



SHIRE OF YILGARN PLANNING APPLICATION CHECKLIST

This information sheet has been compiled to assist applicants to prepare and lodge an application with the Shire of Yilgarn seeking planning approval for a proposed development.

1. DIFFERENCE BETWEEN PLANNING AND BUILDING

Planning approvals and building permits are different and are controlled by different legislation. This means that you may need to apply for planning approval, or a building permit, or both depending on your proposed development or land use.

If your development does require planning approval, you must obtain the planning approval before lodging an application for a building permit with the Shire. Site plans, elevations and floor plans are required for a planning application, however more detailed construction drawings are required for the separate building permit application process.

2. WHEN PLANNING APPROVAL IS REQUIRED

It is important to note that planning approval may be required not only for new construction but also for a change in land use or establishing a new land use on a property.

Examples of when a planning application is required include but are not limited to:

- Any development in a Rural Residential zone, including a single house;
- A single house, extension or outbuilding on a residential lot that entails a variation to the Residential Design Codes;
- An ancillary dwelling;
- A second dwelling on a Rural zoned lot;
- Alterations or additions to a public building, commercial or industrial building;
- Any works that have potential to change the external appearance of a public building, commercial or industrial building;
- Any works for a building that is identified on a local or state heritage list;
- A change of land use (eg office to shop);
- A home business, home occupation or family day care.
- Commercial uses, Industrial uses and Rural businesses.
- Intensive Agriculture such as grape growing.

To find out if planning approval is required for your proposal, please send an email including details of the proposed development or land use to: yilgarn@yilgarn.wa.gov.au

3. PLANNING APPLICATION TIMEFRAMES

The Shire has 60 calendar days in which to make a determination on an application for planning approval. For applications that require formal advertising or the application is needed to be referred to a statutory, public or planning authority, the Shire has 90 calendar days to determine an application.

If a decision on a development application cannot be made within the relevant statutory time frame, a 'Deemed to be Refused' decision can be issued by the Shire. The relevant statutory time frame can however be extended if the applicant and the Shire agree to this in writing.

All applications are referred to the Shire of Yilgarn Council for determination. If an application has to be advertised, then all advertising is usually conducted prior to any report being referred to Council, so that Council can consider any submissions that have been lodged.

The Shire aims to process all applications as quickly as possible. You can assist by making sure your application is as comprehensive as possible.

4. APPLICATION REQUIREMENTS

A. APPLICATION FORMS TO BE SIGNED BY OWNER(S)	Please Tick.
<p>A planning application form is included as Attachment 1 to this information sheet.</p> <p>The application form must be signed by the owner of the land or the application is not valid. All registered proprietors on the Certificate/s of title/s are required to sign the application form. The Shire cannot process an application without the owners consent.</p> <p>Company ownerships must be signed by:</p> <ul style="list-style-type: none"> - 1 director of the company, accompanied by the company seal, or - 2 directors of the company, or - 1 director and 1 secretary of the company, or - 1 director if a sole proprietorship company. <p>Print or type full names and positions of company signatories underneath the signatures, ie</p> <p style="text-align: center;">John F. Smith - Director Smith Pty. Ltd (A.C.N. xxxxxxxxxx)</p>	<p style="text-align: center;"><input type="checkbox"/> Form Completed</p>
B. PAYMENT OF PLANNING APPLICATION FEES (REFER ATTACHMENT 2 FOR SCHEDULE OF FEES)	Please Tick.
<p>Planning Application fees are charged in accordance with the <i>Planning and Development Regulations 2009</i>. The current fee schedule is included as Attachment 2.</p>	<p style="text-align: center;"><input type="checkbox"/> Fee paid</p>
C. SITE PLAN	Tick boxes
<ul style="list-style-type: none"> • Site Plan to an appropriate scale (1:200) showing: <ul style="list-style-type: none"> - The street names, lot numbers, north point and dimensions of the lot.....<input type="checkbox"/> - Location and size of new buildings & existing buildings to be retained (or removed)<input type="checkbox"/> - Clear dimensioned setbacks between the development and lot boundaries<input type="checkbox"/> - The use of existing and proposed buildings to be indicated on the plan.....<input type="checkbox"/> - The existing and proposed ground levels (detailed contours, if fill proposed).....<input type="checkbox"/> - The finished floor levels.....<input type="checkbox"/> 	

-	Location & height of existing or proposed retaining walls.....	<input type="checkbox"/>
-	Existing and proposed crossovers (& materials).....	<input type="checkbox"/>
-	Existing and proposed parking, driveways, turning & manoeuvring areas.....	<input type="checkbox"/>
-	Existing and proposed bin storage areas.....	<input type="checkbox"/>
-	Location of any street trees or other fixtures (power poles, major drains, dams, bores).....	<input type="checkbox"/>
-	The location of all existing easements or relevant major services (eg Telstra line).....	<input type="checkbox"/>
-	Location of any existing or proposed onsite effluent disposal system.....	<input type="checkbox"/>
•	For any commercial, industrial or public buildings the following is also required:	
-	Existing and proposed loading / unloading areas.....	<input type="checkbox"/>
-	Indication of truck movements.....	<input type="checkbox"/>
-	Areas and use of any external areas (eg parking, delivery areas, external storage, bins).....	<input type="checkbox"/>
-	Details of any existing or proposed fencing (their height and material).....	<input type="checkbox"/>
-	Existing and proposed landscaping areas.....	<input type="checkbox"/>

D. FLOOR PLAN

•	Floor plan to an appropriate scale (1:100) indicating the size and use of each room / area (eg. Office, staff room, warehouse/ storage, shop, showroom/ display of goods). For residential development, rooms may include bedrooms, study, kitchen, bathroom, laundry etc.	<input type="checkbox"/>
•	Floor plan to clearly show any mezzanine or upper storey areas and their use.	<input type="checkbox"/>

4. ELEVATION PLAN

•	Elevation to an appropriate scale (1: 100) which show;	
-	The view from each property boundary.....	<input type="checkbox"/>
-	The existing and proposed ground levels (if changes proposed).....	<input type="checkbox"/>
-	The finished floor levels (if exceeding 500mm and abuts residential.....	<input type="checkbox"/>
-	All external materials / finishes for walls and roof (eg brick, tile, colorbond, timber).....	<input type="checkbox"/>
-	All external windows, doors, decks, verandahs etc.....	<input type="checkbox"/>
-	Colours (if known) in text or attach a schedule of colours.....	<input type="checkbox"/>

4. WRITTEN SUBMISSION

Note: A written submission/ letter should be lodged to explain what is proposed.

A written submission/ letter for any commercial / industrial development/rural business should address:

-	A clear description of existing and proposed land uses and processes.....	<input type="checkbox"/>
-	Photographs of existing buildings, machinery and the site.....	<input type="checkbox"/>
-	A clear description of the proposed business and any products.....	<input type="checkbox"/>
-	If the business involves food, the type of food preparation, processing involved and list of end products.....	<input type="checkbox"/>
-	Existing and/or proposed hours of operation.....	<input type="checkbox"/>
-	Existing and/ or proposed number of employees.....	<input type="checkbox"/>
-	Explanation of the traffic / truck movements and numbers.....	<input type="checkbox"/>
-	Anticipated truck movements/ numbers (if relevant).....	<input type="checkbox"/>
-	Types of goods to be stored, manufactured, assembled or sold from the site.....	<input type="checkbox"/>
-	Explanation and photos of the types of machinery used on site.....	<input type="checkbox"/>
-	Advice on any waste products and their disposal.....	<input type="checkbox"/>
-	Any other information that the applicant considers relevant.....	<input type="checkbox"/>

5. BUSHFIRE INFORMATION

-	Is the lot identified as Bushfire Prone on the DFES website (www.dfes.wa.gov.au)	Y / N
-	<u>If yes, a Bushfire Attack level (BAL) assessment may need to be lodged with any planning application. Please check with the Shire before lodging your application.</u>	
-	A Bushfire Management Plan may be required for a new house, any sensitive landuses (such as tourist accommodation, place of public worship, nursing homes, childcare centres) or high risk landuses (such as bulk fuel storage, heavy industries, fuel depot, service station).	

Note: The Shire has the ability to require additional information considered necessary for assessment of an application. For example, if a person proposes a large shed on a residential property Council may request information on what the shed is proposed to be used for.

For commercial / industrial developments Council may request information such as a truck movement plan, traffic reports, servicing report, acoustic / noise report, fire management plan, copies of existing DER licences or any other relevant information considered necessary for assessment of the application.

Name of applicant / person who completed checklist
.....
Contact Email Address
Contact Phone Number

ATTACHMENT 1

APPLICATION FORM

**(TO BE SIGNED BY THE REGISTERED PROPRIETOR OF THE LAND
AS DESIGNATED ON THE CERTIFICATE OF TITLE)**

Part 11 — Forms referred to in this Scheme

86. Forms referred to in this Scheme

- (1) The form of an application for development approval referred to in clause 62(1)(a) is as follows —

Application for development approval

Owner details		
Name:		
ABN (if applicable):		
Address:		
.....		Postcode:
Phone:	Fax:	Email:
Work:
Home:		
Mobile:		
Contact person for correspondence:		
Signature:		Date:
Signature:		Date:
<p><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></p>		

Applicant details (if different from owner)		
Name:		
Address:		
.....		Postcode:
Phone:	Fax:	Email:
Work:
Home:		
Mobile:		
Contact person for correspondence:		

Planning and Development (Local Planning Schemes) Regulations 2015

Deemed provisions for local planning schemes

Schedule 2

Forms referred to in this Scheme

Part 11

cl. 86

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		
Lot No:	House/Street No:	Location No:
Diagram or Plan No:	Certificate of Title Vol. No:	Folio:
Title encumbrances (e.g. easements, restrictive covenants):		
Street name:	Suburb:	
Nearest street intersection:		

Proposed development	
Nature of development:	<input type="checkbox"/> Works <input type="checkbox"/> Use <input type="checkbox"/> Works and use
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:	

(The content of the form of application must conform with this form but minor variations may be permitted to the format.)

ATTACHMENT 2

SCHEDULE OF PLANNING FEES

Schedule of Planning Fees 2017

Note:

- As per WAPC Planning Bulletin No 93/2010, the Goods and Services Tax (GST) will not apply to development fees for development applications, subdivision clearances, home occupations, change of uses and zoning certificates. Fees will apply for property settlement questionnaires, written planning advice, scheme amendments and structure plans.

Item	Planning service	Maximum 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	\$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 + 0.25% for every \$1 in excess of \$500 000
	(d) more than \$2.5 million but not more than \$5 million	\$7161 + 0.206% for every \$1 in excess of \$2.5 million
	(e) more than \$5 million but not more than \$21.5 million	\$12633 + 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 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.	Providing a subdivision clearance for —	
	(a) not more than 5 lots	\$73 per lot
	(b) more than 5 lots but not more than 195 lots	\$73 per lot for the first 5 lots and then \$35 per lot
	(c) more than 195 lots	\$7,393
6.	Determining an initial application for approval of a home occupation where the home occupation has not commenced	\$222
8.	Determining an application for the renewal of an approval of a home occupation where the application is made before the approval expires	\$73

Item Planning service**Maximum fee**

- | | | |
|-----|--|--|
| 9. | Determining an application for the renewal of an approval of home occupation 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 not 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 |