

appendix a

Application Form & Certificate of Title

Form 17B

Significant Development

Application for Development Approval

Version: 1.1 (October 2020)

1. Application details

Description of proposed development and/or use

State Development Assessment Unit (SDAU) pre-lodgement reference number
(if applicable)

Nature of development: ☐ Residential ☐ Commercial ☐ Industrial ☐ Mixed Use

☐ Other (please specify):

Approximate cost of proposed development (excl. gst) \$

Estimated time of completion:

Local Government Area:

Planning Schemes:
Name of planning scheme(s) that applies to the prescribed land

Proposed use class
under Local Planning Scheme:

Proposed number of Dwellings:
(if applicable)

Total Net Lettable Area (m²):
(if applicable)


Please identify how this development application is being submitted:

- ☐ Direct application made to the WAPC for approval as Significant Development s.271
- ☐ Development **within the metropolitan region**¹ that has an estimated cost of \$20 million or more; or
- ☐ Development **outside the metropolitan region**¹ that has an estimated cost of \$5 million or more
- ☐ In accordance with a referral from the Premier to the WAPC s.273
- ☐ In accordance with a direction from the Premier to a person or body to refer the application to the WAPC s.272(5)(a)
- Person or body that has been directed:
- ☐ In accordance with a direction from the Premier to the WAPC to determine the application s.272(5)(b)

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2. Owner/s details

Registered proprietor/s (landowner/s) or the authorised agent's details must be provided in this section. If there are more than two landowners please provide all relevant information on a separate page. Signature/s must be provided by all registered proprietors or by an authorised agent. Alternatively, a letter of consent, which is signed by all registered proprietors or by the authorised agent, can be provided.

Full name:	Critch		
Company / agency: (if applicable)	WYALONG PASTORAL CO PTY LTD OF "STUDBROOK"		
ACN/ABN: (if applicable)	46 008 694 960		
Postal address:	P.O. Box 84 MOONYOONOKA		
Town / suburb:		Postcode:	6532
Signature:			Date: 9/12/2021
Name and position: (if signing on behalf of a company or agency)	ANTHONY CRITCH / DIRECTOR.		

3. Applicant details

The applicant is the person with whom the WAPC will correspond and the person to whom the determination will be sent.

Name / company:	Australian Vanadium Limited		
Contact person:	Todd Richardson		
Postal address:	Level 1 85 Havelock Street		
Town / suburb:	West Perth	Phone number/s:	08 9321 5594
Postcode:	6005	Fax:	
		Email: (optional)	todd@australianvanadium.com.au
Applicant signature:			
Name and position: (if signing on behalf of a company or agency)	Chief Operating Officer		Date: 9/12/2021

4. Property details

Locality of development:	Tenindewa		
	(House number, street name, suburb)		
Certificate of title description of land:	Lot No.: 40	Location No.:	41
Plan or diagram: 28736	Volume: 2216	Folio:	19
Certificate of title description of land:	Lot No:	Location No:	
Plan or diagram:	Volume:	Folio:	
Title encumbrances (e.g. easements, restrictive covenants)			
MORTGAGE TO RABOBANK AUSTRALIA LTD			
Nearest street intersection:	Erangy Spring Road		
Nature of any existing buildings and/or land use:	Rural (Cropping)		

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Full name:	Critch		
Company / agency: (if applicable)	WYALONG PASTORAL CO PTY LTD OF "STUDBROOK"		
ACN/ABN: (if applicable)	46 008 694 960		
Postal address:	P.O. BOX 84		
Town / suburb:	MOONYOODOOKA	Postcode:	6532
Signature:	<i>Judith Critch</i>	The landowner/s or authorised agent consents to the applicant submitting this application	Date: 9/12/21
Name and position: (if signing on behalf of a company or agency)	JUDITH CRITCH DIRECTOR		

3. Applicant details

The applicant is the person with whom the WAPC will correspond and the person to whom the determination will be sent.

Name / company:	Australian Vanadium Limited		
Contact person:	Todd Richardson		
Postal address:	Level 1 85 Havelock Street		
Town / suburb:	West Perth	Phone number/s:	08 9321 5594
Postcode:	6005	Fax:	
		Email: (optional)	todd@australianvanadium.com.au
Applicant signature:			
Name and position: (if signing on behalf of a company or agency)	Chief Operating Officer		Date:

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5. Additional information

Economic Stimulus and Job Creation

Please identify the number of jobs that this development is anticipated to generate:

- a) During the construction phase:
- b) Post construction:

State Design Review Panel (SDRP)

It is strongly encouraged that proposals are referred to the SDRP prior to a formal application being lodged with the WAPC. Please identify whether the proposal has previously been referred to the SDRP.

- ☐ Yes ☐ No If yes, provide SDRP reference number:
- If yes, identify number of times referred:

If the proposal has not been referred to the SDRP, the applicant acknowledges that a longer timeframe for a determination will be required as the relevant design aspects of the proposal will need to be assessed.

Swan and Canning Rivers Management Act

Is the development on land compromised in a lot(s) that is affected by the Swan Canning Development Control Area (DCA):

- ☐ Yes ☐ No

If yes, the subject lot(s):

- ☐ Is entirely within the DCA ☐ Is partially within the DCA
- ☐ Abuts the DCA ☐ Abuts waters that are in the DCA

Bushfire Prone Area

Is the development within a designated Bushfire Prone Area? ☐ Yes ☐ No

If yes, please refer to the *Guide for Applicants* for the additional information requirements.

- ☐ I acknowledge that the information and plans provided with this application may be made available by the WAPC for public viewing in connection with the application and may form part of a public meeting agenda or WAPC reporting process.

OFFICE USE ONLY

Acceptance officer's initials:

Date received:

Fee received:

SDAU reference No.:

Significant Development

Form 17B
Application
for Development
Approval - Checklist

Version: 1.1 (October 2020)

**All applications to commence development must be accompanied by a completed checklist.
Incomplete applications will be returned to the applicant with a list of outstanding items.**

Information	When is it required	Provided Y/N/N/A (applicant to complete)
Completed Form 17B Application for Development Approval	Always	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Owners Consent	Always	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Payment of relevant fees	Always	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Current copy of the property's Certificate of Title (no older than 6 months)	Always	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
A site feature survey	Always	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Site plan, floor plans and elevation plans drawn to scale *	Always	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Perspectives	Always	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Context plan(s) and streetscape elevations *	Where proposal has been or will be subject to Design Review	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Planning report	Always	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Details of how the project contributes to COVID-19 economic recovery	Always	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Communications Summary	Always	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Specialist reports to address such matters as: traffic impacts and parking management; noise impacts; heritage; environmental reports; urban design, landscaping, waste management and other relevant matters	Where applicable	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
A list of specialist reports that are being submitted with the application	When specialist reports are being submitted.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Relevant Bushfire assessment (e.g. Bushfire Attack Level (BAL) assessment, Bushfire Management Plan and/or Evacuation plan)	Where proposal is in bushfire prone area	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Design Review Panel report/recommendation and response	Where proposal has been subject to a Design Review process	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
A response to any pre-lodgement advice letter sent by the State Development Assessment Unit	Where proposal has been subject to a WAPC pre-lodgement process	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
3D Digital Model	All applications within the Perth Metropolitan and Peel regions and as advised in other regions	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A

* Please refer to the 'Guide for Applicants' for a detailed list of the required plans and the additional development application requirements

Applicant declaration

- I have provided all of the information as outlined above with my application.
- I understand that the WAPC may require additional information before determining the application.
- I understand that failure on my part to provide the required information specified in the checklist can result in my application not being accepted.
- I understand that documents that are advertised in accordance with section 276 of the *Planning and Development Act 2005* will be made publicly available.
- I understand and acknowledge that all submitted documentation including any digital 3D models may be subject to the *Freedom of Information Act 1982*.

Signed:  _____

Date: _____

OFFICE USE ONLY:

Accepted by: _____

Date: _____

WESTERN



AUSTRALIA

REGISTER NUMBER N/A	
DUPLICATE EDITION 2	DATE DUPLICATE ISSUED 21/5/2013

RECORD OF CERTIFICATE OF TITLE

UNDER THE TRANSFER OF LAND ACT 1893

VOLUME
2216FOLIO
19

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.

BGRoberts
REGISTRAR OF TITLES



THIS IS A MULTI-LOT TITLE

LAND DESCRIPTION:

LOTS 40 & 41 ON DEPOSITED PLAN 28736

REGISTERED PROPRIETOR: (FIRST SCHEDULE)

WYALONG PASTORAL CO PTY LTD OF "STUDBROOK", TENINDEWA VIA GERALDTON
(A H872012) REGISTERED 20/11/2001

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS: (SECOND SCHEDULE)

1. K644327 MORTGAGE TO RABOBANK AUSTRALIA LTD REGISTERED 1/7/2008.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.
* Any entries preceded by an asterisk may not appear on the current edition of the duplicate certificate of title.
Lot as described in the land description may be a lot or location.

-----END OF CERTIFICATE OF TITLE-----

STATEMENTS:

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: DP28736
PREVIOUS TITLE: 1352-391
PROPERTY STREET ADDRESS: NO STREET ADDRESS INFORMATION AVAILABLE.
LOCAL GOVERNMENT AUTHORITY: CITY OF GREATER GERALDTON