GOVERNMENT OF WESTERN AUSTRALIA

Application Guide

Application for Development Approval
Perry Lakes Redevelopment Act 2005 s 32(1)
Perry Lakes Redevelopment Regulations 2006 (as amended)

Western Australian Planning Commission

Important information for applicants

1 The form of application for development approval referred to in section 32(1) is to be made by the submission of a schedule 2 form 1 contained in the Perry Lakes Redevelopment Regulations 2006 (as amended) and as prescribed for the purpose of section 32(1) of the Act.

2 An application for development approval referred to in section 32(1) of the Act must be submitted to the Western Australian Planning Commission (WAPC) and accompanied by four copies of:

(a) a plan, drawn to a scale not smaller than 1:2000, that identifies the land on which the development described in the application is proposed; and

(b) documents that fully and clearly illustrate and detail the proposed development, being:

(i) a plan or plans, drawn to a scale generally not smaller than 1:500; and
(ii) written verbal specifications.
(regulation 3)

Document requirements

1 A plan required by regulation 3(2) must be drawn on a white background.

2 The documents required by regulation 3(2) must use metric measurements.

3 The documents required by regulation 3(2)(b) must include the following:

(a) The location and proposed use of any existing buildings and outbuildings to be retained and the location and use of buildings proposed to be erected or demolished on the land.

(b) The existing and proposed means of access for pedestrians and vehicles to and from the land.

(c) The location, number, dimension and layout of all car parking spaces intended to be provided.

(d) 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 land and the means of access to and from those areas.

(e) The location, dimensions, design and particulars of the manner in which it is proposed to develop any landscaped area, including the retention of existing trees, vegetation, fences and walls.

(f) Plans, elevations and sections of any building proposed to be erected or altered and of any building it is intended to retain, including details of materials of construction, finishes and external colour.

(g) Details of any impact of the proposed development on:

(i) the appearance of streets and of vegetation and buildings in streets; and
(ii) the views, privacy and overshadowing of neighbours' land.

(h) Details of the proposed use and operation of the proposed development.

(i) Details of any signs or advertising structures that are proposed to be included in the proposed development.
(regulation 4)

4 Prior to its determination of the application, the WAPC will refer it to the Town of Cambridge or City of Nedlands (as the case may be) and any other relevant public authority. Sections 32 to 35 of the *Perry Lakes Redevelopment Act 2005* outline the application process.

Fee for application

The fee to be paid with an application for a development approval under the Act is as set out below. An application must be accompanied with the prescribed fee (cheques made payable to the Western Australian Planning Commission).

Item	Estimated cost of the development	Fee ($)
1	Not more than $50,000	$100
2	More than $50,000 but not more than $500,000	0.23% of the estimated cost of development
3	More than $500,000 but not more than $2.5 m	$1150 + 0.18% for every $1 in excess of $500,000
4	More than $2.5 m but not more than $5 m	$4750 + 0.15% for every $1 in excess of $2.5 m
5	More than $5 m but not more than $21.5 m	$8500 + 0.1% for every $1 in excess of $5 m
6	More than $21.5 m	$25,000

(regulation 5)

Application fees are exempt from GST.

Submission of application to WAPC through DoP offices

Perth
(All posted applications):

Locked Bag 2506
Perth WA 6001

Perth
(Lodgements in person):

140 William Street
Perth WA 6000
telephone: 6551 9000
facsimile: 6551 9001
NRS: 13 36 77

Albany

Ground Floor
Coach House
York Street
Albany WA 6330
telephone: 9841 8122
facsimile: 9841 8304

Mandurah

Shop 2B
11-13 Pinjarra Road
Mandurah WA 6210
telephone: 9581 4471
facsimile: 9581 5491

Bunbury

6th Floor
Bunbury Tower
61 Victoria Street
Bunbury WA 6230
telephone: 9791 0577
facsimile: 9791 0576

Geraldton

Office 10, Level 2
209 Foreshore Drive
Geraldton WA 6530
telephone: 9960 6999
facsimile: 9964 2912