



Local Planning Scheme No 2  
Planning and Development (Local Planning Schemes) Regulations 2015

## Material to Accompany a Development Application

(As prescribed by Clause 63 of the Regulations).

An application for development approval is to be accompanied by —

- (a) a plan or plans in a form approved by the local government showing the following —
  - (i) the location of the site including street names, lot numbers, north point and the dimensions of the site;
  - (ii) the existing and proposed ground levels over the whole of the land the subject of the application;
  - (iii) the location, height and type of all existing structures and environmental features, including watercourses, wetlands and native vegetation on the site;
  - (iv) the structures and environmental features that are proposed to be removed;
  - (v) the existing and proposed use of the site, including proposed hours of operation, and buildings and structures to be erected on the site;
  - (vi) the existing and proposed means of access for pedestrians and vehicles to and from the site;
  - (vii) the location, number, dimensions and layout of all car parking spaces intended to be provided;
  - (viii) 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;
  - (ix) the location, dimensions and design of any open storage or trade display area and particulars of the manner in which it is proposed to develop the open storage or trade display area;
  - (x) the nature and extent of any open space and landscaping proposed for the site; and
- (b) plans, elevations and sections of any building proposed to be erected or altered and of any building that is intended to be retained; and
- (c) a report on any specialist studies in respect of the development that the local government requires the applicant to undertake such as site surveys or traffic, heritage, environmental, engineering or urban design studies; and
- (d) any other plan or information that the local government reasonably requires.

## Application Fee

The prescribed fee for a development application is based upon the estimated cost of the development as follows:

Development Cost	Application Fee
Less than \$50,000	\$147.00
> \$50,000 but not more than \$500,000	0.32% of the estimated cost of development
> \$500,000 but less than \$2.5m	\$1,700 + 0.257% for every \$1 in excess of \$500,000
> \$2.5 million but not more than \$5 million	\$7,161 + 0.206% for every \$1 in excess of \$2.5 million
> \$5 million but not more than \$21.5 million	\$12,633 + 0.123% for every \$1 in excess of \$5 million

**Note**

1. Developments with an estimated cost of \$10 million or more must be referred to a Development Assessment Panel.
2. Developments with an estimated cost of \$2 million or more and less than \$10 million may be referred to a Development Assessment Panel by the applicant.