



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			
Company/agency (if applicable)			
ACN/ABN (if applicable)			
Postal address			
Town/suburb		Postcode	
Signature	 The landowner/s or authorised agent consents to the applicant submitting this application		Date
Print name and position (if signing on behalf of a company or agency)			

Applicant details

Name/company			
Contact person			
Postal address			
Town/suburb		Postcode	
Phone		Email	
Applicant signature			
Print name and position (if signing on behalf of a company or agency)		Date	

Property details

Certificate of title description of land:	Lot No		Location No	
Plan or diagram	Vol		Folio	
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)				
Nearest street intersection				
Existing building/land use				
Description of proposed development and/or use				
Nature of any existing buildings and/or use				
Approximate cost of development (ex. GST)				
Estimated date of completion				

Office use only

Acceptance officer's initials		Date received	
Local government reference No.		Commission reference No.	

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

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-policies.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.



Development application checklist - lodgement requirements

Application signatures	The MRS Form is to be signed by the registered proprietor/s as shown on the certificate/s of title. Where the landowner/s cannot sign, an authorised agent can sign and attach evidence of the authority. If the subject land is owned by a company, you must confirm whether it is a sole proprietorship company and state the full name/s and position/s of the company signatory/ies. Appropriate company signatory/ies include one director and the company seal, two directors, or one director and one secretary. Eg: _____ John F. Smith - Director Smith Pty Ltd Peter S James - Director Smith Pty Ltd Or _____ John F. Smith - Sole Director Smith Pty Ltd If the subject land is owned by a strata company, consent can be signed by the strata company secretary or by an elected person of the strata company providing proof of authority either by letter of delegated authority, signed by all strata owners or minutes showing delegated authority.
Certificate of Title	Ensure the Certificate of Title/s is/are current (within 6 months) and provide copy/s.
Change of name	Applications made by either private owners or companies who have changed names to that depicted on the Certificate of Title, must provide supporting documentation showing the change of name such as: • a transfer of land document that incorporates a lodgement receipt, • a company search from the Australian Securities and Investment Commission, • a marriage certificate or • a change of name certificate.
Contacts	A contact name, phone and email address is essential, in the event more information is required and for issuing correspondence relating to the Department's decision.
Contracts of sale	Where the land is subject to a contract of sale or offer and acceptance, evidence of landowner's consent must be provided. Relevant evidence may include; • an express provision of consent by the vendor on the contract of sale or offer and acceptance, • a letter of consent from the registered proprietor/s giving prospective purchaser/s consent to lodge the application or • a copy of the transfer of land document that incorporates a lodgement receipt.
Crown land	Where the land is registered in the name of the Crown, the application form must be signed by an authorised officer of the Department of Lands, stating the name and position. Alternatively, a letter of consent from the authorised Crown land officer.
Deceased estates	Where the land is registered in joint tenants, a copy of the death certificate of the deceased landowner must be provided. Where the land is registered in tenants in common, a copy of the grant of probate or endorsed enduring power of attorney must be provided.
Designated Bushfire Prone Area	If the proposed development is located within a Bushfire Prone Area according to the Map of Bush Fire Prone Areas, then bushfire hazard issues should be identified and addressed (e.g. by providing a BAL assessment(s) or BAL Contour Map and a Bushfire Management Plan with the application). If NA is selected and the development is in a designated bushfire prone area then a short statement justifying why SPP 3.7 does not apply should be included.
Emailed documents	Emailed applications or documents are acceptable, however the application must be signed by the registered proprietor/s.
Government agencies	Where the land is registered in the name of a government authority, the application form must be signed by an authorised officer of the relevant authority, stating the name and position of the signatory/s. Alternatively, a letter of consent signed by an authorised officer.