

FORM 1A

APPLICATION TO WESTERN AUSTRALIAN PLANNING COMMISSION FOR APPROVAL OF PLAN OF SUBDIVISION, AMALGAMATION OR SURVEY-STRATA



PLEASE COMPLETE THIS APPLICATION FORM AND INCLUDE THE FOLLOWING:

- This Form 1A.
- 8 copies of the plan of subdivision/amalgamation/survey-strata showing the dimensions, the area and other relevant information as described on the attached information sheet.
- 8 copies of all supporting documents, technical reports etc. for referral to other agencies.
- Copy of the current Certificate of Title(s).
- The signatures of title owner(s), or a letter of authority on behalf of the title owners.
- Correct application fee.

OFFICE USE ONLY **Checked**

No of lots	Authorised	
Fee Required	\$	
Fee Received	\$	
Receipt No.		
Variation	\$	
Receipt No.		
STA No.		
D/N No.		

Receipt Date: _____

Please Debit Surveyors Trust Account No.

APPLICATION FEES

Calculate the fee required based on the total number of lots to be created. See Schedule of Fees on the back of the information sheet.

Total Number of Lots to be created Fee Payable \$

No application fees are payable on lots to be shown on a Plan or Diagram of Survey or Survey-Strata Plan as being reserved for the purpose of a pedestrian accessway, right-of-way, truncation, road widening or reserve for drainage or recreation.

NOTES

- The information requested is required under Regulation 4 of the *Town Planning and Development (Subdivision) Regulations 1999*, made under the *Town Planning and Development Act 1928*. Copies of the Regulations are available from the Western Australian Planning Commission.
- Under the provisions of the *Regulations* there are penalties for providing false information.
- The Commission is not bound by the existence, liabilities or obligations arising from a restrictive covenant except where such a covenant is created under statute in favour of a public authority. Applicants are advised to check the terms of any existing restrictive covenant.
- Application to create vacant or built strata lots should be made on Form 24 of the *Strata Titles General Regulations 1996*.

SUBMISSION OF APPLICATION

Submit your application to the applicable Department for Planning and Infrastructure office at:

PERTH
469 Wellington Street,
Perth,
WA 6000
Phone (08) 9264 7777
Facsimile (08) 9264 7566
Internet:
<http://www.planning.wa.gov.au>
TTY No: (08) 9264 7535
Infoline: 1800 626 477
email Address:
corporate@planning.wa.gov.au

ALBANY
Ground Floor,
Coach House,
Peels Place,
ALBANY 6330
Phone (08) 9841 8122
Facsimile (08) 9841 8304

MANDURAH
Shop 2B 11-13
Pinjarra Road,
MANDURAH 6210
Phone (08) 9581 4471
Facsimile (08) 9581 5491

BUNBURY
6th Floor,
Bunbury Tower,
61 Victoria Street,
BUNBURY 6230
Phone (08) 9791 0577
Facsimile (08) 9791 0576

GERALDTON
65 Chapman Road
GERALDTON 6530
Phone (08) 9956 0122
Facsimile (08) 9956 0132

FORM 1A

PLEASE PRINT INFORMATION CLEARLY AND TICK BOXES WHERE APPROPRIATE.

APPLICATION FOR APPROVAL OF: Subdivision Amalgamation Survey-strata

THE APPLICANT

Person submitting the application with whom the Western Australian Planning Commission will correspond.

Name/Company
Contact Person
Address
.....
Suburb Postcode
Contact Phone Number Fax
email address (optional)

THE OWNERS

The application must be signed by the owner(s)* of the land or by a person authorised to do so with the consent of the owner(s). Evidence of authorisation must be in writing and accompany this application

* If the land is owned by a company, the signature of at least two directors, or one director and the company secretary, or, in the case of a sole director, that director with the designation of each office holder printed adjacent to the signature.

Full Name	Full Name
Company (if applicable)	Company (if applicable)
Address	Address
Suburb Postcode	Suburb Postcode
Signature Date	Signature Date
(Please print name and position if signing on behalf of a company)	(Please print name and position if signing on behalf of a company)
.....
Full Name	Full Name
Company (if applicable)	Company (if applicable)
Address	Address
Suburb Postcode	Suburb Postcode
Signature Date	Signature Date
(Please print name and position if signing on behalf of a company)	(Please print name and position if signing on behalf of a company)
.....

If there are more than 4 owners please attach details.

LAND DETAILS

Local Government – City/Town/Shire
Lot Numbers (Whole/Part) Location Number(s)
Street Suburb
Name of nearest road intersection

A copy of each Certificate of Title is to be attached to the application.

Volume Folio Diagram Number Plan Number
Volume Folio Diagram Number Plan Number

If there are more than 2 titles please attach details.

PROPOSAL SUMMARY

Original number of lots Proposed number of lots
Proposed area of each lot
What is the current use of the land? (Vacant land, single residential, unit development, commercial, industrial, rural, other – please specify)
.....
What is the proposed use of the land?
Are there any buildings or improvements (sheds, outbuildings, swimming pools etc) on the land? Yes No
Please specify if buildings or improvements are proposed to be/to be removed

THE SUBDIVISION, AMALGAMATION OR SURVEY-STRATA PLAN

INFORMATION SHEET

The Plan

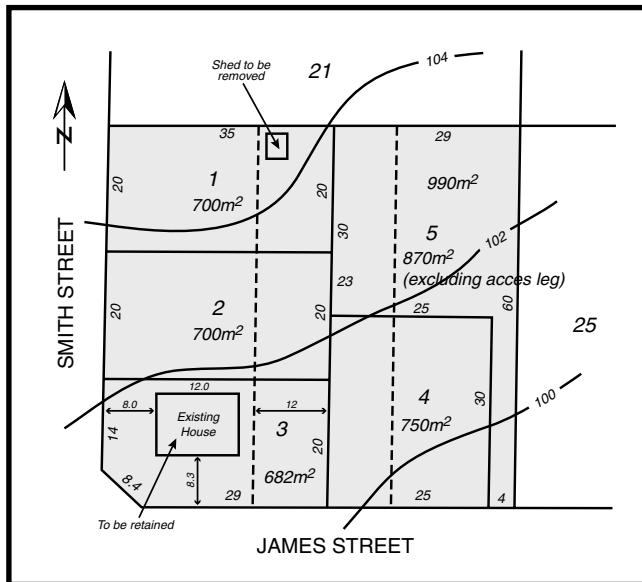
Plans should be drawn at a scale of between 1:500 and 1:5,000. All dimensions to be at metric scale. The following information should be shown on the plan:

- the site dimensions and areas of each existing and proposed lot(s)
- the means of access to the site including the location and width of existing and proposed roads
- north point (it is desirable for plans to be oriented with north facing up the page)
- contour intervals of not greater than 2 metres (where appropriate) and where applicable:
- existing buildings and other improvements on the land and their relationship to existing and proposed lot boundaries
- the location of existing services, including power lines, water mains, sewer mains and other services
- physical features including watercourses, wetlands, vegetation, flood plains and dams
- area of battleaxe lot – excluding access leg
- any places of heritage significance
- easements or other encumbrances.

Examples of the acceptable standard of plans are provided below:

EXAMPLE - RESIDENTIAL SUBDIVISION

PROPOSED SUBDIVISION OF LOTS 22, 23 & 24 CAUDELUP



SCALE - 1 : 1,000

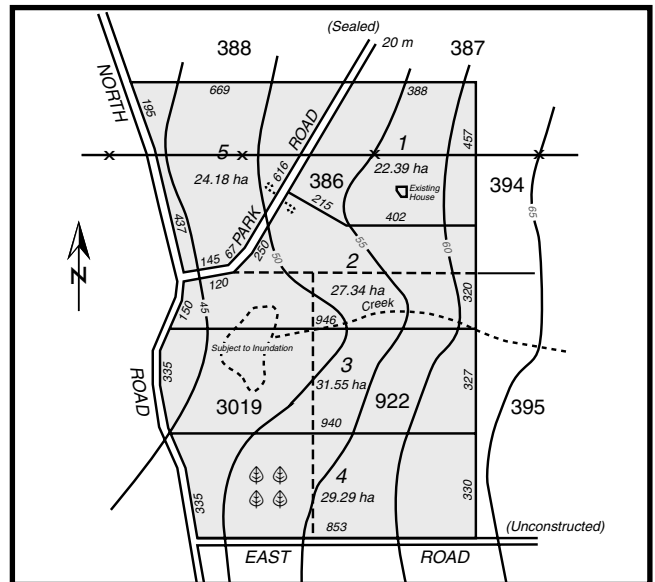
ORIGINAL AREAS:

- Lot 22 - 1382 m²
- Lot 23 - 1276 m²
- Lot 24 - 1156 m²
- Total area - 3702 m²
- No. of existing lots - 3
- No. of proposed lots - 5

- Proposed Boundary
- - - Existing Boundary
- Application Area

EXAMPLE - RURAL SUBDIVISION

PROPOSED SUBDIVISION OF LOCATIONS 386, 922 & 3019 CAUDELUP



SCALE - 1 : 5,000

ORIGINAL AREAS:

- Loc 386 - 57.60 ha
- Loc 922 - 41.36 ha
- Loc 3019 - 35.82 ha
- Total area - 134.75 ha
- No. of existing lots - 3
- No. of proposed lots - 5

- × — × — × Power line
- ☺ ☺ ☺ Vegetation
- Proposed Boundary
- - - Existing Boundary
- Application Area

Accompanying Information

The following written information should accompany the application where applicable*:

- details of any excavation, filling of land or earthworks
- whether drainage is to be retained on site and any alterations to the existing drainage system
- the provisions of any operative or proposed town planning scheme or amendment affecting the land
- places of heritage significance included or proposed to be included on either the Register of Heritage Places under the provisions of the *Heritage of Western Australian Act 1990* or on a Heritage List or in a Heritage Area under a town planning scheme
- nearby land uses and activities that may affect the proposal (unexploded ordnance (explosive devices), contaminated sites, poultry farms or aircraft flight paths)
- environment features that may affect the proposal (including native vegetation, rivers and watercourses, wetlands and catchments)
- any other matter relevant to the proposal.

* Should applicants wish to have an application considered under the *Liveable Neighbourhoods – Community Design Code*, a separate checklist is available from the Department for Planning and Infrastructure which is to be completed.

SCHEDULE OF FEES

- Fees are payable in two components and are calculated on the total number of proposed lots.
- On lodgement of this application, the fee indicated in the second column is payable.
- Should the application be approved, the fee indicated in the third column will be payable on your behalf by your surveyor on lodgement of the Diagram/Plan of Survey with the Department of Land Administration [use Form 1c] or on the lodgement of the Form 1 or the Form 2 (Survey-strata plan) with the Western Australian Planning Commission.

①	②	③
Total number of lots to be created	\$ - On lodgement of application	\$ - On approval of each survey document
1	370	55
2	375	70
3	380	90
4	390	110
5	395	140
6-10	425	160
11-15	425	180
16-20	425	210
21-25	485	245
26-30	485	275
31-35	485	320
36-40	560	360
41-45	560	415
46-50	560	455
51-55	570	505
56-60	570	545
61-65	570	595
66-70	590	640
71-75	590	685
over 75	\$590 plus \$5 per lot in excess of 75 lots	\$685 plus \$5 per lot in excess of 75 lots

Note:

1. For amalgamation of multiple lots into one lot, the lodgement fee is \$370.00.
2. No application fee is payable on lots to be shown on a Plan or Diagram of Survey or Survey-strata Plan as being reserved for the purpose of a pedestrian accessway, right of way, truncation, road widening or reserve for drainage or recreation.
3. Fee payable for common property shall be that of a single lot.

MINOR VARIATIONS TO PLANS OF SUBDIVISION

An additional fee will apply for considering a minor variation to a plan of subdivision as part of the application for approval of subdivision or re-subdivision

\$
50% of the fee payable under the column "On Lodgement of Application" in Item 1

NOTE: Where a minor variation is made at the request of the Commission, the Commission may waive some or all of the applicable fee.

RECONSIDERATION / APPEAL OF DECISIONS

In the event of the application being refused or conditions deemed unacceptable, there is a right under Section 24(5) of the *Town Planning and Development Act 1928* to seek the Commission's reconsideration of its decision or to appeal against the decision under Part V of the Act.

Requests for **RECONSIDERATION** must be in writing providing details of the basis for reconsideration\$210.00

For the lodgement of an **APPEAL** to the **TOWN PLANNING APPEAL TRIBUNAL**\$265.00

LEASE AND TRANSFER APPROVAL

For consideration of every **TRANSFER, CONVEYANCE, LEASE OR MORTGAGE** [regulation 8(2) of the *Town Planning and Development (subdivisions) Regulations 1999*]\$50.00

On application to the Commission for a **CLASS OF LEASE OR LICENCE** to use or occupy or to be approved under section 20(1c) of the *Town Planning and Development Act 1928*\$50.00

and for each lease or licence proposed\$7.00