



APPLICATION FOR DEVELOPMENT APPROVAL

OWNER DETAILS	
Name:	
Address:	
	Postcode:
PHONE	
Mobile:	Home:
Email:	
Contact Person for Correspondence:	
Signature:	Date:
Signature:	Date:
<i>The signature of 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 Scheme) Regulations 2015 clause 62(2)</i>	

APPLICANT DETAILS	
Applicant:	Owner [] Other []
<i>If other please complete the details below</i>	
Name:	
Address:	
	Postcode:
ABN (if applicable):	
PHONE	
Mobile:	Office:
Email:	
Contact Person for Correspondence:	
Signature:	Date:

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



PROPOSED DEVELOPMENT	
Nature of Development	<input type="checkbox"/> Works <input type="checkbox"/> Use <input type="checkbox"/> Works and Use
Description of Proposed works and/or use:	
Nature of any existing buildings and/or use:	
Approximate cost of proposed development:	
Estimated completion date/project duration:	

Separate Applications are Required for:

1. Fencing – Shire of Peppermint Grove Local Laws Relating to Fencing showing location, materials and height of all boundary fences.
2. Swimming Pools and Ornamental pool/ponds greater than 300mm in depth.
3. Floodlights.

Office Use Only

Accepting Officer: _____

Date Received: _____

Local Government Reference Number: _____



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 required by the scheme.
- Unless Council waives any particular requirement, every application for planning consent shall be accompanied one set of A1 plans to scale, one set of A3 plans to scale, and one set of digital plans for assessment and agenda purposes.

REQUIREMENTS FOR SUPPORTING DOCUMENTATION

Site Plans (Scale 1:200) showing:

- Street Names, Lot Number(s), north point and the dimensions of the site;
- Location and purpose of any existing buildings to be retained, and the location and use of buildings 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 existing site levels and proposed site contours including datum (AHD);
- The proposed finished floor levels calculated from the mean natural ground level;
- Existing trees, street trees, crossover, 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;

Plans for Development (1:100 Scale) 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 development – in plan view;
- Distances from other buildings and boundaries;
- The highest portion of the roof;
- Schedule of materials for the roof and external walls;
- Coloured street montage of the proposed development and neighbouring properties;
- Completed Development Application Checklist (Attachment 1 below).

Other Information

- **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.



Attachment 1

Development Applications Checklist

Complete all relevant sections for the proposed development

Application Address	
Description	
Reference Number	Office Use Only

Planning Framework

LPS zoning/R-Code	
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1. Site Details– Table 1 R-Codes

Required (Table 1)	Deemed to Comply	Proposed	Compliant?
Lot size			
Frontage			
Plot Ratio – Scheme Calculation – As per LPP	0.5		
Mean Natural Ground Level*			

* Mean natural ground level is calculated by calculating the average of the R.L at each corner of the lot.

2. Street Setback

	Required (Table 1)	Proposed	Compliant?
Primary Street	9m		
Secondary Street	4.5m		
Porches, verandas, balconies and chimneys	Project less than 1m into street setback area and less than 20% of frontage or meets average setback		

3. Lot Boundary Setbacks

- For lots zone R-10, R12.5, and R-15 a rear lot boundary setback of 6m applies.
- A 9m front setback applies to all properties zoned residential.
- Setbacks to a secondary street are 4.5m as per LPS 4
- All other setbacks as per R-Codes Table 2

3.1. Lot Boundary setback (North)

Major Opening (y/n)	Length	Height	Setback required	Setback proposed	Compliant?

3.2. Lot Boundary setback (South)

Major Opening (y/n)	Length	Height	Setback required	Setback proposed	Compliant?



3.3. Lot Boundary setback (East)

Major Opening (y/n)	Length	Height	Setback required	Setback proposed	Compliant?

3.4. Lot Boundary setback (West)

Major Opening (y/n)	Length	Height	Setback required	Setback proposed	Compliant?

4. Open Space

Required	Proposed	Compliant?
R-Codes Table 1 -		

5. Building Height

	Required (Table 3)	Proposed	Compliant?
Pitched Roof			
Top of External Wall	6m		
Top of Pitched Roof	9m		
Concealed, flat and skillion roof			
Top of external wall	7m		

6. Parking

Type of Dwelling	Car Parking Space		Proposed	Compliant?
	Location A	Location B		
1 Bedroom	1	1		
2+ Bedroom	1	2		
Ancillary dwelling	nil	1		

7. Ancillary Dwellings

Required	Proposed	Compliant?
Lot not less than 450m ²		
Maximum plot ratio area of 70m ²		



8. Cone of Vision

Types of habitable rooms/active habitable spaces	Location		Proposed Setback	Compliant?
	Setback for areas coded R50 of lower	Setback for areas coded R50 or higher		
Major openings to bedrooms and studies	4.5m	3m		
Major openings to habitable rooms other than bedrooms and studies	6m	4.5m		
Unenclosed outdoor active habitable spaces	7.5m	6m		

For areas marked as non-compliant please provide a covering statement detailing the reasons why discretion is being sought.

Statement of Applicant

I, _____, have completed the checklist and have provided all information required as accurately as possible within my capability.

Sign

Dated