



APPLICATION FOR PLANNING APPROVAL

in accordance with the Shire of Coorow – Local Planning Scheme No.3 – Schedule 6

Owner Details	
Name(s):	
Postal Address:	
Phone/Mobile:	Preferred E-mail:
Contact Person:	
Signature:	Date:
Signature:	Date:
All correspondence relating to this application shall be sent via the nominated email address.	YES <input type="checkbox"/> NO <input type="checkbox"/> (hard copy only)
<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 (Local Planning Schemes) Regulations 2015 Schedule 2 clause 62 (2).</i>	

Applicant Details	
Name:	
Address:	
Phone/mobile:	E-mail:
Contact Person for correspondence:	
Signature:	Date:
The information and plans provided with this application may be made available by the Local Government for public viewing in connection with the application.	YES <input type="checkbox"/> NO <input type="checkbox"/>
All correspondence relating to this application shall be sent via the nominated email address.	YES <input type="checkbox"/> NO <input type="checkbox"/> (hard copy only)

Property Details		
Lot No:	House/Street No:	Location No:
Street Name:		Suburb:
Diagram or Plan No:	CT Volume:	CT Folio:
Title encumbrances (eg. Easements, restrictive covenants):		

Existing Building/Land Use:	
Description of proposed development and/or use:	
Nature of any existing buildings and/or use:	
Approximate cost of proposed development:	Estimated time of completion:

Please refer to “Accompanying Information” attached for information required to be submitted with this Application. This Application will not be processed without all required information being provided including payment of the required fee.

OFFICE USE ONLY			
Acceptance Officer:		Date Received:	
Application No:		Assessment Number:	
Required Fee:		Date Paid:	

ACCOMPANYING INFORMATION

The provision of sufficient information accompanying an Application will ensure that the Application will:

- be considered entirely on its merits but with regard to the public interest; and
- dealt with in an expeditious and efficient manner.

More specifically, it will enable Council (and authorised officers) as the responsible decision-making authority to:

- have a reasonable understanding of the general nature and processes of the development proposed;
- gauge the likely impact and effect of the development proposed on the local neighbourhood in which it is proposed and the community overall; and
- determine whether the development controls can be met and the objectives of both the zone in which the proposed development is to take place and the Scheme overall can be achieved.

Unless Council waives a particular requirement, every Application of planning consent shall require the submission of the following information and plans:-

(a) A covering letter outlining the general nature of the proposed development and intended date of commencement (of the use) from the time consent is granted and, where relevant: -

- a description of processes involved, with particular reference to the likely emission of any noise, vibration, smell, light, electrical interference, fumes, smoke, dust, oil and other waste products, vehicular traffic generation and whether safety or health hazards to nearby residents and/or occupiers of land and buildings;
- the number of persons proposed to be employed in the undertaking of the development;
- the date and hours of operation of the development;
- the nature and extent of any machinery proposed to be used in the operation of the development (including likely noise levels to be generated);
- the number of vehicles to be used in connection with the undertaking and operation of the development.

(b) Three (3) copies of a plan or plans at an appropriate scale (not less than 1:100) showing: -

- the location of the site including street names, lot numbers, north point and dimensions of the site;
- the existing and proposed ground levels over the whole of the land the subject of the Application and the location, height and type of all existing structures and structures and vegetation proposed to be removed;
- the existing and proposed use of the site, including proposed buildings and structures to be erected on the site;
- the existing and proposed means of access for pedestrians and vehicles to and from the site;
- the location, number, dimensions and layout of all car parking spaces intended to be provided.
- the location and dimensions of any area 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.
- the location, dimensions and design of any open storage or trade display area and particulars as to the manner in which it is proposed to develop the same; and
- the nature and extent of any open space and landscaping proposed for the site.

(c) Plans, elevations & sections of any building proposed to be erected/alterd and of any building it is intended to retain;

(d) 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 design studies; and

(e) Any other plan or information that the Local Government may require to allow the Application to be determined.

SHIRE OF COOROW - PLANNING SERVICES FEES (2023/2024)

ITEM	DESCRIPTION OF PLANNING SERVICE	FEE
1	Determining a Development Application (other than for an Extractive Industry) where the development has not commenced or been carried out and the estimated cost of the development is: 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	\$147 0.32% of the estimated cost of development \$1,700 + 0.257% for every \$1 in excess of \$500,000 \$7,161 + 0.206% for every \$1 in excess of \$2.5m \$12,633 + 0.123% for every \$1 in excess of \$5m \$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 not 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
5	Assessing amended plans (this applies where a determination has already been 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 \$97
6	Single House — Residential Design Codes performance criteria or Town Planning Scheme variation assessment	\$73 per performance criteria / Town Planning Scheme variation assessed with a minimum of \$147 and a maximum of \$730
7	Demolition where Planning Approval required	\$147
8	Determining an initial application for approval of a home-based business (including cottage industry) where the home-based business has not commenced	\$222
9	Determining an initial application for approval of a home-based business (including cottage industry) where the home-based business has commenced	The fee in Item 8 plus, by way of penalty, twice that fee
10	Determining an application for the renewal of an approval for a home-based business including cottage industry or other Planning Approval	\$73
11	Determining an application for change of use or for alteration or extension or change of a non-conforming use which Item 1 does not apply and where the change of use has not commenced	\$295
12	Determining an application for change of use or for alteration or extension or change of a non-conforming use which Item 1 does not apply and where the change of use has commenced	The fee in Item 11 plus, by way of penalty, twice that fee
13	Extension of current Planning Approval	\$131 (GST inclusive)
14	Relocation of building envelope	\$147
15	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 \$35 per lot thereafter \$7,393
16	*Minor Scheme Amendment (i.e. an amendment that involves only textural changes or rectifies a zoning anomaly)	\$4,023 (GST inclusive) 50% refundable if not advertised
17	*Major Scheme Amendment (i.e. an amendment that involves a zoning change)	\$7,377 (GST inclusive) 50% refundable if not advertised
18	*Minor Structure Plans, Outline Development Plans, Subdivision Guide Plans or similar Modifications to Plans once approval given	\$3,348 (GST inclusive) (50% refundable if not advertised) \$1,077 (GST inclusive)
19	*Major Structure Plans, Outline Development Plans Subdivision Guide Plans or similar Modifications to Plans once approval given	\$6,043 (GST inclusive) (50% refundable if not advertised) \$2,147 (GST inclusive)
20	*Detailed Area Plan, Design Guidelines or similar	\$932 (GST inclusive)
21	Issue of Zoning Certificate	\$73
22	Issue of Section 40 Certificate	\$76 (GST inclusive)
23	Issue of written Planning advice	\$73
24	*Road / R.O.W / P.A.W. request for closure	\$657 (GST inclusive)
25	Advertising a) On site signage b) Newspaper advertising	\$323 per sign (GST inclusive) \$323 per advertisement (GST inclusive)
26	CD digital copy of Planning document	\$26 (GST inclusive)
27	Pre-strata inspection	\$329 (GST inclusive)

*NOTE: All fees are exempt from GST unless otherwise indicated. *Fee is inclusive of all associated advertising charges.*