



APPLICATION FOR PLANNING APPROVAL

(PLEASE USE BLOCK LETTERS & COMPLETE ALL SHADED SECTIONS) Application No: _____

LAND OWNER DETAILS:

Name(s): _____

Postal Address: _____ Postcode: _____

Contact Person: _____

Phone: _____ Email: _____

Signature: _____ Date: _____

Signature: _____ Date: _____

APPLICANT DETAILS: (if different from owner)

Name: _____

Postal Address: _____ Postcode: _____

Contact Person: _____

Phone: _____ Email: _____

Signature: _____ Date: _____

PROPERTY DETAILS:

Lot No: _____ House/Street No: _____

Street Name: _____ Locality/Suburb: _____

Diagram/Plan No: _____ Volume No: _____ Folio No: _____

EXISTING DEVELOPMENT/LAND USE:

Nature of any Existing Development/Land Use: _____

PROPOSED DEVELOPMENT/LAND USE:

Description of Proposed Development/Land Use: _____

Approximate Cost: _____

Estimated Time of Completion: _____

REQUIRED INFORMATION & FEES:

Please refer over for the information required to be submitted with this application and the schedule of fees. This application will not be processed without all required information including payment of the appropriate fee.

OFFICE USE ONLY:

Date Received: _____ Application No: _____

Accepting Officer's Initials: _____ File Number: _____

Required Fee: \$ _____ Date Paid: _____

Assessment No _____

ACCOMPANYING MATERIAL - APPLICATION FOR PLANNING APPROVAL

When submitting an application for Planning Approval – the following items are required **before** the application can proceed:

1. Completed **Application For Planning Approval** form. This form must be submitted with the **owner's original signature**.
2. **Payment of the applicable fee** (see the attached Schedule of Fees and Charges for the applicable amount).
3. A covering letter outlining the general nature of the proposed development.
4. Unless the local government waives any particular requirement, every application for planning approval shall include the following:
 - (a) **Three (3)** copies of the **plans** drawn to a scale of not less than 1:500 consisting of the following:
 - (i) **Site Plan** showing:
 - location of the site including street name/s, lot number, north point and dimensions of the site;
 - existing and proposed ground levels over the whole of the land subject of the application;
 - location of new building/s and any existing buildings to be retained;
 - location of existing and proposed crossovers for vehicle and pedestrian access to the site;
 - location and number of parking spaces, plus turning and manoeuvring areas;
 - location of any proposed area to be used for loading and unloading of vehicles carrying goods;
 - location of any proposed open storage or trade display areas; and
 - the nature and extent of any open space and landscaping proposed for the site.
 - (ii) **Floor Plan/s** of the proposed new building/s, and;
 - (iii) **Elevation Plans** of the proposed new building/s.
 - (b) **Written justification** for any proposed variation to the Scheme, Residential Design Codes or policy requirement.
 - (c) Any specialist studies that the local government may require the applicant to undertake in support of the application such as traffic, heritage, environmental, engineering or urban studies; and
 - (d) Any other plan or information that the local government may require to enable the application to be determined.

Shire of Irwin

Town Planning Fees & Charges

2011/2012

Item	Description of Planning Services	Fee
1	Determination of development application (other than for an extractive industry) where the estimated cost of the development is: <ul style="list-style-type: none"> a) Not more than \$50,000 b) More than \$50,000 but not more than \$500,000 c) More than \$500,000 but not more than \$2.5 million d) More than \$2.5 million but not more than \$5 million e) More than \$5 million but not more than \$21.5 million f) More than \$21.5 million 	<p>\$139</p> <p>0.32% of estimated cost of development</p> <p>\$1,600 + 0.257% for every \$1 in excess of \$500,000</p> <p>\$6,740 + 0.206% for every \$1 in excess of \$2.5 million</p> <p>\$11,890 + 0.123% for every \$1 in excess of \$5 million</p> <p>\$32,185</p> <p><i>Note: If development has commenced or been carried out, an additional amount by way of penalty, that is twice the amount of the fee payable for determination of the application (in addition to the initial planning fee)</i></p>
2	Amended plans (this applies where a determination is already given by the Shire or where amended plans are submitted and not requested by the Shire).	66% of the original application fee with a minimum of \$92
3	Single House – Residential Design Codes performance criteria or Local Planning Scheme variation request.	\$69 per performance criteria / LPS variation assessed with a minimum of \$139 and a maximum of \$690.
4	Demolition where Planning Approval is required	\$139
5	Application for approval of home based business or cottage industry <ul style="list-style-type: none"> a) Initial fee b) Annual renewal fee 	<p>\$209</p> <p>\$69</p> <p><i>Note: if the home based business or cottage industry has commenced, an additional amount of \$418 by way of penalty.</i></p>
6	Application for a change of use or for alteration or extension or change of a non-conforming use which item 1 does not apply	<p>\$278</p> <p><i>Note: If the changed of use or the alteration or extension or change of the non-conforming use has commenced, an additional amount of \$556 by way of penalty.</i></p>
7	Extension of current Planning Approval	\$105 + GST
8	Relocation of Building Envelope	\$139
9	Determination of a development application for an extractive industry: <ul style="list-style-type: none"> a) Initial fee b) Annual renewal fee 	<p>\$696</p> <p>\$330</p> <p><i>Note: If development has commenced or been carried out, an additional amount of \$1,392 by way of penalty.</i></p>
10	Provision of a subdivision clearance <ul style="list-style-type: none"> a) Not more than 5 lots b) More than 5 lots but not more than 195 lots c) More than 195 lots 	<p>\$69 per lot</p> <p>\$69 per lot for the first 5 lots and then \$35 per lot thereafter.</p> <p>\$6,959</p>
11	* Minor Scheme Amendment (ie. an amendment that does not require a zoning change) <ul style="list-style-type: none"> a) Request for Council initiation b) Conclusion of advertising for Council adoption 	<p>\$3,235 + GST total as follows:</p> <p>\$2,370 + GST</p> <p>\$865 + GST</p>
12	* Major Scheme Amendment (ie, an amendment that requires a zoning change) <ul style="list-style-type: none"> a) Request for Council initiation b) Conclusion of advertising for Council adoption 	<p>\$5,935 + GST total as follows:</p> <p>\$4,210+ GST</p> <p>\$1,725 + GST</p>
13	* Minor Structure Plans, Outline Development Plans, Subdivision Guide Plans or similar: <ul style="list-style-type: none"> a) Lodgement of documentation b) Conclusion of advertising for Council adoption c) Modifications to Plans once approval given 	<p>\$2,695+ GST total as follows:</p> <p>\$1,620 + GST (25% refundable if not advertised)</p> <p>\$1,075 + GST</p> <p>\$865 + GST</p>

14	* Major Structure Plans, Outline Development Plans, Subdivision Guide Plans or similar: a) Lodgement of documentation b) Conclusion of advertising for Council adoption c) Modifications to Plans once approval given	\$4,860 + GST total as follows: \$2,695 + GST (25% refundable if not advertised) \$1,895 + GST \$1,725 + GST
15	*Detailed area plan	\$750 + GST
16	Issue of zoning certificate	\$69 + GST
17	Issue of Section 40 certificate	\$69 + GST
18	Issue of written planning advice	\$69 + GST
19	* Road / R.O.W / P.A.W request for closure	\$1000 + GST
20	Advertising a) On site signage b) Newspaper advertising	\$260 + GST per sign \$260 + GST per advertisement
21	Copy of Planning Documents a) Hard Copy b) CD Copy	\$50 + GST \$20 + GST
22	Pre-strata inspection	\$265 + GST
23	Development Approvals – BONDS a) Small Development b) Medium Development c) Large Development d) Special Use and Tourism Development	\$5,000 \$10,000 \$20,000 To be determined by Council
24	Bushfire Contributions <i>Contribution to bushfire control in lieu of providing an individual strategic water supply for Bushfire Protection during the subdivision process.</i> Lot Size a) Up to 9.99ha b) 10ha to 39.9ha c) 40ha and over	\$1,500 max 10 lots plus \$100 per each additional lot \$1,500 max 5 lots plus \$250 per each additional lot Subject to Council consideration
	* Fee is inclusive of all associated advertising charges. NOTE: All fees are exempt from GST unless otherwise indicated.	