



**DO YOU INTEND MAKING AN
APPLICATION FOR PLANNING APPROVAL
IN THE CITY OF ROCKINGHAM?**

**Produced for Information by Planning Services
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1. ZONING

All land within the City of Rockingham is zoned or reserved under Town Planning Scheme No. 2. Zoning is the legal means by which land use is coordinated and controlled. It also provides the community with a level of certainty with regard to the future development of land.

The Scheme Area is divided into the following zones:

- Residential
- Development
- City Centre
- Waterfront Village
- Baldivis Town Centre
- Commercial
- Special Commercial
- Service Commercial
- Port Kennedy Business Enterprise
- Light Industry
- General Industry
- Special Industry
- Rural
- Special Rural
- Special Residential
- Community Purposes
- Special Use

Table No.1 - Zoning Table (attached) indicates the land uses permitted in the various zones. The permissibility of any use is determined by cross-reference between the list of Use Classes, on the left hand side of the Zoning Table, and the list of Zones at the top of the Zoning Table.

Further information with respect to general development requirements for land within the various zones is contained with the Town Planning

Scheme No.2 Scheme Text which may be viewed on the Council's website. (*link to Scheme Text*)

If you are uncertain as to the type of use permitted in a particular zone, you should consult the Zoning Table. By selecting the "Use" that you are proposing and reading across to the column of relevant zoning, you will see a symbol.

The symbols are explained as follows:-

- 'P' means that the use is permitted by the Scheme providing the use complies with the relevant standards and the requirements of the Scheme;
- 'D' means that the use is not permitted unless the Local Government has exercised its discretion by granting Planning Approval;
- 'A' means that the use is not permitted unless the Local Government has exercised its discretion by granting Planning Approval after giving special notice in accordance with Clause 6.3;
- 'IP' means a use that is not permitted unless the use is incidental to the predominant use of the land as determined by the Council; and
- 'X' means a use that is not permitted by the Scheme.

Zoning maps covering the whole of the City of Rockingham are available for your perusal at the Public Counter of Planning Services at the Council Offices and on the Western Australian Planning Commission Website www.wapc.gov.au and the Council's Website. (*link to Scheme Maps*)

REQUIREMENTS FOR LODGING A PLANNING APPLICATION

All applications for Planning Approval must contain the following:-

1. A completed Application for Approval Form (copy attached), signed by the landowner or a party acting with written authority from the landowner.
2. The relevant Planning Application Fee, as detailed in the attached Scale of Fees for Planning Services.
3. A written explanation of the proposal that expands on the information contained in the Application for Approval Form.
4. Site Plans in triplicate, and drawn to scale (not less than 1:500), providing details with respect to the following (unless the Council waives any requirement):-
 - (i) street names, lot number(s), north point and the dimensions of the site;
 - (ii) the existing and proposed ground levels over the whole of the land the subject of the application and the location, height and type of all existing structures, and structures and vegetation proposed to be removed;
 - (iii) the existing and proposed use of the site and dimensioned position of buildings and structures to be erected on the site;
 - (iv) the existing and proposed means of access for pedestrians and vehicles to and from the site;
 - (v) the location, number, dimensions and layout of all car parking spaces intended to be provided;
 - (vi) the location and dimensions of any area proposed to be provided for the loading and unloading of vehicles carrying goods or commodities to and from the site and the means of access to and from those areas;
 - (vii) the location, dimensions and design of any open storage or trade display area and particulars of the manner in which it is proposed to develop the same;

- (viii) the nature and extent of any open space and landscaping proposed for the site;
- (ix) existing and proposed walls and fences;
- (x) existing and proposed sealed areas;
- (xi) stormwater drainage and on-site disposal;
- (xii) existing and proposed levels, embankments and retaining walls (where the proposed development involves alterations to the natural level of the ground); and
- (xiii) Any other information that the Council can reasonably require to enable the application to be determined.

2. WHAT HAPPENS TO PLANNING APPLICATION AFTER IT IS SUBMITTED?

The process through which your application goes will depend on the size, type and complexity of the proposal.

All applications will initially go to Planning Services where an assessment will be undertaken to determine whether it can be approved by the Council Officers under delegated authority or, if it has to be determined by the Council.

For applications that are presented to the Council, the proposal, together with the Officer's Recommendation is initially tabled before the Planning Service Committee which consists of three elected representatives and the Manager, Statutory Planning (acting in an advisory capacity only). The Committee and the Council meets once a month.

3. DOES THE COUNCIL DETERMINE ALL PLANNING APPLICATIONS?

No. In some circumstances the West Australian Planning Commission is the agency responsible for issuing Planning Approval. In such

circumstances, the proposal is on, or effected by, land reserved under the Metropolitan Region Scheme.

The application procedures are, however, the same and the Council will refer to the application to the WAPC with a recommendation on the manner in which the Council considers that it should be determined.

4. WHAT TO DO IF YOU ARE AGGRIEVED BY A DECISION OF THE COUNCIL

Under clause 6.11 of Town Planning Scheme No. 2, the Council will consider revoking or amending the Planning Approval upon written application from the landowner. This right only exists prior to the commencement of development.

The applicant may also have a right for the decision to be reviewed by the State Administrative Tribunal under Section 252 of the Planning and Development Act 2005.

Should a right of appeal exist, the applicant may apply to the State Administrative Tribunal, in accordance with Part V of the Act, for review within 28 days of the Council's decision. The State Administrative Tribunal may be contacted on telephone 9219 3111 and its website is www.sat.justice.wa.gov.au.

