associated Guidelines: <ul style="list-style-type: none"> • A Bushfire Attack Level (BAL) assessment or a BAL Contour Map; • The identification of any bushfire hazard issues arising from the BAL assessment or BAL Contour Map. • An assessment against the bushfire protection criteria.
<input type="checkbox"/>	A Transport Statement or Assessment prepared in accordance with the Western Australian Planning Commission's Transport Impact Assessment Guidelines , and details of any traffic management devices, including but not limited to speed humps, line markings, signage and appropriate integrated pedestrian access.
<input type="checkbox"/>	For new buildings in commercial zones, an assessment against State Planning Policy 7.0 Design of the Built Environment .
<input type="checkbox"/>	For development of noise sensitive land uses within proximity of a transport corridor, an assessment against State Planning Policy 5.7 Road and Rail Noise and associated guidelines.
<input type="checkbox"/>	Where new development is proposed and reticulated sewerage is not available, details of the onsite sewage disposal is to be provided: <ul style="list-style-type: none"> • Refer to Schedule 1 of the Government Sewerage Policy to determine relevant information required to be submitted as part of the development application. Supporting information and links to can be found here