Application for Development Approval

City of South Perth Local Planning Scheme No. 7

PROPERTY DETAILS

Lot No: 249	Unit No:	House/Street No: 21
Street Name: Collins Street		Suburb: Kensington
Diagram or Plan No: 576	Certificate of Title Vol. No: 1020	Folio: 264
Certificate of Title encumbrances (e.g. easements, restrictive covenants):		

PROPOSED DEVELOPMENT

Application for Development Approval			Amendment to Development Approval Reference:		
Works ☒	Use	Works and Use	Extend time	Amend conditions	Amend plans

Description of proposed works and/or land use:

Proposed single and double storey double brick additions

Is an exemption from development approval claimed for part of the development?

Works ☐ Use ☐ No ☑

Description of exemption claimed (if relevant):

Nature of any existing buildings and/or land use:

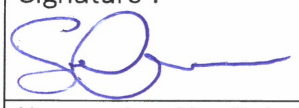
Single storey double brick house

Estimated cost of proposed development (excl. GST): **$600,000**

Note: If the cost of development at time of Building Permit is more than the estimated cost stated on the development application, the applicant will be responsible for payment of additional fees.

Estimated time of completion: 03/Sep/2027

OWNER(S) DETAILS

Name/Company[1]: Samuel Clifford Hughes			
Contact person for correspondence: Samuel Clifford Hughes			
Postal Address: 21 Collins Street, Kensington, WA, 6151			
Phone: 0439912298		Email: samuelcliffordhughes@gmail.com	
Signature[2]: 	Date: 06/02/26	Signature[2]:	Date:
Name and position (if signing for a company):		Name and position (if signing for a company):	

[1] If the property is owned by a company, a current Company Extract from the Australian Securities and Investment Commission (ASIC) database is required to be submitted along with Certificate of Title.

[2] All landowner(s) listed on the Certificate of Title are required to sign the application for development approval form. For the purposes of signing this application, an owner includes the persons referred to in the Planning and *Development (Local Planning Schemes) Regulations 2015* Schedule 2 clause 62(2).

APPLICANT DETAILS

Name/Company: Simon Maxwell/Urbanize Pty Ltd		
Contact person for correspondence: Simon Maxwell		
Postal Address: 13 Central Avenue, Beaconsfield, WA, 6162		
Phone: 08 62436405	Email: urbanize@urbanize.com.au	
I agree that the information and plans provided with this application may be made available by the City for public viewing in connection with the application.		Yes ☑
		No ☐

Applications can be lodged via the City's website at
southperth.wa.gov.au/development/development-applications

ACCOMPANYING MATERIAL

	Completed **City of South Perth Development Application Form/checklist and/or MRS Form 1** Please note: Application forms are required to be signed by ALL owners of the land as displayed on the Certificate of Title (this includes the Strata Manager as the owner where applicable) Where a lot is owned by a company or in a company name, a current Company Extract from the Australian Securities and Investment Commission (ASIC) database is required to be submitted along with the Certificate of Title. This is necessary to ensure there is one sole Director/Secretary able to sign the form and the persons' details and signature are authorised persons and correspond with the company extract from ASIC database.
	Certificate of Title issued by Landgate within the past 6 months
	Survey Diagram showing all lot boundaries, easements covenants on the land
	Strata Survey Plan For *Grouped Dwellings*, a strata survey plan, issued by Landgate, is to be provided showing all lot boundaries and lot entitlements (including any common property).
	Cover Letter – Providing an outline of the proposal, description of the development and any justification for variations (if applicable) where the applicant is seeking discretion to be exercised under the relevant planning framework.
Plan Package A full set of plans must be submitted to scale (1:100 or 1:200 only) ***Note: If the estimated cost of development exceeds $50,000, all plans must be digitally drawn. Hand-drawn plans will not be accepted. If the estimated cost is less than $50,000 these drawings must be to a professional standard (it is strongly recommended you seek professional assistance when drawing plans)***	
	Existing and Proposed Site Plans • Street and lot number and street/road name • North Point (on all plans) • Existing and proposed buildings, including building envelopes on adjoining lots. • 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) • All property boundaries and lot dimensions • Setbacks to all lot boundaries • Details and Location of any fencing (existing or proposed). • Location, layout and dimension of any car parking areas • Street verge and road including – street verge trees, power poles, drainage pits, manholes, crossover, footpaths, road islands and any other obstructions. As well as any proposed changes to these things. • Location of any easements • Annotate all trees on site and include dimensions for trunk diameter, canopy width and height along with what is proposed for the tree (removal, retention or pruning)
	Elevation plans • All applicable elevations are to be submitted with description/heading (i.e. direction – east, west etc.) of each elevation • Existing/natural ground levels to be indicated vertically below any proposed/existing walls where the wall intersects with the ground. Existing/natural ground level to be relative to nominated datum point or AHD. • Existing/natural ground level to be indicated as found at all adjacent lot boundaries. Existing/natural ground level to be relative to nominated datum point or AHD. • Overall height dimensions to be shown from existing/natural ground level to ridge and pitch. • Wall height dimensions to be shown from existing/natural ground level to where the wall intersects with the roof e.g. Plate height. • 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. • Height of any existing or proposed dividing fencing or screen walls. • Where an under croft is proposed, a section drawing at not less than 1:50 scale is to be

	submitted demonstrating driveway gradient and head clearances.
	Floor plan • A plan of every storey with floor levels (RL or AHD) • Internal Layout showing doors / windows etc and room names • Roof/eaves lines • Total floor area in square metres • Lot boundaries and setbacks to all boundaries on all sides
	All new single houses and grouped dwelling proposals require a **Landscaping Plan** to show the location and species of planting as well as hard/soft scaping treatment area, legend of plant species and indication of areas which consist of irrigation/reticulation.
	Overshadow Diagram – diagram showing extent of overshadowing on adjoining properties, expressed in percentages and square metres.
	Open Space Calculations – expressed in both percentages and square metres
	The following information is required for applications for **Change of Use to Unhosted Short-Term Rental Accommodation (USTRA).** • Site/floor plan of the property illustrating the physical details of the property – i.e. the rooms, outdoor spaces, parking etc. • Management Plan. • Supporting Letter from Strata Manager/Company. • Title and Cover Letter.
	All new grouped dwelling applications require a **draft survey plan/lot allocation plan.** The plan is to clearly show all proposed lots, lot areas, areas of common property, and any easements/encumbrances.
	Where residential development is proposed within 250m of Kwinana Freeway, Manning Road or Canning Highway, an **Acoustic Report and Noise Management Plan** is required to be submitted at the time of lodgement.
	Bushfire Attack Level (BAL) Assessment (if necessary). If unsure of the requirement of a BAL assessment, please contact the Planning Department directly.
	If the subject site is located in the Cygnia Cove Estate a **"Richard Noble" Checklist** is required to be submitted with the application. Please note: a Materials and Finishes Schedule is required to be submitted for Dwellings within this estate.
	If the subject site is subject to a dual density code, a **report addressing the dual density criteria** outlined within the City's Town Planning Scheme is required to be submitted with the development application package. The report is required to address how the development satisfies each performance criterion and state the density code sought.
	Heritage Impact Assessment (if necessary) If unsure, please contact the City's Planning Department directly.
	If the subject property is heritage listed, a Materials and Finishes Schedule is required. The schedule is to outline the proposed materials and finishes, as well as the location of any external fixtures (including but not limited to TV and radio antennae, satellite dishes, plumbing vents and pipes, solar panels, air conditioners and hot water systems). The elevations are to show the proposed roof pitch, materials and colours.
	Statement to address DRP comments (if necessary) Proposals that are formally submitted as a development application to the City following consideration by the Design Review Panel must be accompanied by a statement detailing how, and the extent to which, the comments made from the Design Review Panel have been addressed, in accordance with Clause 63(1)(d) of the Deemed Provisions of Local Planning Scheme No. 3.
	Where ten (10) or more grouped dwellings are proposed, a **Waste Management Plan** is required to be submitted at the time of lodgement. Please refer to the City's website and/or contact the Planning Department for any additional information.
	Where five (5) or more grouped dwellings are proposed, a **Traffic Impact Statement/Assessment** is required to be submitted with the lodgement. Please refer to the City's website and/or contact the Planning Department for any additional information.

	Where four (4) or more grouped dwellings/single houses are proposed a detailed **Design Statement is** to be provided addressing the 10 Design Principles of State Planning Policy 7.0 – Design of the Built Environment.

ADVERTISING REQUIREMENTS

- If a development application requires advertising as part of the assessment process, it will be conducted in accordance with the Planning and Development (Local Planning Schemes) Regulations 2015 Schedule 2, Clause 64(5), and the City of South Perth Advertising of Planning Proposal Local Planning Policy.
- Any information and plans submitted with the development application may be made available on the City's website if public advertising is required for comment.

INCOMPLETE APPLICATIONS

The City takes no responsibility for delays associated with incomplete applications. If an application is received incomplete, the applicant will be contacted and given up to **7 days** to provide any outstanding information. If the required information is not received within this timeframe, the application will be returned and **will not be processed** by the City.

FURTHER INFORMATION REQUIRED

- Upon review of the application type and works/use proposed, the City may request additional information at the time of lodgement in accordance with Clause 63(D) of the Planning and Development (Local Planning Schemes) Regulations 2015.
- It should be noted that further information may be required as a result of the City's assessment and/or concerns being received during any advertising undertaken and/or as a consequence of comments being received from a government agency/department. Each version of the site plan, floor plan(s) and elevations shall include an updated submission reference in the following format - Revision #; Plan #; Date (DD/MM/YY).

FEES

- The fees paid on this development application have been calculated on the estimated cost of development stated on the application form. If the cost of development determined at time of Building Permit is more than the estimated cost stated on the development application, the applicant will be responsible for payment of additional fees.

The City may waive or vary a requirement outlined above at its discretion.

Applicant Declaration

I/We SAMUEL CLIFFORD HUGHES declare that the information on this application form has been read, agreed to and the information provided with the development application is accurate and correct to the best of my/our knowledge. Where information is not provided, I have submitted written justification as to why the information is not required.

Signature/s: 