



# MRS Form 1

## Application for Planning Approval

### Owner/s details

Registered proprietor/s (landowner/s) or the authorised agent's details **must** be provided in this section. If there are more than two landowners please provide all relevant information on a separate page. Signature/s must be provided by all registered proprietors or by an authorised agent.

**Alternatively**, a letter of consent, which is signed by all registered proprietors or by the authorised agent, can be provided.

Full name	Silvia Maria Flores Rojas			
Company/agency (if applicable)				
ACN/ABN (if applicable)				
Postal address	42 Johnston Street			
Town/suburb	Peppermint Grove	Postcode	6011	
Signature	<small>The landowner/s or authorised agent consents to the applicant submitting this application</small> 		Date	22/02/2026
Print name and position (if signing on behalf of a company or agency)				

### Applicant details

Name/company	Wes Barrett			
Contact person				
Postal address	42 Johnston Street			
Town/suburb	Peppermint Grove	Postcode	6011	
Phone	0408190405	Email	wes@mjastudio.net	
Applicant signature			Date	22/02/2026
Print name and position (if signing on behalf of a company or agency)				

### Property details

Certificate of title description of land:	Lot No	7	Location No	7/P2158	
Plan or diagram	2158	Vol	1681	Folio	503
Certificate of title description of land:	Lot No		Location No		
Plan or diagram		Vol		Folio	
Title encumbrances (e.g. easements, restrictive covenants)					
Locality of development (house no., street name)	42 Johnston Street Peppermint Grove				
Nearest street intersection	Palmerston Street				
Existing building/land use	Single Residential				
Description of proposed development and/or use	Single Storey residential house -new build construction				
Nature of any existing buildings and/or use	Single Residential				
Approximate cost of development (ex. GST)	\$925,000				
Estimated date of completion	December 2027				

### Office use only

Acceptance officer's initials	<input type="text"/>	Date received	<input type="text"/>
Local government reference No.	<input type="text"/>	Commission reference No.	<input type="text"/>

The information and plans provided with this application may be made available by the Shire of Peppermint Grove for public viewing in connection with the application.



### Additional Information to be provided on the MRS Form 1

Is the development within a designated Bushfire Prone or Road and Rail Noise Area?

Yes  No

If 'yes', have bushfire hazard issues or noise attenuation been identified and addressed (e.g. by providing a BAL Assessment, or evidencing quiet house design and a noise management plan).

Yes  No

N/A

If NA is selected and the development is in a designated bushfire prone area then a short statement justifying why SPP 3.7 or SPP 5.4 does not apply should be included.

Does your application require determination by a Development Assessment Panel? (DAP)

Yes  No

Please refer to the following website for DAP requirements: [www.dplh.wa.gov.au/daps](http://www.dplh.wa.gov.au/daps)

If yes, please complete DAP Application Form as per DAP requirements.

Please complete the checklist below and ensure that all the relevant information is provided with the application.

1. Completed Metropolitan Region Scheme (MRS) Form 1
2. Site plans and elevations at a scale not less than 1:250 and 1:100 (respectively) showing:-
  - (i) the location of the site including street names, lot number(s), north point and the dimensions of the site;
  - (ii) the existing and proposed ground and floor levels over the whole of the land that is the subject of the application, including details of proposed cut and fill, and retaining walls;
  - (iii) the location, metric dimensions, materials, finishes and type of all existing and proposed structures, including services, on the land that is the subject of the application and all existing structures and vegetation proposed to be removed;
  - (iv) the existing and proposed use of the site, including proposed hours of operation and buildings to be erected on the site;
  - (v) the existing and proposed means of access and egress for pedestrians and vehicles to and from the site;
  - (vi) the location, number, dimensions and layout of all car parking spaces intended to be provided, including provision for people with disabilities;
  - (vii) the location and dimensions of any area proposed to be provided for the loading and unloading of vehicles carrying goods or commodities to and from the site and the means of access to and from those areas;
  - (viii) the nature and extent of any open space, regulated trees to be impacted, and landscaping proposed for the site; and
  - (ix) proposed external lighting and signage.
3. Sections, as appropriate, of any proposed building or structure to be erected, altered or retained and to identify changes in ground levels;
4. A construction environmental management plan addressing noise and dust control, waste and materials storage, traffic management, temporary buildings and fencing, neighbour notification and complaints handling and resolution.
5. Any specialist studies that the responsible authority may require the applicant to undertake in support of the application such as heritage impact statements, environmental, engineering or urban design studies, arborist reports, and traffic management plans.
6. Justification for Council discretion such as how the R-Codes design principles have been satisfied.
7. A redacted plan set should the proponent not wish the location of panic rooms, safes or sensitive information to be made available to the public; and
8. Any other plan or information that the responsible authority may require to enable the application to be determined.

Prior to preparing your application please refer to the Information Sheet - Residential Development and local planning policies <https://www.peppermintgrove.wa.gov.au/development/planning/local-development-polices.aspx>

The information and plans provided with this application may be made available by the Shire of Peppermint Grove for public viewing and be included in Council Reports.

