

**SHIRE OF COOROW - TOWN PLANNING SCHEME No 2
SCHEDULE 6
FORM OF APPLICATION FOR PLANNING APPROVAL [CL. 9.1.1]**

Property Details		
Lot No:	House/Street No:	Location No:
Diagram or Plan No:	Certificate of Title Vol. No:	Folio:
Title Encumbrances: (TICK APPROPRIATE BOX) (E.G. EASEMENTS, RESTRICTIVE COVENANTS)	YES (IF YES ATTACH DETAILS)	NO
Street name:		Suburb:
Description Of Proposed Development And/Or Change In Land Use:		
IF INSUFFICIENT ROOM ATTACH ADDITIONAL SHEET		
Nature Of Any Existing Buildings And/Or Existing Land Use:		
IF INSUFFICIENT ROOM ATTACH ADDITIONAL SHEET		
Approximate Cost Of Proposed Development		
GST INCLUDED YES / NO		
Time Period Within Which Completion Of Project Is Expected		
Owner(s) Signature(s)		
<ol style="list-style-type: none"> 1. THE SIGNATURE OF ALL OWNER(S) IS REQUIRED ON THE APPLICATION 2. THIS APPLICATION WILL NOT PROCEED WITHOUT THE SIGNATURE OF ALL OWNERS 3. IF APPLICATION IS ON THE BEHALF OF A BODY CORPORATE AFFIX THE COMMON SEAL 4. WHEN MULTIPLE NAMES ARE INDICATED ON THE PROPERTY TITLE ALL PERSONS ARE TO SIGN APPLICATION 		
		Date:
NUMBER EACH SIGNATURE AND FILL IN DETAILS IN APPROPRIATE BOX ON PAGE 2 IF INSUFFICIENT SPACE ATTACH LETTER OF AUTHORITY WITH ALL SIGNATURES UPON IT		
Applicant(s) Signature		
<p style="margin: 0;">TO BE PROVIDED WHERE THIS IS DIFFERENT FROM THE OWNER(S) SIGNATURE OF EACH APPLICANT IS TO BE PROVIDED IF APPLICATION ON BEHALF OF A BODY CORPORATE AFFIX THE COMMON SEAL</p>		
		Date:
NUMBER EACH SIGNATURE AND FILL IN DETAILS IN APPROPRIATE BOX ON PAGE 2 IF INSUFFICIENT SPACE ATTACH LETTER OF AUTHORITY WITH ALL SIGNATURES UPON IT		

Name(s) Of Owner(s)		
Name 1:		
Name 2:		
Name 3:		
ATTACH ADDITIONAL SHEET IF EXTRA SPACE IS REQUIRED		
Name(s) Of Applicant(s)		
Name 1:		
Name 2:		
Name 3:		
ATTACH ADDITIONAL SHEET IF EXTRA SPACE IS REQUIRED		
Nominated Contact Details For All Notices And General Matters Relating To The Proposed Development <small>COMPLIANCE WITH TOWN PLANNING SCHEME REQUIREMENTS IS SEPARATE FROM BUILDING COMPLIANCE. IF USING A BUILDER THEY WILL REMAIN RESPONSIBLE FOR BUILDING COMPLIANCE</small>		
Name:		
Postal Address:		
		Postcode:
Work Phone:	Fax:	E-mail:
A/H Phone:	Mobile:	
<p>I, being the person whose details are described above, certify that</p> <ol style="list-style-type: none"> 1. The details provided in this application are true and accurate to the best of my knowledge; 2. I am the person who is to undertake primary responsibility of bringing the development to completion, including compliance with the requirements of the Town Planning Scheme (such as landscaping, provision of parking etc) and any conditions that may be attached to a development approval (if granted). 3. The estimated Cost of Development indicated on this application is a true and accurate reflection of all the costs associated with the proposed development 		
_____ Signature of person coordinating role all aspects of the development		_____ Date:
Application Attachments (PLEASE LIST IN SPACE PROVIDED)		
Attachment 1		
Attachment 2		
Attachment 3		
ATTACH ADDITIONAL SHEET IF EXTRA SPACE IS REQUIRED		

Notes For Applicants

COMPLETE AS MUCH DETAIL ON FORM AS POSSIBLE! If any section is left incomplete it may delay consideration of the application. It should also be noted that if the proposed purpose of the development is not provided the application will not be able to proceed until the relevant information is provided.

APPLICATION IS TO BE LODGED WITH THE APPROPRIATE APPLICATION FEE. If no fee, or the incorrect fee, is paid at the time of lodgement of application the matter will not be dealt with until correct fee has been paid.

ESTIMATED VALUE OF DEVELOPMENT is to include all works required to bring development to completion and includes all Earthworks, Head-works charges, Landscaping, Internal roads, Provision of Parking, Fencing etc.

APPLICATION FEE IS CALCULATED AS FOLLOWS:

- For Development Valued at less than \$50,000
 - Ø \$100.00 (MINIMUM FEE)
- For Development Valued at greater than \$50,000, but less than \$500,000
 - Ø 0.23% of estimated Value of development, excluding GST
- For Development Valued at greater than \$500,000, but less than \$2,500,000
 - Ø \$1,150 + 0.18% for every \$1 over \$500,000, excluding GST

FOR DEVELOPMENTS VALUED AT OVER \$2,500,000 VALUE DETAILS OF FEES APPLICABLE WILL BE PROVIDED ON APPLICATION

MOST APPLICATIONS REQUIRE DETAILS OF THE FOLLOWING TO BE PROVIDED:

- ⇒ **SITE BUILD-UP OR EXCAVATION.** The floor level of proposed development relative to the crown of the road should be indicated as a minimum requirement. If development requires extensive fill or excavation more detailed levels will be required over the proposed development area.
- ⇒ **EXISTING DEVELOPMENT ON THE SITE.** Any existing development on the site needs to be described or indicated on plans accompanying the application.
- ⇒ **LANDSCAPING.** As a minimum, the areas proposed to be landscaped need to be indicated on site plan and an appropriate planting density for these areas needs to be agreed.
- ⇒ **RETENTION OF NATIVE VEGETATION.** When planning a site for development consideration should be given to the preservation of some existing vegetation. This retained vegetation may go towards meeting part of your site landscaping requirement if it is located at the front of the property, also areas not needed for immediate development may benefit from retained vegetation cover.
- ⇒ **PEDESTRIAN AND DISABLED ACCESS.** Modes of pedestrian access onto the site or access from onsite parking to building entry needs to be considered. The Disability Discrimination Act requires that consideration be given to suitable access for disabled persons.
- ⇒ **VEHICULAR AND TRUCK ACCESS.** Plan should indicate the proposed location of crossovers and their treatment.
- ⇒ **CONSIDERATION IS TO BE GIVEN TO HOW GOODS ARE TO BE DELIVERED.** Consideration needs to be given to the delivery of goods to the site by trucks and other vehicles. As a general rule trucks should be able to make delivery within the property and not need to be off-loaded in the street.
- ⇒ **SCREENING OF GOODS STORAGE AREAS.** Generally a suitable area should be provided to the rear of the site.
- ⇒ **MODE OF CONSTRUCTION OF DRIVEWAYS, PARKING AREAS AND TREATMENT OF OTHER AREAS.** Generally applications need to reasonably describe how the whole of the block or development area is to be dealt with.
- ⇒ **PLANS AND ELEVATION OF PROPOSED BUILDINGS.** If development includes buildings, plans need to be provided that adequately describe the aesthetic aspects of the development.
- ⇒ **OTHER RELEVANT DETAILS.** Consideration needs to be given to providing additional information that will assist in the consideration of the application. Where the Shire considers that additional information is required to achieve a full understanding of the implications of a proposed development then such additional information as may be required by the shire will need to be provided.

ASSIGNMENT OF THE RESPONSIBILITY FOR DIFFERENT ASPECTS OF A DEVELOPMENT. The Developer will remain responsible for ensuring that the development is carried out in accordance with the requirements of the Town Planning Scheme and any specific conditions of approval. However, when asked, the Shire will assist the developer by communicating directly with persons in charge of specific aspects of a development if such communication aids in the better administration of the development.