|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **Development Details** | | | | | |
| Lot No: | | | | | Street No: |
| Street Name: | | | | | Suburb: |
| **Proposed Development** | | | | | |
| New Single House | | | | |  |
| Alterations/Additions to a Single House | | | | |  |
| **Owner details** | | | | | |
| Name: | | | Name: | | |
| Postal Address: | | | | | |
| Phone: Home: | | | Mobile: | | |
| Email: | | | | | Date: |
| Contact person for correspondence: | |  | | | |
| Owner/s Signature | |  | | | |
| **Applicant details (if different from owner)** | | | | | |
| Name: | | | | | |
| Contact Person: | | | | | |
| Postal Address: | | | | | |
| Phone: Home: | | | Mobile: | | |
| Email: | | | | | Date: |
| Applicant Signature | | | | | |
| Note: The applicable fee is required to be paid in full prior to the application being assessed by the City.  Please ensure that all of the necessary information is provided otherwise the City cannot guarantee that a decision will be made within the applicable timeframe stated in the information sheet. | | | | | |
| **OFFICE USE ONLY** | | | | | |
| **Planning Fees** | **Date:** | | | **Amount:** | |
| **Reference** | **File No.:** | | | **Receipt No.:** | |

**Applicant Demonstration of Assessment (R-Codes Volume 1)**

The new deemed-to-comply pathway was introduced on 15 February 2021 and are applicable for development relating to new single houses or alterations/additions to existing houses. This pathway provide certainty for applicants to know whether development approval is required, enabling a more streamlined and efficient building process.

In order to demonstrate compliance, applicants are encouraged to complete the below checklist, and submit a copy of the completed checklist with the City. This checklist is the ‘R-Codes Volume 1 Assessment Checklist’ published by the Department of Planning Lands and Heritage and is available at [www.dplh.wa.gov/rcodes/assessmentchecklist](http://www.dplh.wa.gov/rcodes/assessmentchecklist)

Applicants are also encouraged to review the *City of Nedlands Local Planning Scheme No. 3* and the *City of Nedlands Residential Development Policy* in their review of the Deemed-to-Comply development requirements for works within the City of Nedlands.

City of Nedlands Local Planning Scheme No. 3 –

<https://www.nedlands.wa.gov.au/planning/documents>

Residential Development Local Planning Policy –

<https://www.nedlands.wa.gov.au/planning-policies-0>

**Information Pertaining to the Development Site** (Applicant to Complete)**:**

|  |  |
| --- | --- |
| **Site Information** | |
| Metropolitan Region Scheme Zoning |  |
| City of Nedlands Local Planning Scheme No. 3 Zone |  |
| City of Nedlands Local Planning Scheme No. 3 Residential Density Code (R-Code) |  |
| Land Use Permissibility (If the proposed use of the subject site is not a ‘Permitted Use’ (‘P’ use) a Development Application is required in all instances. |  |

**Deemed to Comply Checklist – Essential Information Required for all Assessments**

|  |  |  |
| --- | --- | --- |
| **Applicant** | **Officer** | **Primary Checklist** |
|  |  | 1. Completed City of Nedlands Deemed to Comply Application Form |
|  |  | 1. Cover Letter – Providing an outline of the proposal and description of the development including the nature of the works proposed |
|  |  | 1. For new Single Houses, applicant demonstration of assessment, indicating how the development proposal satisfies the ‘Deemed to Comply’ development criteria |
|  |  | 1. Existing and Proposed Site Plans, including all relevant dimensions to a scale of 1:00 or 1:200 only 2. Street and lot number and street/road name 3. North Point (on all plans) 4. Existing and proposed buildings 5. Existing and proposed uses 6. Natural ground level and proposed ground and finish floor levels (relative to nominated datum point or AHD) (to be indicated by both contours and spot levels) 7. All property boundaries and lot dimensions 8. Setbacks to all lot boundaries 9. Details and Location of any fencing (existing or proposed). 10. Location, layout and dimension of any car parking areas 11. Street verge including – street verge trees, power poles, drainage pits, manholes, crossover, footpaths and any other obstructions. As well as any proposed changes to these things. 12. Location of any easements |
|  |  | 1. Elevation plans (showing all relevant dimensions) to a scale of 1:100 only. Elevations are to be labelled with the relevant compass direction. 2. All applicable elevations are to be submitted with description and heading (i.e. direction) of each elevation (North, South, East West) 3. Natural ground levels to be indicated vertically below any proposed/existing walls where the wall intersects with the ground. Natural ground level to be relative to nominated datum point or AHD. 4. Natural ground level to be indicated as found at all adjacent lot boundaries. Natural ground level to be relative to nominated datum point or AHD. 5. Overall height dimensions to be shown from natural ground level to ridge and pitch where applicable. 6. Wall height dimensions to be shown from natural ground level to where the wall intersects with the roof e.g. Plate height. 7. FFL (AHD) to be provided on the elevation plans at each level. 8. Where screening is proposed, the material and dimensions of the screening treatments are to be shown. The maximum permeability of the screening is to be annotated where fixed permanent screening is proposed. 9. Existing and proposed external fixtures (including but not limited to TV and radio antennae, satellite dishes, plumbing vents and pipes, solar panels, batter storage units, air conditioners and hot water systems. |
|  |  | 1. Floor plan (showing all relevant dimensions) 2. A plan of every storey with floor levels (RL or AHD) 3. Internal Layout showing doors / windows etc and room names 4. Roof/eaves lines 5. Total floor area in square metres 6. Lot boundary and setbacks to all boundaries on all sides |
|  |  | 1. Overshadow Diagram – diagram showing extent of overshadowing on adjoining properties, expressed in percentages and square metres. |
|  |  | 1. Open Space Calculations – expressed in both percentages and square metres |

The City takes no responsibility for delays associated with incomplete applications. If applications are received incomplete the applicant will be contacted and given up to 5 business days in which to provide any outstanding information, if this is not received in the required time frame the application will be returned to the applicant as incomplete and will not be processed by the City.

**CITY OF NEDLANDS ADVICE AND APPLICANT DECLARATION**

Applicants are advised that the City will complete one (1) review of the submitted plans forming part of their ‘Deemed-to-Comply Check’. Should the assessment of the proposal find the application does not satisfy all ‘Deemed-to-comply’ development requirements, a Development Application is required to be lodged with the City for the proposed works.

**The City will not complete assessments of multiple plans for a single ‘Deemed-to-Comply’ Check. This will require a new ‘Deemed-to-Comply Check’ each time.**

I/We declare that I/We have read and understand the above advice and have provided all required information contained within the checklist. The information I/We have provided **is accurate and correct to the best of my/our knowledge.** Where information is not provided, I/We have submitted written justification as to why the information is not required.

|  |  |
| --- | --- |
| Applicant Full Name |  |
| Applicant Signature |  |
| Date |  |

ACCEPTING OFFICER DETAILS (Office Use Only)

|  |  |
| --- | --- |
| Accepting Officer’s Name |  |
| Accepting Officer’s Signature |  |
| Date |  |