



Development Details		
Lot No:	Street No:	
Street Name:	Suburb:	
Proposed Development		
New Single House	<input type="checkbox"/>	
Alterations/Additions to a Single House	<input type="checkbox"/>	
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		
<p>Note: The applicable fee is required to be <u>paid in full prior</u> to the application being assessed by the City.</p> <p>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.</p>		
OFFICE USE ONLY		
Planning Fees Reference	Date:	Amount:
	File No.:	Receipt No.:



Applicant Demonstration of Assessment (R-Codes Volume 1)

The deemed-to-comply pathway was introduced on 15 February 2021 and is applicable for developments for 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.

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

<https://www.nedlands.wa.gov.au/development/planning/policies-framework.aspx>

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
<input type="checkbox"/>	<input type="checkbox"/>	1. Completed City of Nedlands Deemed to Comply Application Form
<input type="checkbox"/>	<input type="checkbox"/>	2. Cover Letter – Providing an outline of the proposal and description of the development including the nature of the works proposed
<input type="checkbox"/>	<input type="checkbox"/>	3. For new Single Houses, applicant demonstration of assessment, indicating how the development proposal satisfies the 'Deemed to Comply' development criteria
<input type="checkbox"/>	<input type="checkbox"/>	4. Existing and Proposed Site Plans, including all relevant dimensions to a scale of 1:00 or 1:200 only <ul style="list-style-type: none"> a. Street and lot number and street/road name b. North Point (on all plans) c. Existing and proposed buildings d. Existing and proposed uses e. 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) f. All property boundaries and lot dimensions g. Setbacks to all lot boundaries h. Details and Location of any fencing (existing or proposed). i. Location, layout and dimension of any car parking areas j. 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. k. Location of any easements
<input type="checkbox"/>	<input type="checkbox"/>	5. Elevation plans (showing all relevant dimensions) to a scale of 1:100 only. Elevations are to be labelled with the relevant compass direction. <ul style="list-style-type: none"> a. All applicable elevations are to be submitted with description and heading (i.e. direction) of each elevation (North, South, East West) b. 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. c. 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. d. Overall height dimensions to be shown from natural ground level to ridge and pitch where applicable. e. Wall height dimensions to be shown from natural ground level to where the wall intersects with the roof e.g. Plate height. f. FFL (AHD) to be provided on the elevation plans at each level. g. 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. h. 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.
<input type="checkbox"/>	<input type="checkbox"/>	6. Floor plan (showing all relevant dimensions) <ul style="list-style-type: none"> a. A plan of every storey with floor levels (RL or AHD) b. Internal Layout showing doors / windows etc and room names c. Roof/eaves lines d. Total floor area in square metres e. Lot boundary and setbacks to all boundaries on all sides
<input type="checkbox"/>	<input type="checkbox"/>	7. Stormwater Drainage Plans <ul style="list-style-type: none"> a. Details of the size and location of the retention devices* b. Location of suitable overland flow path to the road or laneway for a storm event exceeding the 1% AEP 60 min duration.



		<i>*On-site stormwater retention is to be designed for a 1% AEP event of 60min duration and all stormwater is to be designed to be contained on site. For further information contact the City's Technical Services Department.</i>
<input type="checkbox"/>	<input type="checkbox"/>	8. Overshadow Diagram – diagram showing extent of overshadowing on adjoining properties, expressed in percentages and square metres.
<input type="checkbox"/>	<input type="checkbox"/>	9. 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.

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	

You may lodge the application through the City's online "Make an Enquiry" portal.