

- Objectives:** Place
- Outcome:** 2.1 - A diverse, well planned built environment.
- Strategy:** 2.1.1 - Actively engage in the development and promotion of an effective planning framework.

## Purpose

1. Provide clarity to applicants in relation to the type of information the Shire will require for particular types of development.
2. Increase the efficiency and transparency of the development approval process by ensuring all required information is provided up-front, prior to an application being lodged.

## Definitions

**Commercial Development** – Means any development or part of a development which entails retail sale of goods, hospitality or the provision of a professional service or trade.

**Equine Development** – Means any development or part of a development for the keeping, stabling or agistment of horses or other equine animals.

**Agricultural Development** – Means any development or part of a development for the growing or propagation of vegetables, fruit, cereals, or food crops, trees, plants, shrubs, vines or flowers for wholesale or retail sale, where the growing or propagation requires the application of any fertilisers or nutrients of any kind.

## Background

Clause 63 of the Deemed Provisions provides a detailed description of the accompanying material that Local Government requires in support of a development application.

Clause 63(3) of the Deemed Provisions provides a description of the material required, in addition to the material as outlined in clause 63 of the Deemed Provisions, for applications where the proposed development relates to a place on the Heritage List or within a Heritage area.

## Policy

Any application for development approval must be submitted with the mandatory information listed in this policy. Where required information has not been received or is considered inadequate, an application will not be considered as lodged and may either be returned to the applicant or refused in accordance with the Deemed Provisions.

Additional information may also be required at the discretion of the Shire depending on the type of development proposed, as listed in the Table 1:

### Mandatory Information Requirements-

1. Completed Application form signed by all landowners as identified on the Certificate of Title;



2. Appropriate fee;
3. Current copy of Certificate of Title with Diagram and Strata Plan where applicable;
4. Detailed written statement in support of the proposal including:-
  3. Full details of the use/development;
  4. Identification and Justification of any Scheme of Policy Variations;
5. Site Plan(s) to the scale of 1:100, 1:200, or 1:500, or to the satisfaction of the Shire, including;
  - a) The property in context of its surroundings;
  - b) Lot number(s), area, boundaries, north point;
  - c) Location of existing buildings/features to be retained;
  - d) Location of proposed buildings and features including setbacks to boundaries and other buildings;
  - e) Details of roads, access, crossovers, car parking and boundary treatment(s);
  - f) Existing and proposed vegetation; and
  - g) Site levels and floor levels.
6. Floor Plan(s) and Elevation Plan(s) to the scale of 1:50, 1:100, or 1:200, or to the satisfaction of the Shire.

**Table 1 – Additional Information Requirements**

<b>Additional Information</b>	<b>When required</b>
Bushfire Attack Level Assessment	In a designated bushfire prone area where the proposal is for: <ul style="list-style-type: none"><li>• Residential development on lots &gt;1100m<sup>2</sup>;</li><li>• A habitable building;</li></ul> A specified Building
Bushfire Management Plan	Development proposals resulting in any of the following:- <ul style="list-style-type: none"><li>• Vulnerable Land Use (with a BAL of 12 – 29)</li><li>• High Risk Land Use (with a BAL of 12 – 29)</li><li>• Development within BAL-40 or BAL – Flame Zone</li></ul>
Landscaping Plan	Development proposals resulting in any of the following <ul style="list-style-type: none"><li>• Removal of vegetation;</li></ul>



	<ul style="list-style-type: none"> <li>• Landscaping is required by the Scheme, or a Local Planning Policy; and</li> <li>• Amenity impacts.</li> </ul> <p>Note: Where a landscaping plan is required the maturity and species of plantings shall be to the satisfaction of the Shire. Generally, native species will be required of a height equivalent to the proposed development.</p>
Traffic Impact Statement	Development generating between 10 – 100 vehicle trips in the developments peak hours
Traffic Impact Assessment	Development generating greater than 100 vehicle trips in the developments peak hours
Traffic Management Plan	Proposals generating significant traffic volumes, or resulting in complex traffic arrangements
Stormwater and Drainage Plan	Commercial and Industrial proposals
Nutrient and Irrigation Management Plan (can incorporate Drainage Management)	Agricultural development
Acoustic Report and Noise Management Plan	Development within buffer distances as listed in Guidance for the Assessment of Environmental Factors, Separation Distances between industrial and sensitive land uses (WAPC 2005)
Odour Impact Assessment and Management Plan	Development within buffer distances as listed in Guidance for the Assessment of Environmental Factors, Separation Distances between industrial and sensitive land uses (WAPC 2005)
Dust Management Plan	Any dust generating development including construction phase
Schedule of Colours and Materials	Any development proposals in the following areas: <ul style="list-style-type: none"> <li>• Jarrahdale Townscape Precinct</li> <li>• Jarrahdale Heritage Precinct</li> <li>• Landscape Protection Area</li> </ul> Or any works to an existing heritage building.
Equine Management Plan	Where a proposal involves the keeping of horses
Signage Strategy	Where any signage is proposed
An air quality impact assessment or air quality management plan as required;	Industrial development having potential air quality impacts

**NOTE**

This policy is a guidance document only and the Shire reserves the right to request and additional information it deems necessary to make an informed decision in accordance with Clause 63 of the Deemed Provisions.

**References**

<b>Name of Policy</b>	Local Planning Policy 1.2: Development Applications Information Policy
<b>Previous Policy</b>	N/A
<b>Date of Adoption and Resolution Number</b>	23 July 2018 - OCM063/07/18
<b>Review dates and Resolution Numbers</b>	
<b>Next review date</b>	
<b>Related documents</b>	<b>Acts/Regulations</b> <i>Local Government Act 1995</i> <i>Planning and Development Act 2005</i> <i>Planning and Development (Local Planning Schemes) Regulations 2015</i>  <b>Plans/Strategies</b> Strategic Community Plan 2017 - 2027  <b>Policies</b>  <b>References</b>  <b>Delegations</b> 11.1.1  <b>Work Procedures</b>

Note: changes to references may be made without the need to take the Policy to Council for review.