

Development Application Checklist

New Dwellings and Additions/Alterations to Existing Dwellings

You can ensure that your application for Development Approval within the Town of East Fremantle (the Town) is processed at optimum efficiency and without unnecessary delays by providing all required information at the time of lodgement.

Incomplete applications will be returned to the applicant and will not be processed until all details are provided. To avoid this, please read the following information and complete the easy to use checklist to ensure all requirements have been met **before the application is lodged.**

This checklist is to be submitted with your application.

All applications are to be accompanied by:

- A completed [Application for Development Approval Form](#) signed by the owner(s) of the land
- Payment of relevant fees (Refer to [Planning & Building Fee Calculator](#))
- Current copy of the property's Certificate of Title
- Covering letter outlining the general nature and details of the proposal with written statement providing justification for any variations to the Deemed to Comply requirements of the Residential Design Codes (R-Codes) and the Acceptable Development Provisions of Local Planning Policy 3.1.1 – Residential Design Guidelines
- One copy of scaled and dimensioned plans. Scale to be nominated on plans

Plans to scale (no larger than A3) are to be drawn in ink on appropriate quality single sided paper and must include the following information:

1.0 SITE PLAN (Scale of not less than 1:200)

- Street and lot number and street / road name
- North point
- Proposed buildings and existing buildings to be retained or demolished
- Natural and proposed ground and finished floor levels (relative to nominated datum point or AHD)
- Access points: driveways and/or right of way access
- Boundaries and lot dimensions
- Setbacks to all boundaries
- Details and location of all fencing
- Street verge including – street verge trees, power poles, drainage pits, manholes, crossovers, footpaths and any other obstructions
- Location of any easements
- Location and height of retaining walls relative to existing ground levels
- A schedule of materials and finishes of all buildings, driveways, fences, retaining walls and boundary walls
- The location, number, dimensions and layout of all car parking spaces intended to be provided

- For proposals including partial demolition clearly show areas to be demolished
- The means for disposal of wastewater and for stormwater management including location of soak wells, drains, grates and downpipes, storm water discharge calculations and swimming pool overflow location and connection.

Note: With regard to any proposed development and/or demolition, if the subject property is contained within the Town's Heritage List or Local Heritage Survey, compliance is required with the provisions of the Town's Local Planning Scheme No. 3.

2.0 FLOOR PLAN (Scale 1:100 or 1:200)

- A plan of every storey with floor levels (RL or AHD)
- Internal layout showing doors, windows and room names
- Roof and eaves lines
- Total floor area in square metres
- Setbacks to all boundaries on all sides

3.0 ELEVATIONS (Scale 1:100 or 1:200)

- All elevations are to be submitted with description / heading of each elevation (i.e. north, south, east, west)
- Natural ground levels and proposed ground levels and finished floor levels (relative to nominated datum point or AHD)

4.0 OTHER

In addition to the above, the following information is also required if it is relevant to the application:

- Open space calculation expressed in percentages and square metres
- Overshadowing calculation expressed in percentages and square metres, including diagram showing extent of overshadowing on adjoining properties
- Setbacks to all boundaries from major openings in relation to the cone of vision
- Any structures, devices or equipment to be installed on the rooftop
- Colours & materials schedule (can be denoted on plans)
- Street montage (photo) showing proposed development and surrounding development
- Strata Approval
- Heritage impact assessment (where applicable)

NOTES:

1. Prior to lodging an application, it is suggested you review the Town's Local Planning Scheme No. 3 and the Residential Design Codes of WA as well as the Town's Local Planning Policies as they may contain information that affects your proposal. Please visit the Town of East Fremantle website [here](#) or contact Regulatory Services on 9339 9339 should you have any specific enquiries.
2. It is strongly recommended applicants make an appointment with the Town's Planning Officer prior to lodgement of an application. Applicants can discuss proposals and preliminary plans.
3. In addition to obtaining a Development Approval, additional approvals may be required from other government agencies under separate legislation. It is your responsibility to obtain any additional approvals required.
4. The Town may request additional information or justification where this is required to enable an informed assessment of the proposal to be made.

Applicant declaration

I, _____ confirm that I have provided all of the information outlined above with my application. I am aware the Town will review the information submitted and may seek clarification or further information.

Signed: _____ Date: _____

Effective September 2021