



CHECKLIST – SUBDIVISION APPLICATION PRIOR TO DEVELOPMENT PERMIT

Planning and Building Department
379-399 Whitehorse Road
Nunawading VIC 3131
General Enquiries: (03) 9262 6303

Council's Statutory Planning Unit is committed to reducing the time taken to process planning applications and to enable applications to be decided in a timely manner. The following is a list of the minimum information required to be submitted with any Planning Application.

PLEASE NOTE:

This checklist must be completed by the applicant or owner and attached to any Planning Application.

If your application does not satisfy the required detail, the application will not be accepted.

Most Subdivision applications require two processes – an application for a planning permit to subdivide under the Planning and Environment Act 1987 and an application for certification under the Subdivision Act 1988.

Please the items you have submitted.

1. All items may be submitted electronically within a media storage device (e.g. CD, DVD, USB flash drive) in PDF format, with plans and documents separated and named as appropriate. (Please see over for naming conventions.)
The address of the site and the submission date must be clearly indicated on the storage device.
2. "Application for Planning Permit" form completed and signed.
3. Full payment of appropriate application fee. Application Fees refer to www.whitehorse.vic.gov.au/planning-fees.html
4. A current and full copy of title (including title plan) and details of any Restrictive Covenants/Section 173 Agreements or other restrictions on the title. This title must have been searched within the last three months.
Note: If not using the City of Whitehorse Application form a "Declaration for Restrictive Covenants" form completed & signed is required.
5. A written submission explaining your proposal in detail, including the number and size of lots and the services to be provided.
6. Site and context description and a design response in accordance with Clause 56.01 of the Planning Scheme (Residential Subdivision). A copy of Clause 56.01 can be downloaded from www.whitehorse.vic.gov.au or www.dse.vic.gov.au.
The design response must address: how the subdivision derives from and responds to the site and context description, meets the objectives of Clause 56 and responds to any site and context features for the area identified in a local planning policy or a neighbourhood character overlay.
7. The Plan of Subdivision showing the proposed lot configuration, all easements, and location of proposed boundaries, any existing buildings and proposed building envelopes. (A4 size).
8. If the Subdivision involves a variation to common property, written evidence of the unanimous approval of the Body Corporate is required to be submitted with the application.

It is suggested you contact a Council Planning Officer to confirm any other details required within your application.

The quality and content of the information submitted will not be assessed at the time the application is lodged. This checklist ensures all documents are submitted so that Council can commence the assessment of the application. Further information may be required to be submitted to Council.

A copy of the "Application for Planning Permit" or "Application to Amend a Planning Permit" form, and fee schedule are available on Council's website (<http://www.whitehorse.vic.gov.au>).

Address: _____

Declaration:

I declare that I am the applicant and/or owner of the land and all of the above listed information has been submitted to Council with my application.

Name: _____ (Please print clearly)

Signature: _____ Date: _____ / _____ / _____

NAMING CONVENTIONS FOR DOCUMENTS SAVED IN A MEDIA STORAGE DEVICE

All documents and plans saved in a media storage device are required to be named appropriately, in accordance with the format below:

“Property Address – Document Name”

e.g.: “2/1000-1004 Whitehorse Rd, Box Hill – Plans”, should be used as the document name of:

A full set of neighbourhood and site description, design response plans, proposed site and elevation plans for a development at Unit 2, 1000-1004 Whitehorse Road, Box Hill VIC 3128

Document Name	Documents to be included, where possible
Application	<ul style="list-style-type: none"> • Minimum standard checklist. • Application form. • A copy of title and plan of subdivision. • A copy of any restrictive covenant and agreement. • A copy of written submission explaining the proposal and how it complies with the relevant planning scheme provisions.
Plans	<ul style="list-style-type: none"> • A full set of architectural drawings in 1 PDF document. • For files larger than 30MB, please separate and name accordingly. <p>e.g. – neighbourhood and site description & design response plans; – basement, ground, 1st & 2nd level plans; – 3rd level, roof and elevation and concept landscape plans.</p>
Arborist Report	<ul style="list-style-type: none"> • A construction impact assessment undertaken by a qualified arborist.
Traffic Report	<ul style="list-style-type: none"> • A traffic impact assessment prepared by a qualified transport engineer.
All other supporting documents, where required, including waste management plan, urban context report, ESD or SDA reports, should be separated and named accordingly when saved to a media storage device.	

PLEASE NOTE:

The maximum size for each document is 30MB. Any document exceeding this size must be separated or compressed.

The maximum number of characters of each document name must not exceed 200.