



CITY OF BAYSWATER

Civic Centre, 61 Broun Avenue, Morley, Western Australia 6062

Business Hours: 8.30 a.m. to 4.30 p.m.

Telephone: (08) 9272 0622 Facsimile: (08) 9272 0665

Postal Address: PO Box 467, Morley, W.A. 6943

Development Assessment Panel Application

Three (3) types of applications may be determined by the Development Assessment Panel (DAP):

1. Mandatory DAP applications (valued of the development applied for has an estimated cost above \$10 million);
2. Optional DAP applications (valued of the development applied for has an estimated cost between \$2 million and \$10 million); and
3. Regulation 17 minor amendment application (to an approved DAP application).

WHAT IS A MANDATORY DAP APPLICATION?

Mandatory DAP applications must in all circumstances be determined by the relevant DAP. The regulations state that a mandatory DAP application is any application with an estimated cost of equal to or more than \$10 million, and not for:

- Construction of a single house;
- Construction of less than ten grouped dwellings or multiple dwellings; and
- Construction of carports, patios, outbuilding or any incidental development.

The DAP will determine the Mandatory DAP Application instead of the relevant local government and/or the Western Australian Planning Commission. Applicants will be required to pay the extra DAP determination fee at the time that such an application is lodged with the relevant local government.

WHAT IS AN OPTIONAL DAP APPLICATION?

Optional DAP applications are applications that must be determined by a DAP if the applicant has chosen the DAP as the relevant decision-

maker. The regulations state that an Optional DAP Application is an application with the following characteristics:

- Value of the development applied for has an estimated cost between \$2million and \$10million;
- Development applied for is not the construction of a single dwelling, less than ten grouped dwellings or multiple dwellings, carports, patios, outbuildings or associated incidental development; AND
- Applicant has elected to have the relevant DAP determine the application.

This means that an applicant will have the ability to choose to "opt-in" to the DAP process if their application fits within the optional DAP application category. Where the applicant has elected to "opt-in", the relevant DAP will determine the application instead of the relevant local government and/or the Western Australian Planning Commission. Applicants will be required to pay the extra DAP determination fee at the time that such an application is lodged with the relevant local government.

If an applicant chooses not to opt-in to the DAP process, then that application will be determined by the relevant local government (and the Western Australian Planning Commission if applicable) in accordance with existing delegation arrangements.

WHAT IS A REGULATION 17 MINOR AMENDMENT APPLICATION?

The DAP Regulations also allow for minor amendment applications. An applicant can make a minor amendment application to the DAP to request any development approval, and any conditions of approval, be amended or cancelled. A minor amendment application attracts a fee of \$150.00 (DAP fee) and \$120.00

(LG fee minor changes). A minor amendment application is otherwise lodged with the relevant local government and dealt with in much the same way as ordinary DAP applications.

However, a minor amendment application can only be made to vary the decision of the DAP; a minor amendment application cannot be made to amend the previous decision of a local government or Western Australian Planning Commission.

PRE LODGEMENT MEETINGS

The City encourages applicants intending to lodge an application that will require DAP consideration to meet with the Manager Planning Services and Senior Planning Officer (Statutory) on 9272 0622 prior to submission, to ensure all required details are provided.

WHAT INFORMATION IS REQUIRED TO ACCOMPANY A DAP APPLICATION?

The information to be submitted with a DAP application includes (but is not limited to):

1. A completed Metropolitan Region Scheme Form 1, signed by the owner of the land (available at www.bayswater.wa.gov.au);
 2. The relevant planning and DAP application fees, please refer to the information sheet on planning applications fees (available at www.bayswater.wa.gov.au) and the DAP application fees (available at www.daps.planning.wa.gov.au);
 3. A detailed explanation and justification for the proposed land use(s) and supporting information such as letters of support from adjoining landowners;
 4. Four (4) copies of all plans to scale (1:200 or 1:100), one (1) copy of plans at A3 and two (2) electronic copies (CD's, USB's and etc.) showing the following information:
 - a. Site details, undertaken by a certified surveyor to include the street address, lot number, north point, surveyed natural ground levels and the area dimensions and boundaries of the lot;
 - b. The location, setback distance from all lot boundaries, dimensions and floor plans (showing lot boundaries) of all proposed and existing buildings on the site, including those buildings proposed to be demolished;
 - c. Detailed elevations including coloured elevations and perspectives;
 - d. Information on the building materials and colours proposed;
 - e. The positions and dimensions of other structures such as retaining walls;
 - f. The positions and dimensions of significant trees and vegetation;
 - g. Street verge details including, verge dimensions, location of footpaths, kerbing, location and dimensions of crossovers, and the position and height of any street trees;
 - h. Detailed landscaping plans;
 - i. Overshadowing plan as per the requirements of the Residential Design Codes (R-Codes);
 - j. The location of infrastructure such as footpaths, power poles, sewer lines, water pipes and gas, water or power connections;
 - k. The location and nature of any easements or restrictions on the land;
 - l. The location and layout for all existing and proposed car parking spaces, loading areas, driveways and crossovers;
 - m. Details of private and public open spaces and landscaped areas; and
 - n. The position of any adjoining buildings that might affect, or be affected by, the proposed development, including the location of windows and outdoor living areas.
2. Traffic statement and/or assessment as per the Western Australian Planning Commission Guidelines (http://www.planning.wa.gov.au/dop_public/Volume_4_-_Individual_developments_Aug_06.pdf); and
 3. Waste management plan in accordance the City's Health Services requirements (information for multiple dwellings available at www.bayswater.wa.gov.au).

Further information regarding Development Assessment Panels is available from www.daps.planning.wa.gov.au.

FURTHER INFORMATION

Should you require any further information, please contact the City's Planning and Development Services.

Phone: (08) 9272 0622

Fax: (08) 9272 0665

E-mail: mail@bayswater.wa.gov.au

Web: www.bayswater.wa.gov.au

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