

The *Planning and Development (Local Planning Schemes) Regulations 2015* lists development that does not require development approval, subject to meeting certain criteria such as the following:

Development for which development approval not required	Subject to:
<p>The erection or extension of a:</p> <ul style="list-style-type: none"> • Single dwelling; • Outbuilding; • External fixture; • Patios; • Pergolas; • Verandahs; • Swimming Pools; and/or • Ancillary Dwelling. 	<p>Satisfying the deemed-to-comply requirements of the Residential Design Codes; and</p> <p>Not being located in a place that is entered in and/or is not subject of an order under the Heritage of Western Australia Act 1990; and</p> <p>Not being on a property included on a heritage list in the City's local planning scheme; and</p> <p>Not being within 100 metres of a Bushfire Prone Area and having either a moderate or high bushfire risk rating for lots less than 1000m²;</p> <p>Not within the Controlled Development Area; and</p> <p>Not also requiring a development approval under an adopted Council or Local Planning Policy</p>
<p>The demolition of a building or structure</p>	<p>Not being located in a place that is entered in and/or is not subject of an order under the Heritage of Western Australia Act 1990; and</p> <p>Not on being a property included on a heritage list in the City's local planning scheme</p>
<p>Temporary works or a use which is in existence for less than 48 hours or a longer period agreed to by local government</p>	<p>Not also requiring a development approval under an adopted Council or Local Planning Policy</p>
<p>The erection or installation of temporary or permanent advertisement(s)</p>	<p>Being in connection with an election, referendum or other poll conducted under the Commonwealth Electoral Act 1918 (Commonwealth), the Electoral Act 1907 or the Local Government Act 1995; and</p>

	<p>The primary purpose of the advertisement is for political communication in relation to the election, referendum or poll</p> <p>Not being on a property included on a heritage list in the City's local planning scheme; and</p> <p>Not being required to specifically require a development approval under an adopted Council or Local Planning Policy</p>
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All forms of development **not** listed above, or listed above but do not meet the criteria, require development approval from the City.

The City has developed a **Deemed-to-Comply Check** process to assist landowners and applicants working with any of the above forms of development to certify whether or not a development application is necessary. Please refer to the City's Deemed-to-Comply Check process information sheet available on its website (www.nedlands.wa.gov.au).

In cases where a development application is necessary the City has developed the **Preliminary Planning Assessment** system to assist landowners and applicants proposing any of the following forms of development, to identify any matters that may need to be addressed prior to lodging a formal development application.

- a) A new dwelling or commercial building;
- b) Additions/extensions to an existing dwelling or commercial building; or
- c) Ancillary accommodation.

This can help with providing more certainty as to whether a proposal is likely to be approved or refused.

Applicants should note that these services are not intended to fast track the formal Development Application process.

Landowners and applicants will not be charged by the City if enquiring about general requirements such as, but not limited to, a property's zoning/density coding, the setback requirements, and the building and/or wall height requirements.

What information do I include in my preliminary assessment request?

	<i>Tick if provided</i>
A completed 'Preliminary Assessment of Development Applications' form (attached).	
The preliminary planning assessment fee of \$400.00 .	
Two sets of the following plans (where applicable) drawn to a scale of 1:100 or 1:200:	
A site plan which shows all existing and proposed development, driveway(s), crossover(s), natural and finish floor levels, proposed street and/or boundary setbacks, easements, dividing and street fencing, screening measures to address any visual privacy (overlooking), street name(s), the north point, and (if applicable) the location, top and bottom of wall heights of retaining walls.	
An internal floor plan showing the purpose and dimensions of each area.	
Elevations showing the external dimensions and appearance of any structure/building proposed, the natural and finish floor levels, and (if applicable) the location, top and bottom of wall heights of retaining walls.	

How do I lodge my preliminary planning assessment request?

Email, Post or in person

The preliminary planning assessment request and fee is submitted by the applicant to the City:

- **Via** the applicable email address (preliminaryplan@nedlands.wa.gov.au) which is to include the applicable credit card details for payment of the fee, or
- **Via** the post, which includes a cheque or the applicable credit card details for payment of the fee, being sent to City of Nedlands, PO Box 9, NEDLANDS WA 6909, or
- **In person.**

Note: As an alternative to providing credit card details in writing, the applicant can pay the required fee by telephoning the City on 92733500.

How and when will the preliminary comments be provided?

The City will provide comment on the preliminary plans within 10 working days of the application and fee being received. The confirmation will be emailed or posted unless specifically requested to be collected by the applicant. If the applicant wishes to collect the confirmation in person, an appointment will need to be made with the City prior to collection.

Note: The Preliminary Planning Assessment fee of \$400.00 is required to be paid in full **prior** to the plans 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 10 work days.

Further Information

If you have any queries please do not hesitate to contact the City's Statutory Planning Team.

In person: 71 Stirling Highway, Nedlands
Tel: 9273 3500.
Email: preliminaryplan@nedlands.wa.gov.au

REQUEST FOR PRELIMINARY PLANNING ASSESSMENT

Development Details:	Property Address (in full):	
	Proposed development:	
Method of City Response:	<i>Please crossout/delete which is <u>not</u> desired</i> In person (by prior appointment) Via mail Via email	
Owners Details:	Name:	
	Postal address:	
	Phone No.:	Mobile No.:
	E-mail :	
	Signature(s):	Date:
Applicants Details:	Business name:	
	Contact person:	
	Postal address:	
	Phone No. (P):	Mobile No. (M):
	E-mail (E):	
	Signature:	Date:
<p>Note:</p> <ul style="list-style-type: none"> The signatures of all landowners are required on all applications. If a deceased estate, executor's probate required. Other authorisations (such as a building contract) to sign on behalf of the landowner will not be considered. Applications will NOT be processed until this form has been correctly signed, and all of the required information has been provided. 		
OFFICE USE ONLY		
Planning Fee	Date:	Receipt No:
References	File No:	Amount: \$



City of Nedlands