

SHIRE OF MANJIMUP
TOWN PLANNING SCHEME NO. 2
APPLICATION FOR PLANNING APPROVAL
 PO Box 1 Manjimup WA 6258
 Phone 9771 7777 Fax 9771 7771

BL:

- ALL SECTIONS MUST BE COMPLETED -

OWNER DETAILS			
Name:			
Address:			
			Postcode:
Phone:		Fax:	E-mail:
(work):	(home):	_____	_____
	(mobile):		
Contact Person:			
Signature:			Date:
Signature:			Date:
<i>THE SIGNATURE OF THE OWNER(S) IS REQUIRED ON ALL APPLICATIONS. THIS APPLICATION WILL NOT PROCEED WITHOUT THAT SIGNATURE</i>			

APPLICANT DETAILS:			
Name:			
Address:			
			Postcode:
Phone:		Fax:	E-mail:
(work):	(home):	_____	_____
	(mobile):		
Contact person for Correspondence:			
Signature:			Date:

PROPERTY DETAILS		
Lot No:	House/Street No.	Location No.
Street Name:	Suburb:	
Nearest Street intersection:		
Title encumbrances (e.g. easements, restrictive covenants);		

EXISTING BUILDING(S)/LAND USE(S):
Nature of any existing buildings and/or land uses:

PROPOSED BUILDING(S)/LAND USE(S):
Description of <u>ALL</u> proposed development(s) and/or land use(s):

Approximate cost of proposed development:

Estimated time of completion:

**DETAILS REQUIRED TO BE SUBMITTED IN
APPLICATION FOR PLANNING APPROVAL**

The following items **must** to be submitted with each Planning Application:

1. Completed Application Form.
2. Appropriate Planning Fee (see Planning Services Fees & Charges Schedule attached).
3. Site Plan sufficient to fit on an A4 or A3 sheet showing:
 - a. Street name, lot number(s), north point and dimensions of site.
 - b. Location and proposed use of any existing buildings (to be retained) and the location and use of buildings proposed to be erected (including setback distances from boundaries).
 - c. Existing and proposed means of access to and from the site for vehicles and if appropriate pedestrians/cyclists.
 - d. Location, number, dimensions and layout of all car parking areas intended to be provided.
 - e. Location, dimensions and setbacks of building envelopes, strategic firebreaks, vegetation proposed to be cleared, easements, effluent disposal areas, landscape protection areas, stream reserves/protection areas.
4. Elevations of proposed buildings / structures proposed to be erected, altered or retained.

It is encouraged that applicants submit the following:

1. Contours and physical features including streams, lakes, remnant native vegetation, rock outcrops and dams.
2. Landscape Plan (if required) specifying location and types of plants, ground treatment and reticulation.
3. Any additional information that is relevant, or might otherwise assist with the consideration of the Planning Application.

The above information is required to enable the equitable and efficient assessment of applications and to expedite processing. Applications will not be processed until the requested information has been provided together with the required application fee.

PROCESSING YOUR PLANNING APPLICATION

When applications for Planning Approval are submitted, the Shire's Planning Service section initially checks to see if appropriate information and fees have been provided by the applicant.

If appropriate information has not been provided, Planning Services will contact the applicant to address outstanding matters.

Alternatively, if the applicant has provided appropriate information and fees, the application is registered and a preliminary assessment occurs to determine whether public and/or agency comment is required and its scope.

The above actions usually occur within 2 – 3 days of receipt of the application.

Notifying neighbours, councillors, agencies and other stakeholders

It is important that the Shire's Planning Services section receives appropriate information to make an informed decision on the planning application. Therefore, subject to Council policy and the complexity, type, scale and location of the application, Planning Services will determine whether comments on the application should be sought from:

- adjoining and nearby landowners;
- ward councillors;
- relevant State Government or other agencies;
- the community and other stakeholders through publicly 'advertising' the application in a local newspaper/publication;
- other sections of the Shire.

Apart from straightforward applications, unlikely to have a detrimental affect on neighbouring properties, Planning Services typically writes to and invites comments on the planning application from landowners in the immediate vicinity of the application site and ward councillors. This is done as a courtesy to nearby landowners, to keep councillors informed and as a way of trying to ensure that no adverse impact or conflict arises as a result of any planning application being approved.

More complex or possibly contentious applications, including those with the potential to have a more pronounced affect on larger sections of the community, may also be advertised in the Manjimup Bridgetown Times, the "Shire Scene" or other local newspapers/publications circulating in the Shire of Manjimup. Additionally, more complex or certain types of applications (such as industrial and aquaculture uses or those involving clearing or which adjoin public land) may also be referred to relevant State Government or other agencies for comment.

Notification of most planning applications is for a period of between 14 - 21 days in which any landowner/resident and others may respond in writing to Planning Services on the application. More complex applications, or those requiring input from State Government agencies, are typically referred out for at least 28 days.

Determining the application

Following the close of the notification period, if it was required, the Manager, Planning Services will determine whether the application is required to be considered by Council or whether it can be dealt with "in house" by the Manager, Planning Services.

Most applications are determined under delegated authority by the Manager, Planning Services and accordingly are not considered by Council. Generally, the Manager, Planning Services determines applications which are consistent with the Town Planning Scheme, Local Planning Strategy, Council policies, other regulations and no objections have been received through the notification process.

If a bona fide objection is received in writing on the planning application, from a nearby landowner, ward councillor, public agency, or other stakeholder, then the application is reported to the Council for determination. Additionally, more involved planning proposals, perhaps requesting a variation or relaxation of a certain provision of the Town Planning Scheme, often require a report being prepared by Planning Services to Council for determination.

Council agendas

Council agendas close two weeks before the scheduled Ordinary Meeting of the Council. The reason for this is to allow all draft agenda items to be examined by the Senior Management Team, and any necessary revision made, before the final agenda is printed and delivered to Councillors on the Friday (ahead of the scheduled Council Meeting).

There is now one (1) Ordinary Meeting of Council each calendar month typically on the fourth Thursday.

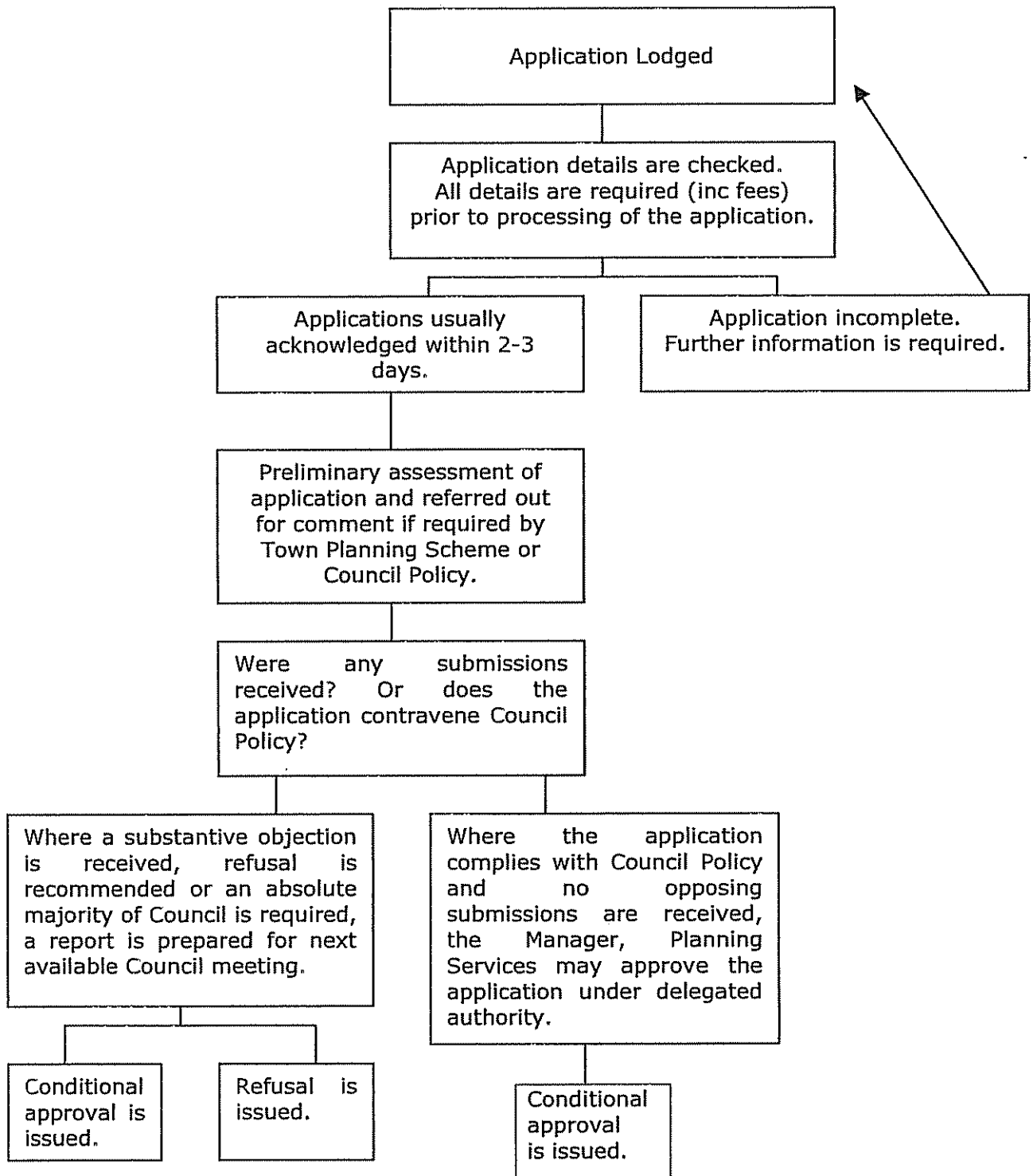
Be prepared

When submitting an application for Planning Approval, please bear in mind:

1. Each application takes 2 – 3 days to be registered and initially assessed.
2. Unless straightforward, a notification and comment period (of at least 14 days) is offered to nearby landowners and ward councillors. More complex or potentially contentious applications, or those requiring referral to State Government agencies, are typically referred out for at least 28 days.
3. Each application needs time to be appropriately assessed by the Shire.
4. Each application normally necessitates a site inspection and assessment from the Shire's Environmental Health, Building and Engineering sections.
5. Council agendas close two weeks before the next scheduled Council meeting.
6. You should submit any application a minimum of 35 days before Council meetings to give your application the best chance of making that particular meeting (should it be required to do so). Allow yourself approximately 60 days should the application be more complex or is likely to be referred to State Government agencies.
7. Always read your Application Form carefully and submit:
 - ❖ **the correct application fee** (outlined with the Application Form); and
 - ❖ **as much information as possible** – especially a site plan (hand drawn is fine if clearly legible) showing all existing / proposed buildings, dams, improvements etc.

Please note that Planning Applications, if not required to go to Council, usually take 3 to 4 weeks to process (including public advertising). Applications that are required to be referred to State Government agencies or presented to Council usually take 6 to 8 weeks to process (including public advertising). Finally, please contact Planning Services on 9771 7777 should you need advice about the progress of your application.

Shire of Manjimup Processing of Development Applications



NB: In the event the applicant is aggrieved by conditions imposed or the decision to refuse, an appeal may be lodged with the State Administrative Tribunal within 28 days.



SHIRE OF MANJIMUP
PLANNING SERVICES FEES AND CHARGES SCHEDULE
 (Effective from 1st July, 2005)

PLANNING APPLICATION FEES		GSifinalive
Included Grouped Housing	Development Application Fees & Charges Scale <i>(Based on Proportionate Costs of Development as determined by Planning Services)</i>	
Shops, Restaurants, Offices Other Commercial	(a) Less than \$50,000	\$100 100
Hotel, Tavern & Motel	(b) More than \$50,000 but less than \$500,000	0.23% of the estimated cost of development aps
Chalets, Holiday Cottages, Cabins & Park Homes	(c) More than 500,000 but less than \$2.5 million	\$1.150 + 0.18% for every \$1 in excess of \$500,000 aps
Factories & other General / Service Industrial	(d) More than \$2.5 million but less than \$5 million	\$4,750 + 0.15% for every \$1 in excess of \$2.5 million aps
Caravan Parks & Camping Grounds	(e) More than \$5 million but less than \$21.5 million	\$8,500 + 0.10% for every \$1 in excess of \$5 million aps
Schools, Colleges & Churches	(f) More than \$21.5 million	\$25,000 25,000
Medical Centre & Consulting Rooms		
Additions / Extensions to any of the above developments		
MISCELLANEOUS PLANNING APPLICATIONS		
Single Dwelling (within approved building envelopes or complying with setbacks, etc)		100
Second Dwelling on Rural land only		150
Additional accommodation / Ancillary accommodation / Granny Flat		150
Sheds, Outbuildings and additions to Dwellings (within approved building envelopes)		
	(1) If costs less than \$25,000	50
	(2) If costs more than \$25,000	100
Setback reduction and / or variation (in addition to other fees)		100
Request to vary approved building envelope		200
Change of Use		
(a) Application for change of use (which does not require rezoning and no structural changes are proposed)		150
(b) Application for change or continuation of a non-conforming use		200
Extractive Industry (allows for smaller extractions on individual properties)		
(a) less than 10,000m ³		250
(b) more than 10,000m ³		500
Timber Plantations	<u>\$150 PLUS</u> aps (value of development based on estimated minimum costs of development of \$1200 per planted hectare)	150 + aps
Aquaculture		150
Rural Use / Rural Industry		
(a) "P" Use in TPS 2		no fee
(b) "AA" Use in TPS 2 (for non-structural development)		150
Cottage Industry		150
Bed & Breakfast Accommodation / Holiday Accommodation (in existing residence)		175
Home Occupation		100
Alfresco Dining (application & renewal)		100

OTHER PLANNING FEES			
Section 40 Certificate Clearance			50
Extending Conditional Planning Approval / Renewal Fee			100
Subdivision & Strata Title Clearance			\$50 per lot \$50 for first 5 lots then \$25 per lot \$5,000
	(a) Less than 5 lots		
	(b) Greater than 5 lots, but less than 195 lots		
	(c) Greater than 195 lots		
Zoning Certificates			50
Property Settlement Questionnaire information			75
Written Planning Advice (as "expert" statement)			75
Information Fees & Charges	(a) Town Planning Scheme No 2 (Text)		40
	(b) Rural Planning Strategy		50
	(c) Local Planning Strategy		45
	(d) Other Documented Information	<100 pages 0 45 per page > 100 pages 0 35 per page > 500 pages 0 25 per page	apt apt apt
	(e) Plotting (Civil CAD/Auto CAD)	As per Technical Services CAD Fee Scale	
	(f) GIS printout	Per page A1 - Per page A2 - Per page A3 - Per page Scheme maps - Per map	30* 45* 30* 20* 50*
	(g) Certificate of Title Search		15*

PART B - TOWN PLANNING (LOCAL GOVERNMENT PLANNING FEES) REGULATIONS 2000 - "FEE CALCULATION TABLE" CHARGES

1. Town Planning Scheme Admndments	(a) Minor Amendments / Text Amendments	Calculated using the "Fee Calculation Table"	Deposit 1,500. Fee as per fct **
	(b) Major Amendments (as determined by the Manager Planning Services)	Calculated using the "Fee Calculation Table"	Deposit 3,500. Fee as per fct **
2 Structure Plans	All structure plans	Calculated using the "Fee Calculation Table"	Deposit 2,500. Fee as per fct **

Note: These fees that have an * next to them are GST inclusive.	
Note regarding "Fee Calculation Table"	If the actual fee calculated using the "Fee Calculation Table" is greater than the deposit, the balance outstanding will be invoiced prior to Gazettal.
	If an application is withdrawn or not supported for advertising, then to the extent to which any fee calculated (using the "Fee Calculation Table" is less than the deposit, the balance will be refunded.