



7 Brockman Street GINGIN WA 6503
Tel (08) 9575 2211 Fax (08) 9575 2121

CLAUSE 86(1) FORM OF APPLICATION FOR DEVELOPMENT APPROVAL

Owner Details

Name: _____

ABN (if applicable): _____ Facsimile: _____

Address: _____

Post Code: _____

Contact Number: _____ Mobile: _____

Email: _____

Contact person for Correspondence: _____

Signature: _____ Date: _____

Signature: _____ Date: _____

This 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).

Applicant Details (if different from Owner)

Name: _____

Address: _____

Post Code: _____

Contact Number: _____ Mobile: _____

Email: _____

Contact person for Correspondence: _____

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** **No**

Signature: _____ Date: _____

Please select your preferred method of contact: **Email** **Written Letter**

Property Details

Lot: _____ House/Street No: _____ Location No: _____

Diagram/Plan No: _____ Certificate of Title Vol. No: _____ Folio No: _____

Title Encumbrances (e.g. easements, restrictive covenants): _____

Street Name: _____ Suburb: _____

Nearest Street Intersection: _____

Proposed Development

Nature of Development: _____ Works Use Works & Use

Is an exemption from development claimed for part of the development? Yes No

If yes, is the exemption for: Works Use Works & Use

Description of proposed works and / or land use: _____

Description of exemption claimed (if relevant): _____

Nature of existing buildings and / or land use: _____

Approximate Cost of Proposed Development: _____

Estimated Time of Completion: _____

This form is to be submitted with two copies of ALL plans

PLANS MAXIMUM OF A3 ONLY – A4 PREFERRED

This is not an application for a Building Licence. A separate application is required for a Building Licence.

OFFICE USE ONLY

Acceptance Officers Initials:

Date Received:

Local Government Reference No:

FORM OF APPLICATION FOR DEVELOPMENT APPROVAL CHECKLIST

Correct Fee

Planning Application Form

Plans (*see minimum standard material requirements for a planning application*)

Water license

Additional Information

- **Waste Management Plan**
- **Foreshore Management Plan**
- **Justification for Reduced Setbacks**
- **Horse Management Plan**

1. The following information MUST be provided with your application. Failure to supply this information will result in your application being returned or delayed.

- a) A plan or plans in a form approved by the local government showing the following:-**
- (i) The location of the site including street names, lot numbers, north point and the dimensions of the site;
 - (ii) The existing and proposed ground levels over the whole of the land the subject of the application;
 - (iii) The location, height and type of all existing structures and environmental features, including watercourses, wetlands and native vegetation on the site;
 - (iv) The structures and environmental features that are proposed to be removed;
 - (v) The existing and proposed use of the site, including proposed hours of operation, and buildings and structures to be erected on the site;
 - (vi) The existing and proposed means of access for pedestrians and vehicles to and from the site;
 - (vii) The location, number, dimensions and layout of all car parking spaces intended to be provided;
 - (viii) 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;
 - (ix) The location, dimensions and design of any open storage or trade display area and particulars of the manner in which it is proposed to develop the open storage or trade display area;
 - (x) The nature and extent of any open space and landscaping proposed for the site; and
- b) plans, elevations and sections of any building proposed to be erected or altered and of any building that is intended to be retained; and
- c) a report on any specialist studies in respect of the development that the local government requires the application to undertake such as site surveys or traffic, heritage, environmental, engineering or urban design studies; and
- d) any other plan or information that the local government reasonably requires.

2. The local government may waive or vary a requirement set out in sub clause (1).

3. Where an application relates to a place entered on a heritage list prepared in accordance with this Scheme or within an area designated under this Scheme as a heritage area, the local government may require the application to be accompanied by one or more of the following:-

- a) Street elevations drawn as one continuous elevation to a scale not smaller than 1:100 showing the proposed development and the whole of the existing development on each lot immediately adjoining the land the subject of the application;
- b) A detailed schedule of all finishes, including materials and colours of the proposed development;
- c) A description of the finishes of the existing developments on the subject lot and on each lot immediately adjoining the subject lot.

**TOWN PLANNING - SCHEDULE OF FEES AND CHARGES
2015/2015**

<p><u>General Applications</u> Determination of a Development Application (other than for an Extractive Industry) where the estimated cost of the development is:</p> <p>a) not more than \$50,000</p> <p>b) more than \$50,000 but not more than \$500,000</p> <p>c) more than \$500,000 but not more than \$2.5 million</p> <p>d) more than \$2.5 million but not more than \$5 million</p> <p>e) more than \$5 million but not more than \$21.5 million</p> <p>f) more than \$21.5 million</p>	<p align="right">\$147.00</p> <p align="right">0.32% of the estimated cost of development</p> <p align="right">\$1,700.00 + 0.257% per \$1 in excess of \$500,000</p> <p align="right">\$7,161.00 + 0.206% per \$1 in excess of \$2.5 million</p> <p align="right">\$12,633 .00 + 0.123% per \$1 in excess of \$ 5 million</p> <p align="right">\$34,196.00</p>
<p><u>Retrospective Planning Applications</u> The Penalty Fee for Retrospective Approval is twice the amount of the maximum fee payable (e.g. if the normal fee is \$147, the penalty is \$294 PLUS the regular fee of \$147, resulting in the total charge of \$441.00)</p>	<p align="right">3 x Applicable Fee above</p>
<p><u>Development Assessment Panel (DAP) Fee</u> The DAP fee is in addition to any Local Government development application fee payable under the Planning and Development (Development Assessment Panels) Amendment Regulations (No. 2) 2013.</p> <p>Estimated Cost of the Development:</p> <p>(a) Not less than \$3million and less than \$7 million</p> <p>(b) Not less than \$7 million and less than \$10 million</p> <p>(c) Not less than \$10 million and less than \$12.5 million</p> <p>(d) Not less than \$12.5 million and less than \$15 million</p> <p>(e) Not less than \$15 million and less than \$17.5 million</p> <p>(f) Not less than \$17.5 million and less than \$20 million</p> <p>(g) \$20 million or more</p> <p>An application under r.17 (Amending/cancelling Development Approval)</p>	<p align="right">\$3,376.00</p> <p align="right">\$5,213.00</p> <p align="right">\$5,672.00</p> <p align="right">\$5,834.00</p> <p align="right">\$5,996.00</p> <p align="right">\$6,158.00</p> <p align="right">\$6,320.00</p> <p align="right">\$150.00</p>
<p><u>Heritage Listed Places</u> State of Local Heritage listed buildings or places that would not normally require Planning Consent if not listed</p>	<p align="right">NIL</p>
<p><u>Extension of valid Planning Consent</u> Where no amendments have been made to the approved plans and the proposal does not require Public Notice</p> <p>Where amendments have been made to the approved plans and/or the proposal requires Public Notice</p>	<p align="right">50% of the General Application Fee</p> <p align="right">100% of the General Application Fee</p>
<p><u>Amended Planning Approval</u> Minor Amendments (as determined by CEO)</p> <p>Major Amendments (as determined by CEO) where Council discretion is required</p>	<p align="right">\$80.00</p> <p align="right">50% of appropriate planning fee</p>
<p><u>Landscaping Bonds</u> May be required for developments</p>	<p align="right">Set by Council (In accordance with Local Planning Policy Statement 1.17)</p>
<p><u>Subdivision Clearances</u></p>	

Not more than (5) Lots	\$73.00/Lot
More than five (5) but not more than one hundred and ninety five (195) Lots	Lots 1 – 5 \$73.00/Lot Lots 6 – 195 \$35.00/Lot
More than one hundred and ninety five (195) Lots	\$7,393.00
<u>Change of Use</u> Application for change of use or for 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.	\$295.00
<u>Extractive Industry</u> Extractive Industry Development Application Planning Application Fee Initial Application Fee License Renewal Fees - where area of excavation is less than 5ha - where area of excavation if greater than 5ha <u>Retrospective Application</u> Determining a development application for an Extractive Industry where the development has commenced or been carried out.	\$739.00 \$463.00 \$364.00 \$728.00 The above application fee PLUS, by way of penalty, twice that fee.
<u>Rehabilitation Bond</u> – per hectare	Minimum \$1,825.00
<u>Scheme Amendments/Outline Development Plans/Structure Plans/ Subdivision Guide Plans</u> Scheme Amendments/Outline Development Plans/Structure Plans If applicable, fees are calculated on the estimated total cost to Council, in terms of Officer time spent on each request, in accordance with the Planning Regulations 2009. Modifications to Outline Development Plans/Subdivision Guide Plans	\$4,387.00 If applicable, as per Planning Regulations 2009 \$2,193.00
<u>Administration Fee</u> For advertising all Applications (if required) PLUS cost of newspaper advertising (An invoice for newspaper advertising will be supplied once the Shire is in receipt of the invoice from the newspaper).	\$159.00 + GST
<u>Miscellaneous</u> Issue of a rezoning certificate Reply to a property settlement questionnaire Issue of written planning advice Town Planning Scheme Text/Policies Local Planning Strategy Townsite Expansion Plan Set of A3 colour town Planning Scheme maps Heritage booklet Town Planning disc Copies of site plan, elevations or floor plans (A3 and A4 only) Administration charges for photocopying plans – if not enough sets submitted with application	\$73.00 \$73.00 \$73.00 \$25.00 \$26.00 \$26.00 \$87.00 \$62.00 \$26.00 \$16.00 \$16.00