

Form of Application for Development Approval

OWNER DETAILS		
Name:		
ABN (if applicable):		
Address: Postcode:		
Phone: Work: Home: Mobile:	Fax:	Email:
Contact person		
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 (Town Planning Schemes) Regulations 2015 Schedule 2 clause 62(2).</i></p>		
APPLICANT DETAILS (IF DIFFERENT TO OWNER)		
Name:		
Address: Postcode:		
Phone: Work: Home: Mobile:	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.</p>		
Signature:		Date:

PROPERTY DETAILS		
Lot No:	House/Street No:	House/Street No:
Diagram or Plan No:	Certificate of Title Vol. No:	Folio:
Title encumbrances (e.g. easements, restrictive covenants):		
Street name:		Suburb:
Nearest street intersection:		
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? <input type="checkbox"/> Yes <input type="checkbox"/> No		
If yes, is the exemption for:	<input type="checkbox"/> Works <input type="checkbox"/> Use	
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 (excludes GST):		
Estimated time of completion:		

PLEASE NOTE: The estimated development cost provided in the development application form will be reviewed and compared to the cost stated in the subsequent building permit application. If a significant discrepancy is identified, the City reserves the right to recover any resulting difference in application fees. The release of the building permit may be deferred until the outstanding fee balance is paid in full.

OFFICE USE ONLY	
Acceptance Officer's initials:	Date received:
Local government reference No:	

PLANNING APPLICATION CHECKLIST

Please note that the City is moving to a paperless environment and therefore applications are encouraged to be submitted via City's eProperty portal on our Website

Information Requirements	Tick
All Owners of the property to sign the City's Application Form Development Approval (If owner is a Company - Sole Director or a Director and Secretary or a minimum of two Directors as relevant to Company to sign)	
Appropriate fee	
Current copy of Certificate of Title with Diagram and Strata Plan where applicable – <u>These can be obtained from www.landgate.wa.gov.au</u>	
Detailed written statement in support of the proposal including:	
<ul style="list-style-type: none"> Full details of the use/development 	
<ul style="list-style-type: none"> Compliance with Scheme/R-Codes/Policies 	
<ul style="list-style-type: none"> Justification for any variations 	
<ul style="list-style-type: none"> Any further information that the City may reasonably require to better understand the proposed development 	
<ul style="list-style-type: none"> Design Quality Statement for 3 or more grouped/multiple dwellings 	
Lots identified in Bushfire prone areas require the following:	
<ul style="list-style-type: none"> Bushfire attack level assessment carried out in accordance with the methodology contained in the Planning for Bush Fire Protection Guidelines (Latest Edition) 	
<ul style="list-style-type: none"> A statement or report that demonstrates that all relevant bushfire protection acceptable solutions, or alternatively all relevant performance criteria, contained in the <i>Planning for Bush Fire Protection Guidelines (Latest Edition)</i> have been considered and complied with, and effectively address the level of bush fire hazard applying to the land 	
Site Plan, Floor Plan & Elevations to scale of 1:100, 1:200 or 1:500 (1 copy)	
<ul style="list-style-type: none"> The property in the context of its surroundings 	
<ul style="list-style-type: none"> Lot number(s), area, boundaries, dimensions of the site and North point 	
<ul style="list-style-type: none"> Location of existing buildings to be retained 	
<ul style="list-style-type: none"> Location of proposed buildings and their features (e.g. air conditioning units, clothes drying facilities, etc) 	
<ul style="list-style-type: none"> Details of roads, access ways, crossovers, car parking and manoeuvring, fencing and verge treatments 	
<ul style="list-style-type: none"> Location and details of existing and proposed landscaping 	
<ul style="list-style-type: none"> Details of open space and outdoor living areas 	
<ul style="list-style-type: none"> Site levels and floor levels 	
<ul style="list-style-type: none"> Location and details of cut/fill and method of retaining 	
<ul style="list-style-type: none"> Method of stormwater treatment (Calculations and Plans) 	
<ul style="list-style-type: none"> Location of bin storage areas (4 or more grouped dwellings and commercial/industrial developments only) 	
<ul style="list-style-type: none"> Location of adjoining buildings and separation distances 	
<ul style="list-style-type: none"> Feature & Contour Survey 	
Additional Requirements:	
<ul style="list-style-type: none"> Coloured streetscape perspectives for all new build commercial and industrial development irrespective of the estimated cost of development. 	
<ul style="list-style-type: none"> Coloured streetscape perspectives for all new build residential development exceeding \$500,000 (and includes Single houses) 	
<ul style="list-style-type: none"> Developers endorsement of the proposed development (where required) 	
<ul style="list-style-type: none"> Waste Management Plan 	
<ul style="list-style-type: none"> Acoustic Report/Noise Management Plan 	
<ul style="list-style-type: none"> Landscape Plan 	
Applications will only be accepted if they are accompanied by the complete package of information as detailed above, including this Checklist, and signed by the Applicant below.	
Applicant Signature	Date
Print Name	
Notes:	
1. The above information is required to enable an initial assessment of the application only. If required the City may make a further request for additional supporting information to facilitate the assessment process.	
2. This is not an application for a Building Permit. A separate application must be made to the City's Building Service.	
3. Please note that the lodgement of an application may trigger the requirement for the payment towards a development contribution plan. Please ensure as the signing authority you are aware of this liability.	

PLANNING SERVICES FEES & CHARGES

DEVELOPMENT

Determination of development application (other than for an extractive industry) where the estimated cost of the development is –

Under \$50,000	\$147
\$50,000 - \$500,000	0.32% of the estimated cost of development
\$500,000 - \$2.5 million	\$1,700 + 0.257% for every \$1 in excess of \$500,000
\$2.5 million - \$5 million	\$7,161 + 0.206% for every \$1 in excess of \$2.5 million
\$5 million - \$21.5 million	\$12,633 + 0.123% for every \$1 in excess of \$5 million
More than \$21.5 million	\$34,196
and, if the development has commenced or been carried out, an additional amount, by twice the amount of the maximum fee payable for determination of the application.	

Change of Use	\$295
Application for alteration or extension or change of a non-conforming use and, if the change of use, the alteration or extension or change of non-conforming use has commenced, the fee is by way of penalty, twice that fee.	\$295

Renewal/Modification or Cancel of Development Approval	\$295
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Home Occupation/ Home Business and, if the home occupation is already commenced an additional amount of \$444 by way of penalty.	\$222
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Extractive Industry and, if the development has commenced or been carried out, the fee above plus by way of penalty, twice that fee \$1478.	\$739
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ADVERTISING OF DEVELOPMENT APPLICATIONS

0-10 Letters	No Charge
11-50 Letters	\$100
51-100 Letters	\$200
101-150 Letters	\$300
151+ Letters	\$400

SUBDIVISION CLEARANCES

Not more than 5 lots	\$73 per lot
More than 5 lots but not more than 195 lots	\$73 per lot for the first 5 lots then \$35 per lot
More than 195 lots	\$7,393

BUILT STRATA

Not more than 5 lots	\$65 per lot + a base rate of \$656
Fee per lot in excess of 5 lots	\$43.50 per lot for 6 – 100 + base rate of \$981
More than 100 lots	\$5,113.50

LOCAL DEVELOPMENT PLANS

Local Development Plan	\$1500
Modification to Local Development Plan	\$750

MISCELLANEOUS

Zoning Statements/Zoning Certificates	\$73
Reply to a property settlement questionnaire	\$73
Issue of written planning advice <i>Also applies to research and written information not associated with a current development, subdivision or rezoning application.</i>	\$73
Section 40 Liquor Licensing Certificates	\$200

NOTE: While this list describes application fees, please be aware you may be subject to **DEVELOPMENT CONTRIBUTIONS** if your proposal is approved. For more information visit: www.cockburn.wa.gov.au/developmentcontributions or contact 9411 3444.