

**TOWN PLANNING SCHEME NO 3 –
SCHEDULE 2**

APPLICATION FOR PLANNING CONSENT

OWNER OF LAND: Surname: _____ Given Names: _____
Address: _____
_____ Phone Number: _____
Contact Person: _____ Mobile: _____
Email address: _____ (please use lowercase)

APPLICANT: Name/Company: _____
Address: _____ (for correspondence)
_____ Contact Person: _____ Contact Number: _____
Email address: _____ (please use lowercase)

SITE: Lot Number: _____ Street Number: _____ Street: _____
Location: _____ Plan/Diag _____ Vol: _____ Folio _____

DEVELOPMENT: Description of proposed development including proposed use:

COST: Approx. \$ _____ Estimated Completion Date: _____
Signed by Owner: _____ Date: _____

APPLICATIONS MUST COMPLY WITH THE CONDITIONS ON THE REVERSE OF THIS FORM

NOTE: SEPARATE APPLICATION IS REQUIRED FOR THE FOLLOWING:

- BUILDING PERMIT (WHERE APPLICABLE)
- FENCING

OFFICE USE ONLY:

Refer: Western Australian Planning Commission – Council – Other

Comments:

FEES: Varied (see attached schedule)

| | |
|-----------------------|-------------------|
| Application No: _____ | Fees Paid: _____ |
| Date: _____ | Receipt No: _____ |

PLANNING CONSENT

Applications for Planning Consent

- Every Application for planning consent shall be made in the form prescribed in Schedule 2 to the Scheme and shall be accompanied by such plans and other information as is required by the scheme.
- Unless Council waives any particular requirement, every application for planning consent shall be accompanied by three copies of :-
(1 x A1 plans and 2 x A3 minimum)

A SITE PLANS (Scale 1:200) showing: -

- Street Names, Lot Number(s), north point and the dimensions of the site;
- The location and proposed use of any existing building to be retained and the location and use of the building proposed to be erected on the site;
- The existing and proposed means of access for pedestrians and vehicles to and from the site;
- The location, number, dimensions and layout of all car parking spaces intended to be provided;
- The location, dimensions and design of any landscaped, open storage or trade display area and particulars of the manner in which it is proposed to develop same;
- The existing site levels and proposed site contours including datum (AHD);
- The proposed finished floor levels;
- Existing trees, street trees, crossovers and proposed crossovers
- Distances from adjoining buildings and boundaries
- Street elevation showing properties adjacent to the proposed development
- Shadowing of proposed development on adjoining properties as required by the Residential Design Codes of WA
- Materials of roof and external walls

B PLANS FOR DEVELOPMENT (Scale: 1:100) to include the following:

- Floor plans elevations and sections of any building proposed to be erected or altered and of any building intended to be retained.
- Position and height of adjoining developments
- Distances from other buildings and boundaries
- The highest portion of the roof
- Colours of and materials of roof and external walls
- A colour sheet front montage of the proposal and the adjoining properties on either side.

C OTHER PLANS OR INFORMATION SUCH AS:

I) Structures of historical significance or interest:

The Council may, in considering any application that may affect the heritage value or significance of any property within the Shire, solicit the views of the Heritage Council of WA, the National Trust of Australia (WA) and those of any other relevant bodies, and take those views into account when determining the application.

Notwithstanding any existing assessment on record, Council may require a heritage assessment to be carried out prior to the approval for any development proposed.

For the purpose of this policy the term "development" shall have the meaning as set out in the Town Planning and Development Act (as amended) but shall also include, in relation to any building, object, structure or place entered in a heritage list or contained within a heritage precinct, any act or thing that is likely to significantly change the external character of the building, object, structure of place.

II) Separate Application is required for:

- a) Fencing - Shire of Peppermint Grove Local Laws Relating to Fencing showing location, materials and height of all boundary fences.
- b) Swimming Pools and Ornamental Pools and Ponds > 300mm in depth
- c) Floodlights

NOTE: APPLICATIONS WILL BE RECEIVED UP UNTIL TWENTY-ONE (21) DAYS PRIOR TO EACH MONTHS COUNCIL FORUM MEETING WHICH NORMALLY MEETS ON THE SECOND TUESDAY OF EACH MONTH EXCEPT JANUARY WHEN THERE IS NO MEETING.

| Item | Description of planning service | Maximum fee 2011/12 |
|------|--|--|
| | Part 1 - Maximum fixed fees | |
| 1 | Determining a development application (other than for an extractive industry) where the development has not commenced or been carried out and the estimated cost of the development is- | |
| | (a) not more than \$50,000 | \$139 |
| | (b) more than \$50,000 but not more than \$500,000 | 0.32% of the estimated cost of development |
| | (c) more than \$500,000 but not more than \$2.5 million | \$1600 + 0.257% for every \$1 in excess of \$500,000 |
| | (d) more than \$2.5 million but not more than \$5 million | \$6740 + 0.206% for every \$1 in excess of \$2.5 million |
| | (e) more than \$5 million but not more than \$21.5 million | \$11,890 + 0.123% for every \$1 in excess of \$5 million |
| | (f) more than \$21.5 million | \$32,185 |
| 2 | Determining a development application (other than for an extractive industry) where the development has commenced or been carried out | The fee in item 1 plus, by way of penalty, twice that fee. |
| 3 | Determining a development application for an extractive industry where the development has not commenced or been carried out | \$696 |
| 4 | Determining a development application for an extractive industry where the development has commenced or been carried out | The fee in item 3 plus, by way of penalty, twice that fee |
| 5 | Providing a subdivision clearance for (a) not more than 5 lots (b) more than 5 lots but not more than 195 lots (c) more than 195 lots | \$69 per lot \$69 per lot for the first 5 lots and then \$35 per lot \$6959 |
| 6 | Determining an initial application for approval of a home occupation where the home occupation has not commenced | \$209 |
| 7 | Determining an initial application for approval of a home occupation where the home occupation has commenced | The fee in item 6 plus, by way of penalty, twice that fee |
| 8 | Determining an application for the renewal of an approval of a home occupation where the application is made before the approval expires | \$69 |
| 9 | Determining an application for the renewal of an approval of home occupation where the application is made after the approval has expired | The fee in item 8 plus, by way of penalty, twice that fee |
| 10 | Determining an application for a change of use or for an alteration or extension or change of a non-conforming use to which item 1 does not apply, where the change or the alteration, extension or change has not commenced or been carried out | \$278 |
| 11 | Determining an application for change of use or for alteration or extension or change of a non-conforming use to which item 2 does not apply, where the change or the alteration, extension or change has commenced or been carried out | The fee in item 10 plus, by way of penalty, twice that fee |
| 12 | Providing a zoning certificate | \$69 |
| 13 | Replying to a property settlement questionnaire | \$69 |
| 14 | Providing written planning advice | \$69 |
| | Part 2 - Maximum fees: scheme amendments | |
| 1 | Director/ City/ Shire Planner | \$83.00 |
| 2 | Manager/ Senior Planner | \$63.00 |
| 3 | Planning Officer | \$34.70 |
| 4 | Other staff eg environmental health officer | \$34.70 |
| 5 | Secretary/ administrative clerk | \$28.40 |
| | Part 3 - Maximum fees: structure plans | |
| 1 | Director/ City/ Shire Planner | \$83.00 |
| 2 | Manager/ Senior Planner | \$63.00 |
| 3 | Planning Officer | \$34.70 |
| 4 | Other staff eg environmental health officer | \$34.70 |
| 5 | Secretary/ administrative clerk | \$28.40 |