

Application for Development Approval - CHECKLIST

COMMERCIAL AND INDUSTRY *not applicable to change of use

This checklist is to help you prepare a development approval application for commercial purposes.

Assessment No.:		Property address:	
Date:		Project description:	

Commercial developments are required to address the City’s current *Local Planning Scheme* and any applicable local planning policy, structure plan or local development plan.

Information in the checklist is required at the time of lodgement. A complete application enables the City to process it as quickly as possible.

Refer to the following documents for further information: Commercial Information Sheet, Commercial Site Plan and Elevation examples and Covering Letter with Justification example.

APPLICATION REQUIREMENTS

Requirements	When is it required?	Included	Office
Application forms <ul style="list-style-type: none"> Complete Application for Development Approval Form. * To be signed by Owner/s (not tenant) 	Always		
Checklist <ul style="list-style-type: none"> Copy of checklist confirming application completeness. 	Always		
Covering letter / justification Provide details of the proposed development, for example: <ul style="list-style-type: none"> What the development entails, Business plan specifics, Staff count, Days and hours of operation, Parking arrangements for staff and public (in line with parking regulations), Expected customer numbers. 	Always		
<ul style="list-style-type: none"> Justification for any variations to relevant provisions of the Local Planning Scheme, Policies, and R-Codes (as applicable). 	Where variations are proposed.		
Bushfire Attack Level (BAL) Report (must be in colour) Further information on bushfire prone areas and bushfire requirements are available on: City’s website - Development in Bushfire Prone Areas or WAPC Guidelines for Planning in Bushfire Prone Areas	It may be required when your property is designated ‘bushfire prone’.		

SITE PLAN

Requirements	When is it required?	Included	Office
Basic site information: <ul style="list-style-type: none"> Street name(s), lot number, north point, scale. Clear marking of site/lot boundaries and dimensions. Setbacks from boundaries specified. 	Always		
<ul style="list-style-type: none"> Highlighted area for the tenancy/subject of the application. Easements on or affecting the lot. 	Where applicable.		

Requirements	When is it required?	Included	Office
Ground levels and structures: <ul style="list-style-type: none"> Natural ground contours and finished floor levels shown. Extent of sand pad, and cut and fill shown. Location, levels, and setbacks of existing and proposed structures provided (walls, fences, retaining etc). All structures to be labelled (existing/to be removed/proposed). Identification of trees for removal/retention. Location of existing structures on adjoining properties where they may affect, or be affected by, the proposed development, including windows in buildings. 	Always		
Street Verge and Services: <ul style="list-style-type: none"> Details of street verge, footpaths, crossovers (proposed and existing), truncations, power poles etc. Include any access restrictions. Details of any services (power, gas, sewer) etc. 	Always <i>*If rural, level of detail may be varied at discretion of decision maker.</i>		
<ul style="list-style-type: none"> Location of street trees and any vegetation to be removed/retained. 	Where applicable.		
<ul style="list-style-type: none"> Location and distance of any water bodies on the lot. 	Where applicable.		
<ul style="list-style-type: none"> Location of Septics in relation to the development. 	Where applicable.		
Retaining Walls: <ul style="list-style-type: none"> Top of wall and bottom of wall heights specified for retaining walls. 	If retaining walls are proposed.		
Parking and Access: <ul style="list-style-type: none"> Indicative vehicle driveways, access points, car parking areas, pedestrian access, and manoeuvring areas. Proposed surface material. <p><i>Vehicle access and parking design is to be in accordance with AS 2890 and fit for purpose for the future use of the development.</i></p> <p><i>*A detailed vehicle access and parking plan will be required prior to construction.</i></p>	Always		
<ul style="list-style-type: none"> Location of any access restrictions (i.e. road islands). 	Where applicable.		
Landscaping: <ul style="list-style-type: none"> Indicative landscaping plan to show proposed landscaping areas, including the size and location of trees/shrubs within lot, verge and car parking area(s). <i>*A detailed landscaping plan will be required prior to construction.</i> 	Always		
Stormwater management: <ul style="list-style-type: none"> Location of existing stormwater infrastructure or easements on the lot. Indicative stormwater plan to show proposed stormwater including attenuation for buildings and parking areas, include overland flows. <i>*A detailed stormwater plan in accordance with Subdivision and Development Guidelines will be required at the building permit stage.</i> 	Always		
Lighting and Signage: <ul style="list-style-type: none"> Outdoor lighting. Details of signage, including dimensions and content, include application for signage if applicable. 	Where applicable.		
Sensitive Land Areas: <ul style="list-style-type: none"> Industrial buffer areas indicated on the site plan in accordance with the EPA Separation Distance between Industrial and Sensitive Land Uses. See EPA website for further information. 	<i>*May be waived at the discretion of the decision maker.</i>		
Waste Management: <ul style="list-style-type: none"> Loading bay, storage areas and waste removal facility specified -include location and dimensions. Turning circles of waste truck access. <i>* See Waste Management Plan section below</i> 	Always		

FLOOR PLAN

Requirements	When is it required?	Included	Office
Orientation and Layout: <ul style="list-style-type: none"> North point and scale included. Finished floor levels relative to natural ground levels indicated. Room layout, annotated and showing dimensions. Differentiate between areas accessible to the public and those restricted to staff. 	Always		
<ul style="list-style-type: none"> Commercial food preparation areas. 	Where applicable.		

ELEVATION DRAWINGS

Requirements	When is it required?	Included	Office
Orientation and views: <ul style="list-style-type: none"> Scale. Elevations labeled (North, South, East, West). Views of all faces of proposed building(s) shown. 	Always		
Details: <ul style="list-style-type: none"> Natural and finished ground level and finished floor levels. Dimensions, materials, and openings (windows) specified – include sill height above finished floor level, direction of openings and specific features (obscure glazing etc). Wall and roof heights from existing natural ground level and finished floor level, roof pitch. Proposed and existing colour and materials schedule. 	Always		
<ul style="list-style-type: none"> Screening plans for storage areas, refuge, roof mounted aircons etc. 	Where applicable.		
<ul style="list-style-type: none"> Include details of any proposed cut or fill (heights). 	Where applicable.		
<ul style="list-style-type: none"> Signage including dimension, content, and height from ground. 	Where applicable.		
Retaining walls and fences: <ul style="list-style-type: none"> Provide details for the proposed retaining walls, including their size (height, length, width), depth below floor ground level. Location and full details to scale of retaining wall footings if proposed to encroach on adjoining lots. Show natural ground levels, contour levels, spot levels for change of height along wall and top of wall at each end. Details of fencing – type, heights etc. 	Where applicable.		

INFORMATION RELATED TO ENGINEERING

Requirements	When is it required?	Included	Office
Unretained cut and fill over 2m in height and/or sloping sites: <ul style="list-style-type: none"> Certain developments that include earthworks, an engineering certification, soil report, or geotechnical report may be required. 	In accordance with NCC acceptable construction practice.		
Retaining Walls: <ul style="list-style-type: none"> Indicative subsoil / subsoil drain to support drainage for retaining walls. <i>*detailed stormwater plan will be required at building permit stage.</i> 	Where ground/perched water may be an issue due to poor soils and/or sloping sites.		
<ul style="list-style-type: none"> Basic indicative footings detail (does not need to be engineered). <i>*detailed engineering will be required at building permit stage.</i> 	On sloping sites to ensure structural integrity.		

ADDITIONAL DEVELOPMENT CONTROL REQUIREMENTS

In addition to the above list, the following items are required to be shown on the plans, along with additional applicable requirements:

Requirements	When is it required?	Included	Office
Waste Management Plan			
<ul style="list-style-type: none"> Waste Management Plan for all commercial developments in accordance with the City's Waste Management Policy. The type of plan required can be simple or more complex – refer to Planning services for direction on which plan and template to is required. 	Always <i>*May be waived at the discretion of the decision maker for change of use applications.</i>		

TECHNICAL REPORTS

The following technical reports may be applicable, please consult with the City on what may be relevant to the application:

Transport Impact Assessment Statement	Acoustic assessment
Geotech Report / Soil Report	Acid Sulfate Soil Management Plan
Groundwater Management Plans	Visual Impact Statement
Construction Management Plan	Dust and noise management plans
Arborist report	Public Art
Heritage Impact Statement	

Please note – City staff may require further information for the application, including information/plans that include, but not limited to, information in regards to the following:

Bushfire considerations in addition to BAL	Heritage
Engineering	Local Planning Policies – including Non-Residential Development in Residential Zone
Public Drinking Water areas	Structure Plans
Flood Prone Areas	Local Development Plans
Sloping/steep sites	
Sewer sensitive areas	