

308 Stirling Highway, Claremont
P.O. Box 54
Claremont WA 6910
Ph: 9285 4300
www.claremont.wa.gov.au
TOC@Claremont.wa.gov.au

APPLICATION FOR PLANNING CERTIFICATION



Application form for planning clearance for development exempt from obtaining approval in accordance with Town Planning Scheme No. 3 (TPS3) cl. 25(2)(b) for the erection or extension of a single dwelling, outbuilding, external fixture, patio, pergola, verandah or swimming pool, cl. 25(2)(d) for minor incidental residential development including rain water tanks and front fences, cl. 25(2)(e) for home occupations, and cl. 25(2)(h) non-illuminated advertising signage on a lot where the property is not listed on the TPS3 Heritage Schedule and the proposal complies with the deemed-to-comply provisions of the Residential Design Codes, the TPS3, Council Policy and Local Law Requirements.

SITE DESCRIPTION

Lot No: _____

Street Address: _____

APPLICANT

Contact Name (& Company): _____

Address (For correspondence): _____

Contact Number: _____ Email: _____

DEVELOPMENT

Description of proposed development or use: _____

Schedule of Fees

10% of regulated planning application fee - Minor Applications and Town Planning Scheme, Council Policy and/or Local Law Compliance Check Only (See below)

20% of regulated planning application fee - Major Application and Residential Design Codes, Town Planning Scheme, Council Policy and/or Local Law Compliance Check (See below)

The application fee is non-refundable. If the application is determined to not be compliant with the requirements of the Residential Design Codes, Town Planning Scheme No. 3, Council Policy and/or Local Laws the application will be returned for lodgement as an application for Planning Approval. Any 'Planning Certification' Fees will be subtracted from the fees for planning approval at time of lodgement.

Value of development less than \$50,000 (exc. GST)	\$147	\$5 million - \$21.5 million	\$12,633 + 0.123% for every \$1 in excess of \$5m
\$50,000 to \$500,000	0.32% of the estimated cost of development	Home Occupation	\$222
\$500,000 to \$2.5 million	\$1,700 plus 0.257% for every \$1 in excess of \$500,000	\$2.5 million to \$5 million	\$7,161 plus 0.206% for every \$1 in excess of \$2.5m

If the proposed development is exempt from requiring planning approval please indicate its compliance with relative legislative requirements below.

Residential Design Codes		
Design Element 5.1 - Context		
Deemed-to-Comply	Proposed – Provide Details	Complies Y/N
5.1.1 Site Area		
5.1.2 - Street setback		
5.1.3 Lot Boundary Setback		
5.1.4 Open Space		
5.1.5 Communal Open Space		
5.1.6 Building Height (Refer to TPS3 cl. 40)		

Design Element 5.2 Streetscape		
5.2.1 Setback of garages and carports (Refer TPS3 cl. 36(2) and 36(3))		
5.2.2 Garage Width (Refer TPS3 cl. 36(4))		
5.2.3 Street Surveillance		
5.2.4 Street Walls and Fences		
5.2.5 Sight Lines		
Design Element 5.3 Site Planning and Design		
5.3.1 Outdoor Living Areas		
5.3.2 Landscaping		
5.3.3 Parking		
5.3.4 Design of car parking spaces		
5.3.5 Vehicular Access		
5.3.6 Pedestrian Access		
5.3.7 Site Works		
5.3.8 Retaining Walls		
5.3.9 Stormwater Management		
Design Element 5.4 Building Design		
5.4.1 Visual Privacy		
5.4.2 Solar Access for Adjoining Sites		
5.4.3 Outbuildings		
5.4.4 External Fixtures		
5.4.5 Utilities and Facilities		
Town Planning Scheme No. 3		
cl. 36 Outbuildings, Garages, Carports & Pergolas		
cl. 38 Amalgamation of Lots		
cl. 40 Heights of Building		
cl. 46 Objectives of the Residential Zone		
cl. 49 Additions to Dwelling (Self Contained)		
cl. 50 Lots affected by By-Law No. 123		
cl. 51 Lots Affected by By-Law No. 132		
cl. 76 Design and Construction		
cl. 80. Protection of Landform		
cl. 81 Protection of Vegetation		
Council Policies		
Former Swanbourne Primary School Site DAP LV103		
Lakeway Design Guidelines LV104		
Vehicle Access – Crossovers LV106		
Front Fences LV117		
Retention of Residential Character LV123		
NEP Design Guidelines LV128 (Including Detailed Area Plans)		
Residential Amenity LV129		
Street Trees EN305		
Town Centre Zone Signage PS202		
Local Laws		
Fencing Local Law 2000		
Foreshore Building Line Freshwater Bay Local Law 2000		
Height of Buildings – Freshwater Bay Local Law 2000		
Signs Local Law (Including 2008 Amendment)		