



# APPLICATION FOR DEVELOPMENT APPROVAL

OWNER DETAILS		
Name :		
Address :		
		Postcode :
ABN (if applicable) :		
PHONE Mobile:	Home:	Work:
Fax :	Email :	
Contact person for correspondence :		
Signature:		Date:
Signature:		Date:
<p><i>The signature of the owner(s) is required on all applications. This application will not proceed without that signature. 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).</i></p>		

APPLICANT DETAILS		
Name :		
Address :		
		Postcode :
PHONE Mobile:	Home:	Work:
Fax :	Email :	
Contact person for correspondence :		
<p>The information and plans provided with this application may be made available by the local government for public viewing in connection with the application :    YES <input type="checkbox"/>    NO <input type="checkbox"/></p>		
Signature :		Date :

PROPERTY DETAILS			
Lot No	House/Street No	Street Name	
Suburb			
Nearest Street intersection			
Location No	Diagram or Plan No	Certificate of Title	
		Volume	Folio
Title encumbrances (e.g. easements, restrictive covenants) :			

PROPOSED DEVELOPMENT		
Nature of Development :	<input type="checkbox"/> Works <input type="checkbox"/> Use <input type="checkbox"/> Works and Use	
Is an Exemption from development claimed for part of the development ?	YES <input type="checkbox"/>	NO <input type="checkbox"/>
If YES, is the exemption for :	WORKS <input type="checkbox"/>	USE <input type="checkbox"/>
Description of proposed works and/or land use :		
Description of exemption claimed (if relevant) :		
Nature of any existing buildings and/or land use :		
Approximate cost of proposed development :		
Estimated time of completion :		

See also Addenda : Planning Consent - Pg 3, and  
 Local Government Planning Charges - Pg 4

OFFICE USE ONLY	
Acceptance Officer's initials :	Date received :
Local Government reference no :	

## PLANNING CONSENT



### Applications for Planning Consent

- Every Application for planning consent shall be made in the form prescribed in the Planning and Development Regulations 2015 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 (3) copies of plans, one copy must be A3 for agenda purposes.

#### **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;
- 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.
- Street elevation showing properties adjacent to the proposed development;
- Position and height of adjoining developments – in plan view.
- 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 an independent heritage specialist 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 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 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 > 300m 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.**

**Table 1 : Local Government Planning Charges**

Item	Description of planning service	Maximum fee 2013/14
<b>Part 1 – Maximum fixed fees</b>		
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	\$147
	(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	\$1,700 + 0.257% for every \$1 in excess of \$500,000
	(d) more than \$2.5 million but not more than \$5 million	\$7,161 + 0.206% for every \$1 in excess of \$2.5 million
	(e) more than \$5 million but not more than \$21.5 million	\$12,633 + 0.123% for every \$1 in excess of \$5 million
	(f) more than \$21.5 million	\$34,196
2	Determining a development application (other than for an extractive industry) where the development <b>has</b> 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 <b>has not</b> commenced or been carried out	\$739
4	Determining a development application <b>for an extractive industry</b> 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	\$73 per lot \$74 per lot for the first 5 lots and then \$35 per lot \$7,393
6	Determining an initial application for approval of a home occupation where the home occupation <b>has not</b> commenced	\$222
7	Determining an initial application for approval of a home occupation where the home occupation <b>has</b> 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 <b>before</b> the approval expires	\$73
9	Determining an application for the renewal of an approval of home occupation where the application is made <b>after</b> 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	\$295
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	\$73
13	Replying to a property settlement questionnaire	\$73
14	Providing written planning advice	\$73

<b>Part 2 – Maximum fees: scheme amendments and structure plans</b>		
1	Director / City / Shire Planner	\$88
2	Manager / Senior Planner	\$66
3	Planning Officer	\$36.86
4	Other staff e.g. environmental health officer	\$36.86
5	Secretary / administrative clerk	\$30.20