

APPLICATION FOR DEVELOPMENT APPROVAL

R-Code Variation Application Checklist



SINGLE DWELLINGS AND ANCILLARY STRUCTURES

(for grouped and multiple dwelling development approvals, refer to the checklist at <https://karratha.wa.gov.au/planning-forms>)

Please refer to the Residential Design Codes (R-Codes) at <https://www.dplh.wa.gov.au/rcodes>, the Local Planning Policy DP07 at <https://karratha.wa.gov.au/local-planning-policies> and/or the City's Local Planning Scheme 8 at https://www.dplh.wa.gov.au/getmedia/c4c52d3d-0ffa-49e6-a3e9-2ff77f6642e/Karratha_scheme_text for definitions and provisions.

This checklist has been prepared to ensure that development applications submitted to the City of Karratha are complete and contain all the required information to allow for it to be processed in a timely manner.

Applications are not considered formally lodged and accepted for consideration until all the required information is received, the application form is completed and signed, together with payment of the required fee. Failure to lodge a complete application will delay a decision.

Completed Application for Development Approval Form

- The form is to be signed by the registered proprietor/s as shown on the certificate/s of title.
- Where the landowner/s cannot sign, an authorised agent can sign and attach evidence of the authority.
- If the subject land is owned by a company, you must confirm whether it is a sole proprietorship company and state the full name/s and position/s of the company signatory/ies.
- Appropriate company signatory/ies include one director and the company seal, two directors, or one director and one secretary.

Eg: _____ Or _____
 John F. Smith - Director Peter S James - Director John F. Smith - Sole Director
 Smith Pty Ltd Smith Pty Ltd Smith Pty Ltd

If the subject land is owned by a strata company, consent can be signed by the strata company secretary or by an elected person of the strata company providing proof of authority either by letter of delegated authority, signed by all strata owners or minutes showing delegated authority.

Application Fee/s – Refer to the Planning Fee Schedule <https://karratha.wa.gov.au/planning-forms>.

The application fees are based on the estimated cost of development, which includes, costs based on industry recognised/market value prices, including cost for materials and labour for construction.

Written justification, in support of any variations to the 'deemed to comply' provisions of the R-Codes and/or provisions of Local Planning Policy DP7, to demonstrate how the proposal meets the relevant design principles of the R-Codes.

Neighbours comment – refer to <https://karratha.wa.gov.au/planning-forms>.

A copy of the site, floor and elevation plans drawn to a scale of 1:200 or 1:100.

Existing plans may be available from the City of Karratha to use as reference for future proposed development.

Site Plan (Drawn to scale, at not less than 1:200)

- street name(s) and lot number; lot dimensions; north point and scale;
- existing and proposed buildings and uses;
- existing and proposed ground and finish levels (relative to a nominated datum point or Australian Height Datum (AHD));
- driveways/access points;
- setbacks;
- lot boundaries (existing and proposed), including strata boundaries;
- details and location of any fencing;
- location & layout of any car parking areas; and
- location of Septic Tanks, Leach Drains and Soakwells related to Sewerage Treatment Systems.
- location of any easements and infrastructure such as water mains

Floor Plan (Drawn to scale of 1:100 or 1:200)

- a plan of every storey with floor levels (Relative Level (RL) or Australian Height Datum (AHD));
- room layout including walls, doors, windows and proposed use of each room; and
- dimensions of buildings.

Elevation Plan (Drawn to scale of 1:100 or 1:200)

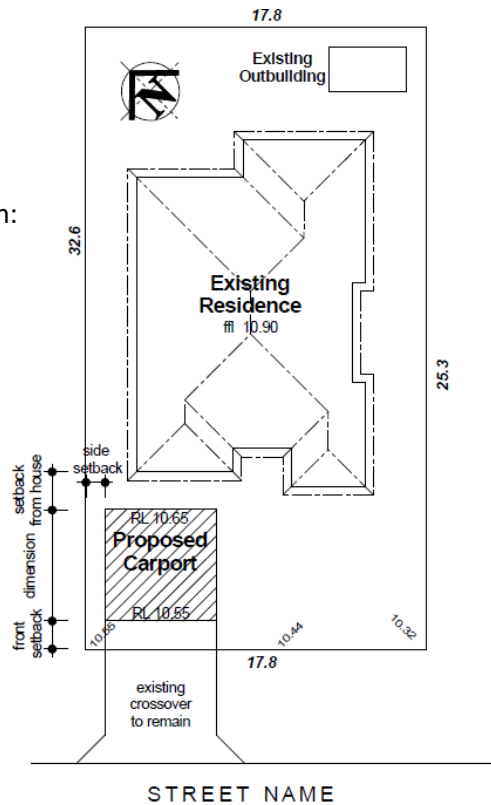
- view of every face or proposed building(s)/ Structure(s) detailing all openings (door and windows) and architectural features;
- materials and colours (if known); and
- show floor levels (Relative Level (RL) or Australia Height Datum (AHD)).

Copy of Current Certificate of Title

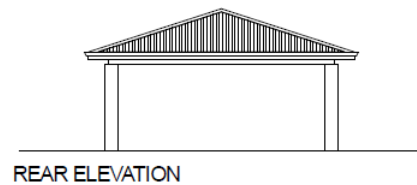
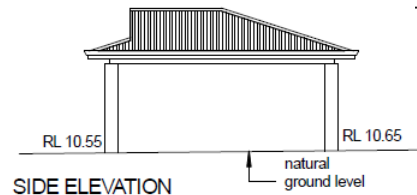
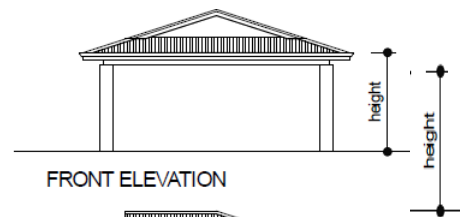
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Example site plan:

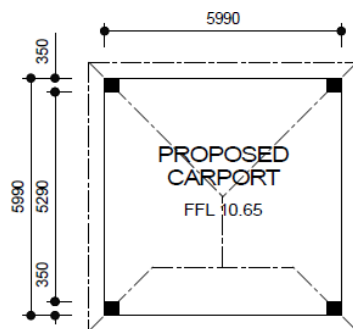


SITE PLAN
SCALE 1:200



ELEVATIONS
SCALE 1:100

Example elevation plan:



Example floor plan:

FLOOR PLAN
SCALE 1:100