

SUBMISSION CHECKLIST

Grouped Dwellings and Extensions to Grouped Dwellings

To enable your application to progress as quickly as possible and to avoid unnecessary delays, please use the following checklist to help you make sure you have included all of the information we require to undertake a full and considered assessment of your proposal. You tick your column to help you gather your information and when you bring the application in, a City Officer will tick our column to double check it's all there.

Please note that all plans must be to scale and printed at the appropriate size; for example if your plans have a note that says 1:200 @ A1, then the plans will need to be provided at A1 size, not A3, etc. The City requires three sets of plans to be provided for Planning Applications; however, any report (e.g. acoustic, traffic, engineers, etc.) or written justification need only be supplied as a single copy.

YOU	US	N/A	GENERAL INFORMATION
<input type="checkbox"/>	<input type="checkbox"/>		Completed Application Form which has been signed by the land owner. (Please use the second page of the application form for any further information that may assist us to assess your application).
<input type="checkbox"/>	<input type="checkbox"/>		Three copies each of site, floor and elevation plans, as described below.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	If the property is subject to a Detailed Area Plan (Greenview at Karkurla), all plans have been forwarded to the estate architect and have been stamped.
<input type="checkbox"/>	<input type="checkbox"/>		Current (no more than 90 days old) Certificate of Title, including sketch; or you can pay the City to get this for you.
<input type="checkbox"/>	<input type="checkbox"/>		A written statement for any elements of your proposal that are using the design principles of the <i>Residential Design Codes of WA</i> .
<input type="checkbox"/>	<input type="checkbox"/>		A written statement advising the previous, current and proposed land use and if there are any known or possible contamination issues. Please check the <i>Contaminated Sites Database</i> at www.der.wa.gov.au
<input type="checkbox"/>	<input type="checkbox"/>		One copy of a feature/contour plan prepared by a licenced land surveyor.
<input type="checkbox"/>	<input type="checkbox"/>		One copy of an Overshadowing plan.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Two copies of signed <i>Deed of Indemnity for Flood/Erosion in Gribble Creek Flood Plain</i> .
<input type="checkbox"/>	<input type="checkbox"/>		Payment of appropriate fee for the development.

YOU	US	N/A	HERITAGE INFORMATION
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	If the property is contained within the <i>State Register of Heritage Places (RHP)</i> or <i>City of Kalgoorlie-Boulder Municipal Heritage Inventory (MHI)</i> , then the development proposal is in accordance with the <i>City of Kalgoorlie-Boulder Town Planning Scheme No. 1, 1997 clause 5.5(10) to 5.5(14)</i> and the City's policy <i>LPP 04 – Development Guidelines for Heritage Precincts and Places of Heritage Significance</i> .
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	If the property is contained within the (<i>RHP</i>), (<i>MHI</i>) or in a heritage precinct, a written summary of proposed works and a Heritage Impact Statement have been prepared and included with the application.
YOU	US	N/A	SITE PLAN – showing the following (do not include internal room layouts)
<input type="checkbox"/>	<input type="checkbox"/>		Drawn to a scale at not less than 1:500 (1:200 is preferable) and printed at the the correct size, preferably A3.
<input type="checkbox"/>	<input type="checkbox"/>		North point, street name(s), kerb-line and traffic nibs, verge, footpaths, street trees, power poles, bus stops/shelters, storm water pits in the road, etc.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	All existing buildings/structures, including outbuildings, sea containers, etc.
<input type="checkbox"/>	<input type="checkbox"/>		All proposed buildings/structures, including outbuildings, sea containers, etc.
<input type="checkbox"/>	<input type="checkbox"/>		Existing ground levels relative to a nominated datum, Australian Height Datum (AHD) is preferred but not essential for single dwellings. Levels must be provided around the boundaries, across the site and for the bottom and top of kerb at the road.
<input type="checkbox"/>	<input type="checkbox"/>		Proposed finished ground levels (as for above). If any cutting or filling is proposed, the finished ground levels must be provided and be notated in a box. e.g. 354.45 The method of retaining must be shown.
<input type="checkbox"/>	<input type="checkbox"/>		Existing and proposed finished floor levels (FFLs) relative to the same datum used for the site levels.
<input type="checkbox"/>	<input type="checkbox"/>		Method of storm water disposal (either piped to the street or retained on site in Rainwater tanks with bubble-up pits for overflow). Bubble-up pits must be located at least 3m from building footings and boundaries; and 6m from any effluent and Grey-water disposal systems. Please note that soak wells are not permitted in any area as our local soils do not absorb water efficiently.
<input type="checkbox"/>	<input type="checkbox"/>		Driveways/access points and crossovers (each developed lot is required to have a constructed crossover to the City's standards).
<input type="checkbox"/>	<input type="checkbox"/>		Lot dimensions (i.e. length of each boundary and total area) with measurements.

<input type="checkbox"/>	<input type="checkbox"/>	Setbacks from boundaries to buildings and between buildings shown as a Measurement.	
<input type="checkbox"/>	<input type="checkbox"/>	Location of any external fixtures (including air-conditioning units), and utilities and facilities, in accordance with 5.4.4, 5.4.5, 6.4.5 & 6.4.6 of the <i>Residential Design Codes of WA</i> .	
<input type="checkbox"/>	<input type="checkbox"/>	Details and location of any fencing, gates and/or retaining walls, including height and length.	
<input type="checkbox"/>	<input type="checkbox"/>	Location, layout and dimensions of any car parking areas.	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Location of any easements (i.e. sewer, access, storm water, etc.).
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Location of the City's main sewer line, any internal sewer lines and internal sewers connection point or on-site effluent disposal systems, including leach drains and any grey-water systems.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The property is within close proximity to the Gribble Creek Flood Plain, and is clearly identified on the site plan showing any portion of the site that is floodway and any portion of the site that is flood fringe. Development is in accordance with with the City's town planning scheme and relevant local planning policies.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The property is affected by the Australian Noise Exposure Forecast (ANEF), being noise from the Airport, and is identified on the site plan and methods of mitigating noise issues are demonstrated.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The property is affected by the Obstacle Limitation Surface Plan (OLSP), being height restrictions due to the Airport, and is identified on the site plan.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The property is affected by Rail or Road Corridor Noise (see <i>State Planning Policy: Road and Rail Transport Noise (Draft)</i> at www.planning.wa.gov.au) and is identified on the site plan.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Landscaping provided in accordance with 5.3.2 of the <i>Residential Design Codes</i> .
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Parking provided in accordance with 5.3.3 and 5.3.4 of the <i>Residential Design Codes</i> .

YOU	US	N/A	FLOOR PLAN(S) – showing the following
<input type="checkbox"/>	<input type="checkbox"/>		Drawn to a scale of 1:100 or 1:200 and printed at the correct size, preferably A3.
<input type="checkbox"/>	<input type="checkbox"/>		Separate plan drawing of each storey, including the FFL for each floor.
<input type="checkbox"/>	<input type="checkbox"/>		Layout including outdoor living spaces, carports/garages, walls, doors, windows and proposed use of each room.
<input type="checkbox"/>	<input type="checkbox"/>		Dimensions of each floor and each room.
<input type="checkbox"/>	<input type="checkbox"/>		Area in m ² of each floor, and all external spaces such as outdoor living spaces, carports/garages, etc.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	For extensions to existing dwellings; plan clearly defines the areas that are existing and proposed.
YOU	US	N/A	ELEVATION PLANS – showing the following
<input type="checkbox"/>	<input type="checkbox"/>		Drawn to a scale of 1:100 or 1:200 and printed at the correct size, preferably A3.
<input type="checkbox"/>	<input type="checkbox"/>		Elevation of every face of the proposed building(s), detailing all openings (doors and Windows) and any architectural features.
<input type="checkbox"/>	<input type="checkbox"/>		Vertical dimensions of buildings showing finished floor level, wall height and pitch height.
<input type="checkbox"/>	<input type="checkbox"/>		Details and location of any fencing and/or retaining walls, including materials, height and length.
<input type="checkbox"/>	<input type="checkbox"/>		Existing and proposed ground levels, relative to the same datum used for the site levels (sloping sites should be shown with sloping ground lines, not a horizontal line).
YOU	US	N/A	EXISTING HOUSE TO REMAIN
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	When there is an existing dwelling on the site which is to remain, details or how this dwelling will be upgraded to externally to an equivalent maintenance standard of the new development.

General Information and further assistance

Note: Although all of the above information may have been provided, once a full formal assessment has been undertaken by the assessing officer, it may become clear that further information is required before a determination can be made.

Should this occur, you will receive a written request for further information, clearly setting out what is required and allowing 21 days for the information to be provided. In the event that the further information may take some time to prepare and collate, you will be given the option of withdrawing the application and having your application fee refunded.

Should the required information not be provided and you do not opt to have the application withdrawn, the application will be determined based on the information provided and this may result in a refusal.

There are a range of documents that may be helpful in the preparation of your application. You are advised to visit the Department of Planning at www.planning.wa.gov.au to view the City's Town Planning Scheme as well as State Planning Policies, Development Control Policies and Planning Bulletins.

The City of Kalgoorlie-Boulder also has a range of Council Policies, Local Planning Policies, Information Sheets and Checklists that will provide further information and advice to you. These documents are available from the administration building or the City's website at www.ckb.wa.gov.au.

Statutory Planning Officers are available during City of Kalgoorlie-Business hours to discuss your proposal or answer questions. Just come into the City's administration building at 577 Hannan Street, Kalgoorlie and ask to speak to the Duty Planner.

Alternatively, you can email your query to mailbag@ckb.wa.gov.au and mark it to the attention of "Statutory Planning" or telephone (08) 9021 9600 and ask to speak to the Duty Planner.