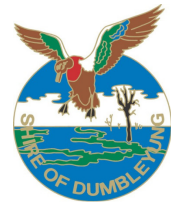


**SHIRE OF DUMBLEYUNG
LOCAL PLANNING SCHEME NO.1**



APPLICATION FOR DEVELOPMENT APPROVAL

Owner Details – Attach a separate sheet where there are more than two landowners		
Name/s:		
ABN (if applicable):		
Address:		
		Postcode:
Phone: (work): (home): (mobile):	Fax:	E-mail:
Contact person:		
Signature:		Date:
Signature:		Date:
<i>NOTE: The signature of all registered owner(s) is required on all applications. This application will not proceed without the required signature/s. 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>		
Applicant Details		
Name:		
Address:		
		Postcode:
Phone: (work): (home): (mobile):	Fax:	E-mail:
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. <input type="checkbox"/> Yes <input type="checkbox"/> No		
Signature:		Date:

Property Details – Details must match those shown on the Certificate/s of Title		
Lot No:	House/Street No:	Location No:
Diagram or Plan No:	Certificate of Title Volume No:	Folio No:
Title encumbrances (e.g. easements, restrictive covenants):		
Street name:	Suburb:	
Nearest street intersection:		
Proposed Development:		
Nature of development: <input type="checkbox"/> Works (New construction works with no change of land use) <input type="checkbox"/> Use (Change of use of land with no construction works) <input type="checkbox"/> Works and Use		
<i>NOTE: If the proposal involves advertising signage the Additional Information for Development Approval for Advertisements form must be completed and submitted with this application.</i>		
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:		
Estimated time of completion:		
OFFICE USE ONLY		
Acceptance Officer's initials:		Date received:
Local government reference no:		

Development Application Checklist



Property Address Details:			
ITEM	INFORMATION REQUIREMENTS	APPLICANT USE ONLY <small>(Tick each accordingly)</small>	SHIRE USE ONLY <small>(Tick each accordingly)</small>
1	Completed <i>Application for Development Approval</i> form signed by the applicant as well as the landowner/s (Note: The signature/s of all landowners listed on the Certificate of Title for the subject land is compulsory).		
2	Plans prepared at a scale of not less than 1:500.		
3	Plans have a north point & show street name/s, lot boundaries & all lot boundary dimensions.		
4	Plans showing all existing natural ground levels and proposed new ground levels over the whole site including existing and proposed finished floor levels for all buildings, structures, parking areas, driveway/s and crossover/s.		
5	Plans showing the location, height, type, materials and finish of all existing structures on the land including boundary fences and retaining walls.		
6	Plans showing all buildings, structures and other improvements including vegetation proposed to be removed.		
7	Plans showing all buildings, structures and other improvements proposed to be constructed, modified or upgraded including their areas, dimensions, external surface materials/finishes and colours (including suitably scaled elevation drawings).		
8	Plans showing all existing and proposed means of access for pedestrians and vehicles to and from the site including pathways, crossovers and driveways and their surface treatments.		
9	Plans showing the location, number, dimensions and layout of all existing and/or proposed on-site car parking bays.		

Development Application Checklist



10	Plans showing the location and dimensions of any area/s 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.		
11	Plans showing the location, dimensions and surface treatments for any existing or proposed open storage or trade display area/s.		
12	Plans showing the location of all existing infrastructure and street trees in the road verge area immediately abutting the site.		
13	Plans showing all new landscaping proposed to be installed (including details of plant species) and any existing landscaping proposed to be retained (i.e. grouped dwellings, commercial & industrial developments only).		
14	A pre-calculation plan is provided for all grouped dwelling development proposals (i.e. a suitably scaled plan shows areas & dimensions for all proposed new strata lots).		
15	Plan/s showing the location and extent of any proposed overshadowing on adjoining properties (residential development proposals only).		
16	For all proposed new advertising signs, a completed and signed <i>Additional Information for Development Approval for Advertisements</i> form as well as plans showing the location, dimensions, external surface materials/finishes and colours for all existing and proposed new advertising signage.		
17	A completed Bushfire Attack Level (BAL) assessment prepared by an accredited Level 1 BAL Assessor or Bushfire Planning Practitioner, unless otherwise exempted in the <i>Guidelines for Planning in Bushfire Prone Areas</i> (WAPC 2015, as amended).		

Shire of Dumbleyung
SCHEDULE OF TOWN PLANNING FEES FOR 2016/2017
Part 1 – Maximum fixed fees
(Effective 1 July 2016)

Item	Description of Planning Service	Maximum Fee
1.	Determining a development application (other than for an extractive industry) where the development has <u>not</u> 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 has 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 has <u>not</u> commenced or been carried out.	\$739
4.	Determining a development application for an extractive industry where the development has commenced or been carried out.	The fee in item 3 plus, by way of penalty, twice that fee
5A.	Determining an application to amend or cancel development approval.	\$295
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 \$73 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 or home business where the home occupation or home business has <u>not</u> commenced.	\$222
7.	Determining an initial application for approval of a home occupation or home business where the home occupation or home business has 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 or home business where the application is made before the approval expires.	\$73
9.	Determining an application for the renewal of an approval of a home occupation or home business where the application is made after 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 <u>not</u> commenced or been carried out.	\$295
11.	Determining an application for a change of use or for an 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.	Public advertising of development applications, scheme amendments, Structure Plans, Activity Centre Plans or Development Plans.	Cost plus 10% administration fee plus 10% GST

13.	Providing a zoning certificate.	\$73
14.	Replying to a property settlement questionnaire.	\$73
15.	Providing written planning advice.	\$73
16.	Scheme Amendments	
	(a) upon lodgement of the Scheme Amendment request with the local government.	\$1,350 plus 10% GST
	(b) following initiation of Scheme Amendment by the local government and prior to referral to the EPA for environmental clearance.	\$1,350 plus 10% GST
17.	Structure Plans, Activity Centre Plans or Development Plans	
	(a) upon lodgement of the Structure Plan, Activity Centre Plan or Development Plan with the local government.	\$1,350 plus 10% GST
	(b) following adoption of the Structure Plan, Activity Centre Plan or Development Plan by the local government and prior to public advertising.	\$1,350 plus 10% GST

Note: All fees are exclusive of GST unless otherwise indicated.