Application for Development Approval

Local Planning Scheme No. 9

PROPERTY DETAILS

Lot No:	Unit No:	House/Street No:
Street Name:		Suburb:
Diagram or Plan No:	Certificate of Title Vol. No:	Folio:
Certificate of Title encumbrances (e.g. easements, restrictive covenants):		

PROPOSED DEVELOPMENT

Application for Development Approval			Amendment to Development Approval Reference:		
Works ☐	Use ☐	Works and Use ☐	Extend time ☐	Amend conditions ☐	Amend plans ☐
Description of proposed works and/or land use:					
Is an exemption from development approval claimed for part of the development? Works ☐ Use ☐ No ☐					
Description of exemption claimed (if relevant):					
Nature of any existing buildings and/or land use:					
Estimated cost of proposed development (excl. GST):					
Estimated time of completion:					

OWNER(S) DETAILS

Name/Company[1]:			
Contact person for correspondence:			
Postal Address:			
Phone:		Email:	
Signature[2]:	Date:	Signature[2]:	Date:
Name and position (if signing for a company):		Name and position (if signing for a company):	

[1] If the property is owned by a company, a current Company Extract from the Australian Securities and Investment Commission (ASIC) database is required to be submitted along with Certificate of Title.

[2] All landowner(s) listed on the Certificate of Title are required to sign the application for development approval form. 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

Name/Company:		
Contact person for correspondence:		
Postal Address:		
Phone:	Email:	
Applicant signature:		Date:

ACCOMPANYING MATERIAL

☐	Completed **Shire of Dardanup Development Application Form and checklist** Please note: Application forms are required to be signed by ALL owners of the land as displayed on the Certificate of Title (this includes the Strata Manager as the owner where applicable). Where a lot is owned by a company or in a company name, a current Company Extract from the Australian Securities and Investment Commission (ASIC) database is required to be submitted along with the Certificate of Title. This is necessary to ensure there is one sole Director/Secretary able to sign the form and the persons' details and signature are authorised persons and correspond with the company extract from ASIC database.
☐	**Certificate of Title** issued by Landgate within the past 6 months
☐	**Copies of any notifications, easements or restrictions** listed on the Certificate of Title
☐	**Justification Letter** providing an outline of the proposal, description of the development and any justification for variations (if applicable) where the applicant is seeking discretion to be exercised under the relevant planning framework.
Plan Package A full set of plans must be submitted to scale and to a high or professional standard.	
☐	**Existing and Proposed Site Plans** • Street and lot number and street/road name • North Point (on all plans) • Existing and proposed buildings, including building envelopes. • Natural ground level and proposed ground and finish floor levels • All property boundaries and lot dimensions • Setbacks to all lot boundaries • Details and Location of any fencing (existing or proposed). • Location, layout and dimension of any car parking areas (non-residential development) • Location of any easements • Annotate all trees on site along with what is proposed for the tree (removal/retention)
☐	**Elevation plans** • All applicable elevations are to be submitted with description/heading (i.e. direction – east, west etc.) of each elevation • Existing/natural ground levels to be indicated vertically below any proposed/existing walls where the wall intersects with the ground. • Overall height dimensions to be shown from existing/natural ground level to ridge and pitch. • Wall height dimensions to be shown from existing/natural ground level to where the wall intersects with the roof • Height of any existing or proposed dividing fencing or screen walls.
☐	**Floor plan** • A plan of every storey with floor levels (RL or AHD) • Internal Layout showing doors / windows etc and room names • Roof/eaves lines • Total floor area in square metres • Lot boundaries and setbacks to all boundaries on all sides
☐	**Bushfire Attack Level (BAL) Assessment** (if necessary).
☐	**Heritage Impact Assessment** (if necessary)
☐	If the subject property is heritage listed, a **Materials and Finishes Schedule** are required. The schedule is to outline the proposed materials and finishes, as well as the location of any external fixtures (including but not limited to TV and radio antennae, satellite dishes, plumbing vents and

	pipes, solar panels, air conditioners and hot water systems). The elevations are to show the proposed roof pitch, materials and colours.

ADVERTISING REQUIREMENTS

- If a development application requires advertising as part of the assessment process, it will be conducted in accordance with the Planning and Development (Local Planning Schemes) Regulations 2015 Schedule 2, Clause 64(5), and the Shire of Dardanup Council Policy CP505 – Public Consultation – Planning Matters
- Any information and plans submitted with the development application may be made available on the Shire's website if public advertising is required for comment.

INCOMPLETE APPLICATIONS

The Shire takes no responsibility for delays associated with incomplete applications. If an application is received incomplete, the applicant will be contacted to provide any outstanding information. If the required information is not received, the application will not be processed.

FURTHER INFORMATION REQUIRED

It should be noted that further information may be required as a result of the Shire's assessment and/or concerns being received during any advertising undertaken and/or as a consequence of comments being received from a government agency/department. Each version of the site plan, floor plan(s) and elevations shall include an updated submission reference in the following format - Revision #; Plan #; Date (DD/MM/YY).

FEES

The fees paid on this development application have been calculated on the estimated cost of development stated on the application form. If the cost of development determined at time of Building Permit is more than the estimated cost stated on the development application, the applicant will be responsible for payment of additional fees.

Applicant Declaration

I/We declare that the information on this application form has been read, agreed to and the information provided with the development application is accurate and correct to the best of my/our knowledge. Where information is not provided, I have submitted written justification as to why the information is not required.

Signature/s:_____