

Exceptional Development Permit application – Guide to Attachments

Before you begin

Depending upon the complexity of the proposal, or if you are having difficulty understanding these requirements, it may be in your best interests to engage a professional planner to assist you in the preparation of your application or to prepare it on your behalf.

Please save files individually and name them accordingly. Files greater than 10MB in size may be slow to upload depending on the capabilities of your server, your connection to the internet and current conditions of the network.

All plans should provide all necessary information, and be provided at a scale that can be printed no greater than A3 size.



Please Note: All files must be in Adobe PDF format.

Owner's Authorisation

If the land is owned by more than one person or company, written authorisation must be obtained from each person or company named on the title.

If the land is owned by a company or body corporate, written authorisation must be obtained from the company director/s (on company letterhead or under company seal) or from the body corporate.

Statement of Effect of Use or Development Proposal

Applications for Exceptional Development Permits (EDPs) made under section 38 of the *Planning Act 1999* require the applicant to provide a statement describing the effect of the proposed development or of the proposal.

The statement should be detailed and should address, but need not be limited to, those matters required to be considered by the consent authority under section 51 of the *Planning Act 1999* and listed below. These are the matters that, under section 24 of the Act, the Minister must take into account when determining whether to grant an EDP.

Applicants should be aware that under section 40 of the Act, the Minister must not grant an EDP unless they are satisfied that it is preferable to issue a permit in relation to the proposal in the application, than to amend the planning scheme.

Brief summaries of the section 51 requirements are listed here for guidance. Note that 'development' below is used in the wider context of its definition in terms of the Act.

SECTION OF THE PLANNING ACT	MATTER TO BE ADDRESSED IN APPLICATION
51(d)	an environment protection objective within the meaning of the <i>Waste Management and Pollution Control Act 1998</i> that is relevant to the land to which the application relates;
51(h)	The merits of the proposed development as demonstrated in the application;
51(j)	A description of the physical characteristics of the land and a detailed assessment demonstrating: <ul style="list-style-type: none"> i. the land’s suitability for the purposes of the proposal; and ii. the effect of the proposal on that land and other land;
51(k)	A statement specifying: <ul style="list-style-type: none"> i. the public facilities or public open space available in the area in which the land is situated; and ii. whether land for public facilities or public open space is to be provided by the applicant/developer; and iii. whether it is proposed that facilities or open space be developed by the applicant/developer;
51(m)	A statement specifying: <ul style="list-style-type: none"> i. the public utilities or infrastructure provided in the area in which the land is situated; and ii. any requirement for public facilities and services to be connected to the land; and iii. whether public facilities or infrastructure are to be provided by the applicant/developer; and iv. whether land is to be provided by the applicant/developer for the provision of public utilities or infrastructure;
51(n)	An assessment of the potential impact on the existing and future amenity of the area in which the land situated;
51(p)	An assessment of the benefit or detriment to the public interest of the development, including (if relevant), how the following matters are provided for in the application: <ul style="list-style-type: none"> i. community safety through crime prevention principles in design; ii. water safety; iii. access for persons with disabilities;
51(r)	An assessment of any potential impact on natural, social, cultural or heritage values, including for example, the heritage significance of a heritage place or object under the <i>Heritage Act 2011</i> ;
51(s)	Any beneficial uses, quality standards, criteria, or objectives, that are declared under section 73 of the <i>Water 1992</i> ;
51(t)	Any other matters

Dimensioned Plans

Dimensioned plans are required as part of this application. Depending upon the complexity of the proposed development, or if you having difficulty understanding these requirements, it may be in your best interests to engage a professional to assist you in the preparation of your application or to prepare it on your behalf.

If you consider some of the following information is unnecessary due to the nature or location of the particular development, the information may be omitted from your application. Department of Infrastructure, Planning and Logistics staff will then decide whether the information is required in order to assess the application.

PLANS SHOWING THE INFORMATION INDICATED BELOW ARE REQUIRED.

DEVELOPMENT / BUILDING WORKS PROPOSED	
A site plan at a legible scale, not less than 1:500, showing the following information:	
1	The north point, area of the existing parcel and boundary dimensions
2	Existing and proposed buildings and their distance from lot boundaries
3	Any existing and proposed easements, substations and services
4	Vehicle access points
5	Proposed surfacing of parking areas, driveways, vehicle turning areas and loading areas (locations and dimensions)
6	Landscape and open space areas including types of planting, details of screening and/or fencing (locations and descriptions)
7	The proximity of adjoining buildings and their uses
8	The location of any bores on the subject property and adjoining land
9	The location of any proposed and/or existing effluent disposal systems on the site
10	The location of water meter arrangements and sewer access points for multiple dwellings, commercial and industrial developments
Floor layout plans at a scale not less than 1:200, showing:	
1	Dimensioned floor plans of existing and proposed buildings showing layout, partitioning, room sizes, uses
2	A schedule stating the total area of each component use in the building, the total floor area and percentage of site cover

Additional Supporting Documents

You may wish to provide additional documents, studies or plans to support your application. These can be included as an 'Additional Supporting Document'.